

City of Darebin

Heritage Study Stage 3

Review of Ward 2000 Study and additional Stage 2 place assessments

Final report
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CONTEXT

Prepared for
City of Darebin

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Report Register

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1 INTRODUCTION

1.1 Purpose

The purpose of *City of Darebin Heritage Study Stage 3* (the Stage 3 Study) is to complete the assessment of 'historic' heritage places within the City of Darebin. The key tasks are:

- The assessment of the balance of places and precincts of potential significance identified during Stage 2.
- The review of 50 places added to the Heritage Overlay (HO) in accordance with the recommendations of the *Darebin Heritage Review 2000* by Andrew Ward & Associates (the Ward 2000 Study).
- The review of 16 other places or precincts already in the HO that are incorrectly mapped or scheduled, or have insufficient information (e.g. lack of citation).
- Preparation of a heritage plan to implement Stage 3.
- A review of the thematic environmental history, as required.

Overview

The *City of Darebin Heritage Study* (the Study) was initiated in 2007 and comprises five stages of which two have been completed as follows:

- Stage 1 of the Study completed in 2007 developed a broad understanding of the history and heritage of the City and included a thematic environmental history, historical archaeology and the identification of places of potential pre- and post-contact heritage significance. Stage 1 involved research, community involvement, and field surveys. The key findings of Stage 1 helped to develop recommendations for a Stage 2 study.
- Stage 2 of the Study, undertaken in 2007-08, involved detailed documentation and assessment of selected places, precincts, and post-contact archaeological places, and the development of a heritage plan and recommendations for the City of Darebin. It was mainly focussed on the northern part of the City of Darebin which had not previously had a heritage survey undertaken. Planning Scheme Amendment documentation was prepared in late 2008 to add the significant places and precincts identified in Stage 2 to the Heritage Overlay.
- Stage 2A of the Study investigated Aboriginal heritage across the City of Darebin. Its focus was on the archaeological heritage and sites. Stage 2A is nearing completion.

This stage, Stage 3, and the remaining Stages 4 and 5 will complete the Study. The tasks associated with Stages 4 and 5 are:

- Stage 4 – Preparation of documentation to support the implementation of the findings of Stage 3 via a planning scheme amendment.
- Stage 5 – Natural Heritage – identification and documentation of the City of Darebin's natural heritage and implementation of the findings, as appropriate, via a planning scheme amendment. The thematic environmental history will be reviewed and finalised at the end of Stage 5.

1.3 Methodology

The Study was once again guided by the Steering Committee and assisted by the Reference Group established at the beginning of Stage 1.

Assessment of remaining Stage 2 places

At the conclusion of Stage 2 there were 26 places and 3 precincts of potential significance that required further assessment, which are listed in the table in Appendix A. They are places and precincts identified through history research, community heritage workshops, and discussions with the project Reference Group and Steering Committee.

In addition, Council requested a review of the significance of the Oakhill Avenue precinct, which is already included in the Heritage Overlay as HO172. The purpose of the review is to confirm the significance and determine whether the existing HO precinct boundaries are appropriate.

The methodology for the assessment of these places and precinct is the same as for the places that were assessed in Stage 2. For further information please refer to Volume 3 (Key findings and recommendations) report for the Stage 2 Study.

Review of Ward 2000 Study and other places

Ward 2000 Study

This task included a review of the 50 places added to the Heritage Overlay (HO) as a consequence of the Ward 2000 Study, which are listed in the Table in Appendix B. The purpose of the review is to determine:

- Whether there has been any significant change to the condition or integrity of the place.
- Whether there are any errors in the Hermes place record.
- Whether the place is correctly mapped and scheduled

The review has involved:

- An inspection of all places.
- Reviewing the heritage controls and/or undertaking further assessment where problems (e.g., insufficient historical information or changes to fabric) become apparent.

On this basis, the Hermes place record has been updated and recommendations made for any consequent changes to the HO schedule and maps. The standard Hermes updates include:

- The translation of the statement of significance into the Heritage Victoria format of 'What is', 'How is', 'Why is'.
- Updating the name of the place.
- Inserting the correct HO schedule number.
- Updating the heritage status.

Specific updates to Hermes place records (e.g., as a result of change to condition or integrity) have also been made as required.

Other places identified by Council

The table in Appendix B also includes 16 additional places (These are shown in *italics* in the table and also listed in Table 1.1 below) identified by the project Steering Committee and Reference Group, Darebin Council staff and the heritage advisor as requiring review for the following reasons:

- Places that are incorrectly mapped or described in the HO schedule.
- Places that appeared to be subject to more than one HO listing.
- Places that do not appear to have a citation or statement of significance.

Each place was inspected and the information in the Hermes place record checked against the HO schedule and mapping to identify if there were errors or inconsistencies. The scope of the review did not allow for the Hermes place records to be updated, but required the review to identify in general terms what updates may be required.

Table 1.1 – Additional places for review identified by Darebin Council

Place	Issue
Newlands State Primary School Elizabeth Street, Preston	No citation
HCV Newlands Estate Elizabeth Street, Preston	No citation
HCV flats 15-17 Eric Street, Preston	No citation
Mont Park Psychiatric Hospital (Former) 137 Ernest Jones Drive, McLeod 46 Gresswell Road, McLeod	Places have been demolished
Uniting church complex 797 Heidelberg Road, Alphington	Incorrectly mapped or scheduled
Hills View 849-51 Heidelberg Road, Alphington	As above
Shops 253-55 High Street, Northcote Former Wesleyan Church 249-51 High Street, Northcote	As above
Houses 36 James Street, Northcote 38 James Street, Northcote 44 James Street, Northcote	As above
House 4 & 4a McLachlan Street, Northcote	As above
Houses 1-3 Walker Street, Northcote	As above
Former Police Station 24 Walker Street, Northcote	Listed more than once in HO schedule
Houses 123-125 Westgarth Street, Northcote	Listed more than once in HO schedule

Heritage plan

The heritage plan will outline:

- Changes to the Darebin Planning Scheme to implement the findings of the review
- Further work to update Hermes place records or undertake additional research for places

Review of thematic environmental history

The thematic environmental history will be reviewed and updated, if required, on the basis of the additional research carried out for the Stage 3 places.

This will not be the final review - the TEH will be reviewed again and finalised on completion of the Stage 5 Natural Heritage Study.

2 KEY FINDINGS

2.1 Review of Ward 2000 Study and other places

The table in Appendix B provides the detailed findings of the review of the 50 heritage places added to the HO of the Darebin Planning Scheme as recommended by the Ward 2000 Study and the other places identified for review by Darebin Council. Table 2.1 provides a summary of the findings in relation to:

- Whether the condition or integrity of the place has changed substantially.
- Whether the existing history is appropriate.
- Whether the HO schedule entry and mapping is correct.

As shown in Table 2.1:

- The majority of the Ward 2000 Study places are correctly described in the HO schedule and shown on the HO maps, and have changed little since they were added to the scheme.
- The histories of all places in general provide an appropriate level of information in support of the assessment of significance. Where appropriate, extracts have been added from the *City of Darebin Thematic Environmental History*.
- Minor alterations and additions have been made to a number of other places, but this has not significantly affected their level of significance. Descriptions have been updated as required.
- Thirteen places are incorrectly described in the HO Schedule and ten are incorrectly mapped. Some of the Ward 2000 Study places also require minor changes to the description.
- There is one place, the terrace row at 9-15 Union Street, which is considered not to meet the threshold of local significance and consideration may be given to removing this place from the HO.
- There are two places where inappropriate signage has been erected and a check should be made as to whether relevant permits have been issued for this signage.

The amended citations for all places are included in Volume 2 of this report. The changes to the HO schedule and/or HO maps arising from the review are summarised in Table 3.1 in Chapter 3 of this report.

Table 2.1 – Summary of findings of review of Ward 2000 Study

Finding	Amendments to citation*	No. of places
No change to condition or integrity History is appropriate HO schedule and mapping correct	Statement of significance updated to Heritage Victoria format	47
Change to condition or integrity History is appropriate HO schedule and mapping correct	Physical description updated to describe changes, and SoS updated to Heritage Victoria format	3
HO schedule incorrect	As above	13
HO mapping incorrect	As above	10
Does not meet threshold of local significance	Replace statement of significance with statement outlining reasons why place does not meet threshold of local significance.	1

*For Ward 2000 Study places only

2.2 Assessment of additional Stage 2 places

Local significance

The following places and precincts (shown in italics) are of local significance. Citations for these places are contained in Volume 2 of the Study. The citations and plans showing the proposed extent of each precinct are included in Appendix C.

Place name:	No.	Street	Suburb
Fairfield Primary School No.2711	1-5	Langridge Street & 176-206 Wingrove Street	Fairfield
Former Ensign Dry Cleaning	24	Leinster Grove	Northcote
Former BP Service Station	548	Bell Street	Preston
House	634	Bell Street	Preston
House	648	Bell Street	Preston
House	664	Bell Street	Preston
House (Former La Rocque)	82	Bruce Street	Preston
Former stables	43	Carlisle Street	Preston
<i>Carlisle Street Houses</i>	<i>42-46, 52-56 & 62-64</i>	<i>Carlisle Street</i>	<i>Preston</i>
<i>Garnet Street Houses</i>	<i>7-17 & 16</i>	<i>Garnet Street</i>	<i>Preston</i>
West Preston Baptist Church	334	Gilbert Road	Preston
House (Former Primrose)	43	Jessie Street	Preston
House	4	Mount Street	Preston
Houses	7 & 9	Mount Street	Preston
<i>HCV East Reservoir Estate</i>	<i>36-56 & 47- 59</i>	<i>Lane Cres, 57-87 McMahon Rd, 68- 88 & 71-91 Marchant Ave, 103-11 & 108-22 Royal Pde, 38-52 & 64- 74 Strathmerton St, 49-69 & 50-70 Whitelaw St</i>	<i>Reservoir</i>
<i>HCV Strathmerton Street</i>	<i>23-55</i>	<i>Strathmerton Street</i>	<i>Reservoir</i>
Shops	735-737	High Street	Thornbury
Thornbury Uniting Church	7-15	Rossmoyne Street	Thornbury

Review of Oakhill Avenue precinct

The review of the Oakhill Avenue precinct has confirmed that it is of local significance. The precinct boundaries are generally appropriate and there have been no significant changes to the integrity of the precinct (i.e., there have been no apparent demolitions). However, the inter-war houses at 3-11 and 2-10 Frier Avenue are currently excluded from HO172. This street was created as part of one of the subdivisions that formed the basis of the original Oakhill Estate (LP9184) and contains a relatively intact group of inter-war houses that are comparable to the housing within HO172. As such, it forms a logical extension to the precinct and should be included in HO172.

By comparison the housing in other streets on the boundary of the precinct is either post-war and therefore outside the period of significance, or has lower integrity (e.g., McIvor contains some inter-war houses, but predominantly post-war housing overall)

This will require changing Map 11HO by extending HO172 to include 2-10 and 3-11 Frier Avenue, Reservoir and changing the HO schedule entry for HO172 to:

Oakhill Avenue precinct

*7-25 & 2-20 Ethel Grove, 1-10 & 3-11 Frier Avenue, 2-20 & 1-21 King William Street, 1-59
& 2-46 Oakhill Avenue, 1 & 3 Queen Street, 218-226 Tyler Street, 5-21 & 12-32 Walsal
Avenue, and 1-19 & 2-20 Xavier Grove, Reservoir*

The review also found that there is no Hermes place record for this precinct (or for any other precincts). A new Hermes precinct/parent record should be created using the information from the relevant heritage study/ies updated on the basis of this review.

Contributory significance

One building at 90 Westgarth Street, Northcote is of contributory significance to the precinct, but may warrant further assessment. This is a two storey inter-war building with a single storey section at the front and a skillion verandah supported on Ionic order columns. The building has been altered including the installation of new and larger windows, some now covered by roller shutters. The high set windows in the first floor elevation suggest that it was possibly used as a Masonic Hall.

A new Hermes place record has been created for this place with the information gathered by the Review. The building is within the HO160 precinct area, which provides an appropriate level of control.

Not significant

The following places and precinct are not significant.

- House, 2 Christmas Street, Northcote
- Former factory, 189 Rathmines Road, Northcote.
- Houses, 652 Bell Street and 16 & 25 Clifton Grove, Preston
- St Raphael's Catholic Church, Hardy Street, Preston.
- Former Hostel buildings, McLennan Place, Reservoir (Demolished).
- Former Grain Store, 647 High Street, Thornbury
- Precinct – Farnan Avenue Railway Houses.

Typically, the non-significant places are:

- Very altered buildings of which better examples exist in the municipality. This does not necessarily mean buildings in poor condition, but rather buildings where the original fabric has been changed to the extent that little evidence exists to demonstrate the historic values of the site.
- Buildings or structures that have been demolished or where no evidence of historic fabric was found.
- Places for which little historic significance or associations could be found or were not strongly demonstrated.
- Places that are typical rather than good or outstanding examples of a style or type of building, particularly when compared to other examples.

Cunningham Street houses

The Reference Group for the City of Darebin Stage 1 Study identified a house of potential individual significance at the 'Merri Creek end' of Cunningham Street, address unknown. Another house in Cunningham Street, referred to as the 'Lonsdale House', address unknown, was also identified. One of the houses was identified as being included within HO26, while the other was within HO160 - Northcote township precinct.

The house within HO26 is at 85 Cunningham Street. It has a Hermes place record that includes a statement of significance for the place. The condition and integrity of the house has not changed and the assessment of local significance is appropriate. The separate listing of this house in the HO as HO26 is appropriate as it includes external paint controls, whereas the surrounding precinct (HO160) does not.

In relation to the second house the whole of Cunningham Street was inspected and no houses of potential individual significance were identified. (other than those already assessed by previous studies). In any event, the whole of Cunningham Street is included in HO160 so all properties are subject to control.

Review of thematic environmental history

The additional research carried out for the Stage 3 Study did not result in the need to undertake significant changes or revisions to the thematic environmental history. Minor editing to correct mistakes has been carried out.

2.3 Additional places

At the conclusion of the Stage 3 Study a number of additional places of potential significance were brought to the attention of Council and are listed in Table 2.2. Some of these places were nominated by members of Reference Group, as noted below. Two places, a late nineteenth century house at 77 Rathmines Road, Fairfield and another opposite were identified by the owner of No.77 – the identification of these houses led to the identification of several other houses of potential significance in nearby streets.

As these places were outside the scope of the original brief they could not be assessed as part of Stage 3 and so are identified for future assessment.

Table 2.2 – Additional places of potential significance

Place	Comments	No. of places
Houses, 57, 77 & 88 Rathmines Street, Fairfield	Houses in Rathmines Road nominated by owner of No.77, other houses identified by Context as a consequence of preliminary research carried out for the Rathmines St houses	7
66, 74 & 76 Gillies Street, Fairfield	These houses are all Victorian era and appear on the c.1905 MMBW plan. They were likely built in the late nineteenth century just prior to the 1890s depression and so are associated with the first phase of suburban development. This area formed part of the massive Fairfield Park estate, one of the largest speculative subdivisions of the boom years, created by Charles Henry James.	
430 Clarke Street, Fairfield	No other nineteenth century houses are included in the HO in this part of Fairfield. These houses should be assessed and compared to determine which are the best examples.	
Houses, 39-57 Spencer Street, Thornbury	Late nineteenth century houses identified by Context following further investigation into the Woolton Avenue precinct assessed in Stage 2	10
Houses, 17 & 19 Bedford Street, Reservoir and House, 6 Diamond Street	Nominated by Paul Michell The houses in Bedford Street have good documentation and are of interest for their unusual concrete construction.	3
Houses (Possible Beaufort house?), 222 Spring Street, Reservoir	Nominated by Lexy Luly* From the description provided by Lexy this could be a pre-fabricated 'Beaufort' house, constructed c.1950.	1
TOTAL		21

*Lexie Luly also nominated other places in May Street including No. 7 and 13, 4-14 May Street, and houses in May Street and Paywit Street built by the HCV. The houses at Nos. 7 and 13 and the HCV houses were assessed by the Stage 2 Study and found not to meet the threshold of local significance. The houses at Nos. 4-14 are not intact and some have been demolished and so are not worthy of further investigation.

3 RECOMMENDATIONS

The following recommendations form the basis the of the heritage plan arising from Stage 3 Study. They are:

- Adoption of the Stage 3 Study by Darebin City Council.
- Preparation of a planning scheme amendment to implement the findings of the Stage 3 Study.
- Further work arising from the review of places in the Stage 3 Study

3.1 Adoption of Stage 3 Study

It is recommended that Darebin City Council adopt the Stage 3 Study as the basis for decision making for the future management of the heritage places and precincts assessed or reviewed, including preparing an amendment to the Darebin Planning Scheme.

3.2 Planning scheme amendment

It is recommended that Darebin City Council prepares a planning scheme amendment that will:

- Add the 14 places and four precincts listed in section 2.2 to the Heritage Overlay of the Darebin Planning Scheme. The HO schedule entry should be as set out in the Recommendations field of the Hermes place record. The extent of the HO should include the whole of the property as defined by the title boundary for individual places and for precincts the HO should be applied as shown on the precinct plan in Appendix C.
- Change the schedule entry and making associated changes to Map 18HO for HO172 – Oakhill Avenue precinct, Reservoir as set out in section 2.2.
- Correct errors or anomalies with the existing HO Schedule or changes HO maps in accordance with Table 3.1.
- Provide correct addresses for former Mont Park Hospital places in the HO schedule and remove places from the HO schedule and maps that have been demolished.

3.3 Further work

It is recommended that Darebin City Council:

- Update the Hermes place records for the other places reviewed by this Study, as shown in italics in the table in Appendix B. This review should include:
 - The translation of the statement of significance into the Heritage Victoria format of ‘What is’, ‘How is’, ‘Why is’.
 - Updating the History and Description as required. This will require undertaking additional research for some places.
 - Updating the name of the place
 - Inserting the correct HO schedule number
 - Updating the heritage status
- Create Hermes place records for each of the precincts already included in the Heritage Overlay and the Mont Park Hospital places using information from the relevant heritage study/ies.
- Check whether planning permits were issued for the above verandah signage at 466-468 High Street, Northcote and 509-513 High Street, Northcote and undertake enforcement action if required.
- Assess the additional places of potential significance listed in section 2.3.

Table 3.1 – Changes to HO schedule and maps

Planning scheme	Amendments
Schedule	HO. No.
	HO31 Change the HO schedule entry to: <i>Newlands State Primary School 2-26 Murphy Street, Preston</i>
	HO32 Change the HO schedule entry to: <i>HCV Bachelor Flats 15-17 Eric Street, Preston</i>
	HO38 Change the HO schedule entry to: <i>Uniting (Former Methodist) Church complex 797-809 Heidelberg Road, Alphington</i>
	HO39 Change the HO schedule entry to: <i>Hills View (Former) 849-51 Heidelberg Road, Alphington</i>
	HO41 Change the HO schedule entry to: <i>Former Wesleyan Manse Helen Street (Lot 1, TP845679E), Northcote</i>
	HO47 Delete HO47 from the HO schedule.
	HO49 Change the HO schedule address to 648-656 High Street, Reservoir Change ‘no’ to ‘yes’ for ‘Interior alterations controls apply?’
	HO85 Change the HO schedule address to 1-3 Walker Street, Northcote.
	HO95 Change the HO schedule entry to: <i>HCV Newlands Estate The heritage place includes the buildings constructed by the Housing Commission of Victoria within the area generally bounded by Elizabeth Street, Murray Road, George Street (including properties on the east side of George St) and Murphy Street in Preston.</i>
	HO128 Change the HO schedule address to 93-103 High Street, Preston.
	HO137 Change the HO schedule address to 731 High Street, Thornbury
	HO146 Change HO schedule entry to: <i>Shop (Former) and residence 70 Mitchell Street, Northcote</i>
	HO150 Change the HO schedule address to 59B Roseberry Avenue, Preston
Map 14HO	Amend Map 14HO by: <ul style="list-style-type: none"> ▪ Extending HO132 to include 593-599 High Street. ▪ Removing HO136 from Nos. 709 and 713 High Street and applying it to Nos. 711 and 715 High Street. ▪ Removing HO47 ▪ Removing HO157 from 72 Waterloo Road and applying HO157 to 74 Waterloo Road, Northcote
Map 16HO	Amend Map 16 HO by: <ul style="list-style-type: none"> ▪ Removing HO162 from 36 James Street and from the section of James Street road reserve extending to the east from No.36. ▪ Removing HO54 from 38 James Street and applying HO54 to 36 James Street. ▪ Removing HO53 from 44 James Street. ▪ Removing HO85 from the rear of 4/4A McLachlan Street and 1A Walker Street and adding the rear of 4/4A McLachlan Street to HO70.
Map 17HO	Amend Map 17HO by removing HO158 from 155 Westgarth Street.
Map 18HO	Amend Map 18HO by removing HO39 from 1A, 1B and 18 Arbor Street, Alphington.

APPENDIX A

Places and precincts assessed in Stage 3

Individual places

Place name:	No.	Street	Suburb	Significance finding	Recommendation
Fairfield Primary School No.2711	1-5	Langridge St and Wingrove St	Fairfield	Local	Add to HO
House	2	Christmas Street	Northcote	Not significant	No action
House		Cunningham Street	Northcote	Not located	No action (whole of Cunningham St in HO160)
House	85	Cunningham Street	Northcote	Local	No action (already in HO)
Former Ensign Dry Cleaning (now Spotless)	24	Leinster Grove	Northcote	Local	Add to HO
Former factory/outbuilding	189	Rathmines Road, 162 Gillies Street	Northcote	Not significant	No action
House	90	Westgarth Street	Northcote	Contributory	No action
Garage	388	St George's Road	Northcote	Not significant	No action
Westgarth		90 Westgarth Street	Northcote	Contributory	Already in HO
Former Garage	548	Bell Street	Preston	Local	Add to HO
House	634	Bell Street	Preston	Local	Add to HO
House	648	Bell Street	Preston	Local	Add to HO
House	652	Bell Street	Preston	Not significant	No action
House	664	Bell Street	Preston	Local	Add to HO
House	82	Bruce Street	Preston	Local	Add to HO
Houses	42-64	Carlisle Street	Preston	Local	Add to HO
Former stables	43	Carlisle Street	Preston	Local	Add to HO
Houses	16 & 25	Clifton Grove	Preston	Not significant	No action
Houses	7-17 & 16	Garnet Street	Preston	Local	Add to HO
Baptist Church	334	Gilbert Road	Preston	Local	Add to HO
St Raphael's Catholic Church		Hardy Street	Preston	Not significant	No action
House	43	Jessie Street	Preston	Local	Add to HO
Former Hostel buildings		McLennan Place	Preston	Demolished	No action
House	4	Mount Street	Preston	Local	Add to HO
Houses	7 & 9	Mount Street	Preston	Local	Add to HO
Shops	735-7	High Street	Thornbury	Local	Add to HO
Grain Store (Former)	672	High Street	Thornbury	Not significant	No action
Thornbury Uniting Church	7-15	Rossmoyne Street	Thornbury	Local	Add to HO

Precincts

	Precinct	Address	Status	Assessment finding	Recommendation
1.	Farnan Railway Houses	Farnan Avenue, Northcote	No HO	Not significant	No action
2.	Oakhill Avenue and surrounding estate (precinct extension)	Frier Ave, Walsal Ave, King William, Southernhay, Northernhay streets, Reservoir	HO172	Significance confirmed and Frier Avenue forms part of precinct.	Extend HO172 to include 2-10 & 3-11 Frier Avenue.
3.	HCV – East Reservoir pre-fabricated timber houses	Lane Crescent, McMahon Road, Marchant Avenue, Royal Parade, Strathmerton Street, Whitelaw Street	No HO	Local	Add to HO
4.	HCV – Walk up flats	Strathmerton Street, Reservoir	No HO	Local	Add to HO

APPENDIX B – REVIEW OF WARD 2000 PLACES

This table provides a summary of the findings and recommendations for the review of the 50 places from the Ward 2000 Study, plus the additional places identified by the City of Darebin. The latter places are in *italics*.

Place	HO. No.	Comments	Specific Hermes updates	Statutory recommendations
Former Fairfield Post Office 92-96 Arthur Street	HO112	No longer used as post office No significant change to condition or integrity of building Correctly mapped and scheduled	Name changed to 'Former Fairfield Post Office' History notes that post office use has ceased	None specified.
Corner shop and dwelling 58 Bastings Street, Northcote	HO113	No significant change to condition or integrity of building Correctly mapped	None required.	None specified.
House 135 Bent Street, Northcote	HO114	No significant change to condition or integrity of building Correctly mapped	None required.	None specified.
Shop and residence 42 Bower Street, Northcote	HO115	No significant change to condition or integrity of building Correctly mapped.	None required	None specified.
Houses 12-16 Christmas Street, Northcote	HO116	No significant change to condition or integrity of buildings Correctly mapped.	None required	None specified.
Houses 41-45 Christmas Street, Northcote	HO117	No significant change to condition or integrity of buildings Correctly mapped.	None required	None specified.
House 108-110 Clarke Street, Northcote	HO118	No significant change to condition or integrity of building Correctly mapped.	None required	None specified

Place	HO. No.	Comments	Specific Hermes updates	Statutory recommendations
House 127 Clarke Street, Northcote	HO119	No significant change to condition or integrity of building Correctly mapped	None required	None specified
House 157 Clarke Street, Northcote	HO120	No significant change to condition or integrity of building Correctly mapped.	None required	None specified
House 33 Derby Street, Northcote	HO121	No significant change to condition or integrity of building, however a new dwelling has been built in the rear yard. Correctly mapped.	Description updated to include reference to new dwelling, which the statement of significance notes is not significant.	None specified.
<i>Newlands State Primary School Elizabeth Street, Coburg</i>	<i>HO31</i>	<i>This place was once within the municipal boundaries of the former City of Coburg and was identified and assessed by the City of Coburg Heritage Conservation and Streetscape Study, prepared in 1991 by Timothy Hubbard. Context Pty Ltd has a copy of the citation from that study. Condition and integrity unknown Correctly mapped, however the address in the HO schedule is incorrect - the correct address is 2-26 Murphy Street, Preston</i>	<i>As part of further work arising from this Study create a new Hermes place record for this place using the information from the Coburg 1991 Study. The place record should include an updated statement of significance, a current photograph and contextual information about the post-war residential development of Darebin..</i>	<i>Change the HO schedule entry for HO31 to: Newlands State Primary School 2-26 Murphy Street, Preston</i>
<i>HCV Newlands Estate Elizabeth Street</i>	<i>HO95</i>	<i>As above Correctly mapped, however the HO schedule entry should be amended to include the name of the estate and a correct description of its extent.</i>	<i>As part of further work arising from this Study create a new Hermes place record for this place using the information from the Coburg 1991 Study. The place record should include an updated statement of significance, a current photograph and contextual information about the activities of the HCV in Preston from the thematic history.</i>	<i>Change the HO schedule entry for HO95 to: HCV Newlands Estate The heritage place includes the buildings constructed by the Housing Commission of Victoria within the area generally bounded by Elizabeth Street, Murray Road, George Street (including properties on the east side of George St) and Murphy</i>

Place	HO. No.	Comments	Specific Hermes updates	Statutory recommendations
				<i>Street in Preston.</i>
HCV flats 15-17 Eric Street, Preston	HO32	<i>As above</i> <i>Correctly mapped, however, the HO schedule entry is incorrect - it includes a date of c.1956 and lists the suburb as 'Coburg'</i>	<i>As above</i>	<i>Change the HO schedule entry for HO32 to:</i> <i>HCV Bachelor Flats</i> <i>15-17 Eric Street, Preston</i>
Mont Park Psychiatric Hospital Various sites including 137 Ernest Jones Drive and 46 Gresswell Road, MacLeod	HO59 HO62 HO63 HO64 HO65 HO66 HO68 HO109	<i>According to Council's Heritage Advisor the heritage places identified by HO63, HO65 & HO68 have been demolished.</i> <i>Other places are correctly mapped, but there is no address in the HO schedule.</i> <i>There is a single Hermes place record for the Mont Park Psychiatric Hospital, which includes multiple listings in the HO schedule and maps. Some of the places are included on the VHR. However, the Hermes place record does not include any histories, descriptions or a statement of significance for the places. A single address of 'Waiora Road, Bundoora' is given, which is no longer relevant.</i>	<i>As part of further work arising from this Study confirm whether the places have been demolished and then update the Hermes record to include a history, description and statement of significance and correct addresses.</i> <i>This may require changing the existing record to a precinct/parent record and creating individual place/child record for places of individual significance.</i>	<i>Amend the HO schedule and maps by:</i> <ul style="list-style-type: none"> ▪ <i>Removing the places that have been demolished once this is confirmed.</i> ▪ <i>Providing correct addresses for the other Mont Park places.</i>
House 1 Flinders Street, Thornbury	HO122	No significant change to condition or integrity of building Correctly mapped.	None required	None specified.
House 9 Gooch Street, Thornbury	HO123	House is under renovation. Significant elements in the front section have been retained and a sympathetic contemporary addition is under construction at the rear Correctly mapped.	Description updated to include reference to addition.	None specified.
Houses 9-11 Harold Street, Thornbury	HO124	No significant change to condition or integrity of building Correctly mapped.	None required.	None specified.

Place	HO. No.	Comments	Specific Hermes updates	Statutory recommendations
Merri Creek Bridge Heidelberg Road, Northcote	HO125	No significant change to condition or integrity of building Correctly mapped.	None required	None specified.
<i>Uniting church complex 797 Heidelberg Road, Alphington</i>	<i>HO38</i>	<i>Correctly mapped, but the address in the HO schedule is incomplete and incorrectly refers to it as a 'House'. The Hermes place record, created from the Graeme Butler 1997 Study is incomplete as it only refers to the bluestone church and not to the other buildings that form part of the complex.</i>	<i>As part of further work arising from this Study update the Hermes place record for the Uniting Church complex Alphington to include additional history and descriptions for the brick church and associated buildings on the site.</i>	<i>Change the HO schedule entry for HO38 to: Uniting (Former Methodist) Church complex 797-809 Heidelberg Road, Alphington</i>
<i>Hills View 849-51 Heidelberg Road, Alphington</i>	<i>HO39</i>	<i>Incorrectly mapped and scheduled. The address of the property is 849-51 Heidelberg Road, but Map 18HO includes non-significance properties 1A, 1B and 18 Arbor Street. Whilst these may have once formed part of the site of Hills View, they have now been subdivided into separate allotments and developed for new houses. The HO schedule also refers to it as a 'House' rather than by its historic name, Hills View. The Hermes place record is generally adequate, but requires standard updates (e.g. new format statement of significance, etc.)</i>	<i>As part of further work arising from this Study update the Hermes place record for the former Hills View.</i>	<i>Change the HO schedule entry for HO39 to: Hills View (Former) 849-51 Heidelberg Road, Alphington Amend Map 18HO by removing 1A, 1B & 18 Arbor Street, Alphington from HO39.</i>
House 12-18 Helen Street. Northcote	HO126	No significant change to condition or integrity of building Correctly mapped.	None required	None specified.
Merri Creek Bridge High Street, Northcote	HO127	No significant change to condition or integrity of building Correctly mapped.	None required	None specified
Former Howe Leather Factory 99-103 High Street, Preston	HO128	The industrial use has ceased and the building has been converted to apartments. This has resulted to changes to the elevations.	Name, Description and History updated to reflect changes.	Change the HO schedule address for HO128 to 93-103 High Street, Preston.

Place	HO. No.	Comments	Specific Hermes updates	Statutory recommendations
		Correctly mapped, although the address in the schedule (99-103 High St) is incorrect	Change address to 93-103 High Street	
Shops 253-55 High Street, Northcote	HO41 HO97 HO162	<p><i>There is some confusion over the HO controls that apply to 253-55 High Street Northcote.</i></p> <p><i>According to Land Victoria, this is a large site that extends from High Street across Eastment Street (that is, it appears to include part of Eastment Street within its title boundary) and encompasses a site facing Helen Street (Lot 1, TP845679E).</i></p> <p><i>The site is included within three separate HOs, however, this appears to be appropriate, as follows:</i></p> <p><i>The part of the site between High Street and Eastment Street is situated in HO97; this is the broader precinct that applies to High Street and some adjoining streets.</i></p> <p><i>The Eastment Street portion of the site (that is, the part of the site within the Eastment Street Road Reserve) is within HO162, a precinct area that appears to 'wrap around' HO97.</i></p> <p><i>The Helen Street site is situated between No.24 and No.30 and contains the former Wesleyan Manse. It is separately listed as HO41 in the HO schedule with 26 Helen Street given as the address. Rather than being described correctly as the former Wesleyan Manse it is simply listed as 'House'. As noted later in this table, this in turn has caused confusion for another property at 123-25 Westgarth Street.</i></p> <p><i>A related site is the adjoining Former Wesleyan Church at 249-251 High Street. It is included in HO97 precinct control. The Hermes place record</i></p>	<p><i>As part of further work arising from this Study update the Hermes place record for the former Wesleyan Church at 249-51 High Street, as discussed.</i></p>	<p><i>Change the HO schedule entry for HO41 to:</i></p> <p><i>Former Wesleyan Manse Helen Street (Lot 1, TP845679E), Northcote</i></p>

Place	HO. No.	Comments	Specific Hermes updates	Statutory recommendations
		<i>requires updating to include a description of the former Sunday School at the rear of the church, to include reference to the former Manse and cross reference to the appropriate Hermes place record and to review the statement of significance.</i>		
Shop and dwelling 329 High Street, Northcote	HO129	No significant change to condition or integrity of building Correctly mapped.	None required	None specified.
Shop and dwelling 466-468 High Street, Northcote	HO130	No significant change to condition or integrity of building. Inappropriate above verandah signage has been erected at No.466 Correctly mapped.	None required	Check whether town planning approval given for above-verandah signage.
Shops and dwellings 509-513 High Street, Northcote	HO131	No significant change to condition or integrity of building. Inappropriate above verandah signage has been erected at Nos.509 & 511. Correctly mapped.	None required	Check whether town planning approval given for above-verandah signage.
Shops and dwellings 581-599 High Street, Northcote	HO132	No significant change to condition or integrity of building Correctly scheduled but incorrectly mapped – Nos. 593-599 have been excluded.	None required.	Amend Map 14HO by extending HO132 to include 593-599 High Street.
Croxton Park Hotel 607-617 High Street, Northcote	HO133	Building has been painted and alterations and additions have been made at side and rear Correctly mapped.	Description updated to note presence of additions, and statement of significance specifies that they are not significant.	None specified.
Former Cable Tram Engine House 626 High Street, Thornbury	HO45	No significant change to condition or integrity of building Correctly mapped (VHR site).	None required	None specified.
Uniting Church 648-656 High Street, Reservoir	HO49	No significant change to condition or integrity of building. The Hermes place record has no information		Change HO schedule address for HO49 to 648-656 High Street, Reservoir and add interior controls

Place	HO. No.	Comments	Specific Hermes updates	Statutory recommendations
		about the Sunday School/Hall in either the history or description. Correctly mapped, but the schedule address – ‘cnr High Street & Tyler Street, Preston’ should be updated to the correct address 648-656 High Street, Reservoir. Also, interior controls should be applied to this place		
Shop and dwelling 703 High Street, Thornbury	HO134	No significant change to condition or integrity of building Correctly mapped.	None required	None specified.
Shop and dwelling 707 High Street, Thornbury	HO135	No significant change to condition or integrity of building Correctly mapped.	None required	None specified
Shops 711 and 715 High Street, Thornbury	HO136	No significant change to condition or integrity of building Correctly scheduled, but incorrectly mapped – HO136 applied to 709 and 713 High Street	None required	Amend 14HO by removing HO136 from Nos. 709 and 713 and applying it to Nos. 711 and 715 High Street.
Shop and residence 737 High Street, Thornbury	HO137	No significant change to condition or integrity of building Correctly mapped, however, address in HO schedule for HO137 is incorrect, actual address is 731 High Street. In addition, the HO schedule includes a separate listing (HO47) for a ‘Shop and dwelling’ at 731 High Street. This has in fact been applied to 723 High Street (part of 723-729 High Street). This is a very altered early twentieth century shop and residence, which is not significant.	Address changed to 731 High Street	Change HO schedule address for HO137 to 731 High Street, Thornbury Delete HO47 from the HO schedule and Map 14HO.
Shops and dwellings 759-761 High Street,	HO138	No significant change to condition or integrity of building, however, description in Ward	Description and statement of significance updated to include reference to	None specified.

Place	HO. No.	Comments	Specific Hermes updates	Statutory recommendations
Thornbury		2000 Study omits reference to the intact inter-war shop front at No.761. Although not original, this is significant as a rare surviving example of its type. Correctly mapped.	shopfront.	
<i>Thornbury</i> 21 Hutton Street, Thornbury	HO139	No significant change to condition or integrity of building Correctly mapped.	None required	None specified
<i>Houses</i> 36 James Street, Northcote 38 James Street, Northcote 44 James Street, Northcote	HO162/ HO54 HO53	<i>In the HO schedule HO54 is described as '36 James Street, Northcote', but this property is shown as HO162 on Map 14HO.</i> <i>HO54 has been incorrectly applied to 38 James Street, a very altered Victorian house, which is not significant.</i> <i>HO53 applies to part of 44 James Street. This site was recently redeveloped and now contains a multi-unit development.</i>	<i>As part of the further work arising from this Study update the Hermes place record for 36 James Street as required.</i>	<i>Amend Map 16 HO by:</i> <ul style="list-style-type: none"> ▪ <i>Removing HO162 from 36 James Street and from the section of James Street road reserve extending to the east from No.36.</i> ▪ <i>Removing HO54 from 38 James Street and applying HO54 to 36 James Street.</i> ▪ <i>Removing HO53 from 44 James Street.</i>
House 34 Jenkins Street, Northcote	HO140	No significant change to condition or integrity of building Correctly mapped.	None required	None specified
House 36 Jenkins Street, Northcote	HO141	No significant change to condition or integrity of building Correctly mapped.	None required	None specified
Houses 1-3 Leonard Street, Northcote	HO142	No significant change to condition or integrity of building Correctly mapped.	None required	None specified

Place	HO. No.	Comments	Specific Hermes updates	Statutory recommendations
House 34 Martin Street, Thornbury	HO143	No significant change to condition or integrity of building Correctly mapped.	None required	None specified
House 4 & 4a McLachlan Street, Northcote	HO70 HO85	Correctly scheduled, however, HO85 has been incorrectly applied to the rear portion of 4/4A Northcote, as well as the adjoining property at 1A Walker Street	As part of the further work arising from this Study update the Hermes place record as required including a new format statement of significance.	Change Map 16HO by removing HO85 from the rear of 4/4A McLachlan Street and 1A Walker Street and adding the rear of 4/4A McLachlan Street to HO70.
House 10 McLachlan Street	HO160	Although listed in Table 1 of the Ward 2000 Study as 10 McLachlan Street, there is no citation for the house at that address and this is believed to be a reference to the house at 11 McLachlan Street, which was included in Hermes as No.10 instead of No.11. No significant change to condition or integrity of building Correctly mapped. The house is not listed individually and forms part of the Northcote Township HO160 Precinct.	Address changed to 10 McLachlan Street	None specified.
Former Primitive Methodist Church 18 Mitchell Street, Northcote	HO145	No significant change to condition or integrity of buildings. Description of timber hall at rear of church in Ward 2000 Study is very brief and it is not mentioned in the statement of significance. Correctly mapped.	Description of timber hall expanded and statement of significance amended to refer to it.	None specified.
Shop and residence 70 Mitchell Street, Northcote	HO146	No significant change to condition or integrity of building. Correctly mapped, but HO schedule refers to it as a 'House'	None required	Change HO schedule for HO146 to: <i>Shop (Former) and residence 70 Mitchell Street, Northcote</i>
Terrace 76-82 Mitchell Street, Northcote	HO147	No significant change to condition or integrity of building Correctly mapped.	None required	None specified

Place	HO. No.	Comments	Specific Hermes updates	Statutory recommendations
Terrace 2-4 Normanby Avenue, Thornbury	HO148	No significant change to condition or integrity of building Correctly mapped.	None required	None specified
House 66 Raleigh Street, Thornbury	HO149	No significant change to condition or integrity of building Correctly mapped.	None required	None specified
Preston Police Station 59B Roseberry Avenue, Preston	HO150	No significant change to condition or integrity of building Correctly mapped, however the address in the schedule (No.59A) is incorrect, the correct address is No.59B	None required	Change HO schedule address for HO150 to 59B Roseberry Avenue.
Holy Trinity Anglican Church 28-36 Shaftesbury Parade, Thornbury	HO151	No significant change to condition or integrity of building Correctly mapped.	None required	None specified
Former S.G. Tomkins Pty Ltd Dairy & Residence 40 Shaftesbury Parade, Thornbury	HO152	No significant change to condition or integrity of building Correctly mapped.	None required	None specified
House 52 Shaftesbury Parade, Thornbury	HO153	No significant change to condition or integrity of building Correctly mapped.	None required	None specified.
House 61 Station Street, Fairfield	HO154	No significant change to condition or integrity of building, however, the land has been subdivided and a two storey unit development built at the side and rear of the house. Correctly mapped.	Description updated to reflect changes.	None specified.
Shop and dwelling 1 Thomson Street, Northcote	HO155	No significant change to condition or integrity of building Correctly mapped.	None required	None specified

Place	HO. No.	Comments	Specific Hermes updates	Statutory recommendations
Terrace 9-15 Union Street, Northcote	HO156	No significant change to condition or integrity of building. Correctly mapped. However, this terrace does not meet the threshold for local significance – this is demonstrated by the fact that it is adjacent to another terrace of 4 houses, that are more intact, and pre-date this group by some 20 years. This type of housing is well-represented in the extensive HO precincts in Northcote and this example is	None required	Consideration should be given to removing this place from the Heritage Overlay.
Houses 1-3 Walker Street, Northcote	HO85	<i>No significant change to condition or integrity of building</i> <i>The address in the schedule (No.1a-3) is incorrect, the correct address is Nos.1-3.</i> <i>Incorrectly mapped – HO85 also applies to 1A Walker Street (a non-significant place) and the rear portion of 4/4A McLachlan Street, which is an individually significant place and has its own individual listing, HO70, that applies to the balance of that property..</i>	<i>As part of the further work arising from this project update the Hermes place record as required including a new format statement of significance.</i>	<i>Change HO schedule address for HO85 to 1-3 Walker Street, Northcote.</i> <i>Change Map 16HO by removing HO85 from 1A Walker Street and the rear of 4/4A McLachlan Street.</i> <i>(See also recommendations for 4/4A McLachlan Street in this table.)</i>
Former Police Station 24 Walker Street, Northcote	HO87	<i>The place is individually listed as HO87 and is also within HO102, which is a precinct listing.</i> <i>The individual listing is appropriate as HO87 includes Prohibited Uses, which HO102 does not.</i>	<i>As above.</i>	<i>None specified.</i>
House 74 Waterloo Road, Northcote	HO157	No significant change to condition or integrity of building Schedule address is correct, but it was been incorrectly mapped – HO157 has been applied to 72 Waterloo Road	None required	Change Map 14HO by removing HO157 from 72 Waterloo Road and applying to 74 Waterloo Road, Northcote

Place	HO. No.	Comments	Specific Hermes updates	Statutory recommendations
<i>St Helens</i> 153 Westgarth Street, Northcote	HO158	No significant change to condition or integrity of building Correctly scheduled, but incorrectly mapped HO158 has also been applied to the non-significant shop and residence at No.155.	None required	On Map 17HO remove HO158 from 155 Westgarth Street.
<i>Houses</i> 123-125 Westgarth Street, Northcote (also known as 26 Helen Street and 2 Edward Street)	(HO41) HO91 HO161	<i>There is confusion about the application of these three HO controls, which all appear to apply to the same site in Westgarth Street.</i> <i>The confusion stems from the fact that part of the Westgarth Street site is officially listed as '26 Helen Street' even though the Westgarth property has no frontage to Helen Street and is not for that matter anywhere near it.</i> <i>HO41 in fact applies to the former Wesleyan Manse in Helen Street, Northcote. The HO schedule lists the address is 26 Helen Street – i.e. the same as the Westgarth Street site. Although it is situated between the properties at No.24 and No.28, Land Victoria (And the Planning Schemes Online interactive map) show the site forming part of a larger property extending through to High Street with the address of 251-255 High Street (Lot 1, TP845679E). The schedule also simply lists the place as 'House' rather than as the former Wesleyan Manse.</i> <i>HO91 applies to a house at the north-west corner of Jessie Street and Westgarth Street. It appears to be correctly mapped, however, the HO schedule address is incorrect as it lists it as No.127 when in fact it forms part of the larger site identified as 123-25 Westgarth Street.</i> <i>The balance of the site at 123-125 Westgarth Street is contained within HO161, a precinct applying to properties on the north side of Westgarth Street. The separate listing of HO91 is</i>	<i>As part of the further work arising from this Study update the Hermes place records including a new format statement of significance.</i>	<i>Change the HO schedule entry for HO41 to:</i> <i>Former Wesleyan Manse Helen Street (Lot 1, TP845679E), Northcote</i>

Place	HO. No.	Comments	Specific Hermes updates	Statutory recommendations
		<i>appropriate as it includes external paint controls, which the precinct does not.</i>		
House 54 Woolton Avenue, Thornbury	HO159	No significant change to condition or integrity of building Correctly mapped. Forms part of proposed Woolton Avenue precinct	None required	None specified.
House 60 Woolton Avenue, Thornbury	HO93	No significant change to condition or integrity of building Correctly mapped. Forms part of proposed Woolton Avenue precinct.	None required	None specified

APPENDIX C – CITATIONS

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Place name:	No.	Street	Suburb	Page no.
Fairfield Primary School No.2711	1-5	Langridge Street and 176-206 Wingrove Street	Fairfield	29
Former Ensign Complex (now Spotless)	24	Leinster Grove	Northcote	37
Former BP Drive-in Service Station	548	Bell Street	Preston	43
House	634	Bell Street	Preston	49
House (Former 'Balleer')	648	Bell Street	Preston	55
House	664	Bell Street	Preston	61
House (Former 'La Reeque')	82	Bruce Street	Preston	68
Carlisle Street Houses	42-46, 42-56 & 62-64	Carlisle Street	Preston	74
Former stables	43	Carlisle Street	Preston	81
Garnet Street Houses	7-17 & 16	Garnet Street	Preston	86
West Preston Baptist Church	334	Gilbert Road	Preston	93
House (Former 'Primrose')	43	Jessie Street	Preston	99
House	4	Mount Street	Preston	105
Houses (Yarraberb & Leura)	7 & 9	Mount Street	Preston	111
HCV – East Reservoir Estate		Lane Crescent, McMahon Road, Marchant Avenue, Royal Parade, Strathmerton Street, Whitelaw Street	Reservoir	117
HCV – Strathmerton Street Estate	23-55	Strathmerton Street	Reservoir	127
Shops	735-737	High Street	Thornbury	135
Thornbury Uniting Church	7-15	Rossmoyne Street	Thornbury	140

HERITAGE CITATION REPORT

Name FAIRFIELD PRIMARY SCHOOL NO. 2711
Address 1-5 LANGRIDGE STREET FAIRFIELD 176-206 **Grading** 2008 Local
 WINGROVE STREET FAIRFIELD
Building Type School - State (public)



Fairfield Primary School

Recommended Heritage Protection VHR - HI - PS Yes
Designer / Architect Brittingham, Samuel C **Architectural Style** Federation/Edwardian Period (1902-c.1918) Arts and Crafts
Maker / Builder Coates Bros

History and Historical Context

Thematic history

Following the passing of the *Free, Compulsory and Secular Education Act 1872*, the government began building State Schools throughout Victoria. Darebin's first State schools were Northcote and Gowerville (later known as South Preston) both opened in 1874, followed by Preston North in 1875. At that stage Preston still had two distinct communities in the north and south.

The Northcote State School in Helen Street was the typical building provided by the Education Department in its early years. It was built to accommodate 250 children. The appointment of Richard Tobin as head teacher provided continuity from the old Wesleyan school, and his wife was assistant teacher. The Tobins were prominent in the Northcote community, and remained at the school until the early 1890s. Within ten years Northcote School was overcrowded, and

HERITAGE CITATION REPORT

the addition of two new classrooms soon proved inadequate for the growing school enrolment. Despite several more additions in the early part of the twentieth century, overcrowding seemed to be a perennial problem well into the 1920s.

To accommodate the period of rapid growth in the central parts of Darebin during the 1880s and early 1890s, two new schools were built - Fairfield in 1885 and Wales Street, to serve the new Prince of Wales Park, in 1891. Both commenced in local church halls.

The provision of schools never seemed to keep up with urban expansion in Darebin. The story of West Preston State School (now called Preston West Primary) is indicative of the situation. Opened in 1915 with an enrolment of 233 students, West Preston required additional classrooms in rented premises by 1917. In 1919, the school was closed and served as a temporary hospital during the disastrous influenza pandemic that hit Australia after the war. By 1925 enrolments were 818 and classes were as big as 69 and 81 at junior levels. Extensions made in 1925 were soon inadequate and portable classrooms were added. Bell Primary School, opened in 1930, eased the pressure. The post-war baby boom and influx of immigrants again taxed the school's resources, as they did schools all over Melbourne. In 1958, West Preston became a training school for teachers, and there were 950 students on the roll. Overcrowding was eased as schools such as Reservoir West and Merrilands opened in the 1960s and as the population aged in the older parts of Darebin, so the pressure moved to the new schools in the developing areas further out.

Schools such as Kingsbury and Ruthven opened in 1961 and 1968 respectively represent the growth of the northern part of Darebin from the 1960s. By 1984, the City of Preston had 20 State primary schools.

History of Fairfield Primary School No.2711

Fairfield was a part of Darebin that experienced the effects of Melbourne's land boom. One of Darebin's, and Melbourne's, most active boom-time land agents was Charles Henry James, who bought up large tracts of land in Fairfield, Alphington and Thornbury. His Fairfield Park Estate stretched from the Yarra River to north of Separation Street (Lemon, 1985:86-7), and included Station Street the main road to Fairfield Park Station. This was a station on the so called, 'nowhere to nowhere line' - the Clifton Hill to Alphington line - opened in 1883 as one of the first sections of the Outer Circle to be built. Although the line did not connect with Melbourne until 1902, it encouraged people to buy land in the Fairfield and Alphington estates, especially from 1886 when a privately run gas-powered train operated on the line (Garden, 1984:219-21; Lemon 1983:84-8). The development of the suburb in the late nineteenth and early twentieth century was illustrated by the building of community facilities such as the first St Paul's Anglican Church in Station Street, erected in 1885, which also served as the district's first school.

Requests for the provision of educational facilities were first made to the Minister of Education on the 11th December 1883 (Williams 1985:1). As noted above, the first school at Alphington was conducted in the Church of England Hall in Fairfield Park. The Hall was hired to the educational department at a rate of twenty pounds per annum and commencing on the 1st August 1883. By 1885 it was apparent that these accommodations were too small and it was recommended that a new school be built to cater for growing enrolments (Williams 1985:2).

In 1886 a contract was let for the construction of a new school at Fairfield on a site within the Fairfield Park Estate. The brick building was of standard design: comprising two classrooms with one measuring 50 feet by 20 feet, the other 25 feet by 20 feet (Williams 1985:4). The building cost the sum of 1,000 pounds to build and was occupied on the 28th October 1887 (Williams 1985:4). Prompted by a formal demand from the local community in August 1889, the school was connected to the newly constructed Yan Yean Melbourne water supply system on the 8th August 1889 (Williams 1985:5).

Enrolments at the Alphington School increased throughout the following years and by the early 1890s it was repeatedly recommended that additional accommodations be sought. In 1891, the name Alphington was abandoned and the school renamed Fairfield School No. 2711 due to the proximity of the railway station bearing the same name.

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In January 1897, an 'old wooden building' was moved to site from Geelong and placed alongside the original classroom but did little to substantially reduce the burgeoning enrolments that continued to put pressure of facilities (Williams 1985:5, *Argus*, 7 February 1910). By early 1901, the Melbourne Board of Health demanded immediate action to reduce overcrowding at the school, and the classes commenced in the Fairfield Hall soon thereafter (Williams 1985:6).

On the 9th July 1901 the Fairfield Primary School site was enlarged with the addition of an adjacent block purchased from A.J. Lugton for the sum of just over 53 pounds. A contract was let for additions to the school in October 1901, comprising a new brick building (Williams 1985:8). Work was completed by May 1902 and the lease arrangements with Fairfield Hall terminated. They were, however, resumed by 1906, due to increased enrolments (Williams 1985:8). By 1909 there were 700 children on the roll, with an average attendance of 620.

Prompted by demands from a deputation of concerned locals, the Education Department acquired further land adjacent to the school in 1908 for the sum of 132 pounds, of which local residents contributed 32 pounds (Williams 1985:10) and further additions to the school were planned. The *Argus* newspaper reported that:

As the result of representations made by Mr Membrey M.L.A. the Public Works Department recently called tenders for important alterations to the State school at Fairfield. This building is to be remodelled and converted into a modern structure, capable of seating 620 children. (Argus, 20 July 1909)

The contract for 5,631 pounds was subsequently let to Messrs Coates Bros to erect several new class rooms and remodel the old building. By then the remodelled school was designed to accommodate 750 children. A detailed description of additions was contained in an article in *The Argus* on 7 February 1910:

The frontage of the old building is being moved outwards for a distance of 6 ft, the old class-rooms are to be replastered and the new portion of the building includes a hall 53ft by 33ft., two class-rooms measuring 31ft. by 24 ft., and four room 26ft. by 24ft. Mr S.C. Brittingham of the Public Works department designed the additions.

The additions to Fairfield Primary School were specifically cited in an address to State parliament about the Education Bill being introduced by the Minister for Education, Mr Billson who noted that:

The fact that additions were being made to the school was an evidence of the progress and prosperity of the district. (Argus, 7 February 1910)

The foundation stone of the new portion of the school was laid on Saturday 5 February 1910 and the 'considerably enlarged' and 'splendidly equipped' school was re-opened on Saturday 10 September, 1910 by the Governor of Victoria, Sir Thomas Gibson Carmichael in the presence of local dignitaries including the aforementioned Mr Membrey, and Mr F.S. Bryant, chairman of the Board of Advice. (*Argus*, 7 February and 12 September 1910).

The design of the 1910 additions to the school reflected contemporary design ideals for state primary schools in the first decades of the twentieth century. Following the Fink Commission (1899), investigations into kindergarten conditions in Victorian schools were undertaken on behalf of the Education Department by Miss Eva Hooper who was a lecturer with the London School Board. On the basis of Miss Hooper's recommendations, a total of 53 Infant Schools were erected in Victoria between 1901 and 1939 (Burchall, 1999:12-13). Heritage Victoria (1998) observes how the Infant Schools were:

.. testimony to a new ambition. They were buildings whose exteriors were less important than the function of the interior spaces. The provision of schools designed for the particular needs of very small children was a new phenomenon in Victoria. A greater emphasis was placed on hygiene, lighting and ventilation. Greater consideration was given to the way school buildings might contribute to teaching practice, particularly in developing the child's aesthetic sense.

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Although not strictly an infant school, the additions to Fairfield School, which incorporated a central hall surrounded by classrooms was typical of the infant school designs created by Brittingham and other PWD architects such as G.W. Watson.

The enrolment pressure was relieved somewhat during the 1920s, with the opening of educational facilities in a number of nearby neighbourhoods, including Westgarth, Alphington and Fairfield North State School (Williams 1985:14). Further additions and alterations were made to the school in the post-war era in 1974 and 1986 (PROV)

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Relevant Historical Australian Themes

7. Community and culture

7.2 Educating

5. Building suburban Darebin

5.3 Developing the suburban ideal

Description

Physical Description

Architecturally, Fairfield Primary School can be divided into two distinct components; the blocks of the original 1886 building and additions made prior to the First World War, and blocks relating to its development in the later 20th century and up to the present day. In general terms, these two components can also be distinguished in that the former have gabled and hipped pressed metal roofs whilst most of the latter have flat or skillion sheet metal roofs. Each constitutes approximately half of the total enclosed floor-space within the current school, the earliest structures being grouped at the corner of Fairfield Road and Langridge Street, and the later structures on the peripheries.

The main original block, fronting onto Langridge Street, is constructed in the Arts and Crafts style in exposed brick below roughcast render with recessed circular panels and a arched entrance porch with side windows, onto which opens an offset double door with a transom light. Small staggered colonnettes embellish the brickwork to either side of the entrance porch. The gable end of the porch roof features the name and number of the school in contemporary stylised script. The windows along the main facade of this block are twelve-pane sash windows, of which those in the western portion are evenly spaced and have separate 6-pane casement windows above. This is in slight contrast to those in the later classroom extension at the eastern end of the block which are paired and incorporate similar casements within the same aperture. The concrete cills of all of the windows are linked by a decorative band running around the building, painted to match the render of the upper wall. This block, and the near contemporary additions around it, exhibit a

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number of typical Arts and Craft style chimney blocks, each in brick with a rough cast rendered upper block supporting two simple chimney pots. The hipped roof of this block also features a small spire on its central ridge, slightly offset from the entrance porch.

The eastern addition to this block comprises the additional classroom block and a toilet block constructed in the same style but with the roughcast render wall uppers continuing into a similarly treated moulded parapet around a central panel which bears the name and number of the school in the same way as the entrance porch. Another similar toilet block lies at the opposite end of the main block, this example featuring a Diocletian type window in its western facade.

The other pre-First World War additions to the original block comprise two distinct classroom blocks with gable roofs, the ends of which accommodate casement windows or decorative trusses. Each has been augmented through the addition of several abutting hipped roof blocks and connecting corridors, ancillary rooms and verandahs with skillion roofs. These additional blocks are constructed in similar brick to the original but lack roughcast render, instead featuring an additional decorative painted band at the level of the upper casement windows.

The later 20th century school blocks comprise a mixture of large steel frame structures, with brick skins and skillion sheet metal roofs with raised vents, along with lean-to sheds and prefabricated structures.

A number of mature exotic trees lie around the older school buildings, including some of those lining Langridge Street. Similar but younger trees line the eastern boundaries of the school grounds which represent a more recent extension. The site is currently ringed with metal frame and wire fencing.

Recommended Management

Policy Basis

The original school buildings are relatively intact externally to the c.1910 construction stage and this contributes to their significance as does the evidence of stages in the early construction of the school. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Langridge Street and Fairfield Road.

Objectives

To conserve the surviving fabric that contributes to the Arts and Crafts styling of the original school buildings when viewed from Langridge Street and Fairfield Road.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

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- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

- Reinstatement of an original types fences based on historic evidence along the main frontage in front of the historic buildings.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

The construction of schools in Darebin (and Victoria generally) during the late nineteenth and early twentieth centuries typically could not keep pace with the often rapid growth of the areas that they served. Consequently, most schools of that era comprise a complex of buildings that illustrate each period of growth, as well as changes in architectural styles, designs and layouts employed by the architects of the Public Works Department. As such it is unusual for early schools to remain completely intact to one era as new additions invariably resulted in remodelling and updating (or complete replacement of) earlier buildings.

Fairfield Primary School No.2711 is therefore a typical example of a State primary school established in the late nineteenth century, which underwent significant upgrading in the early twentieth. The layout of the 1910 buildings at Fairfield Primary School is notable, incorporating as it does elements of the standard 'infant school' design employed by the Education Department between 1901 and 1939. It is significant for illustrating how the design and layout principles were applied not only to new stand alone examples, but also to the remodelling of existing buildings.

As noted in the history, it was not a purpose-designed infant school, but did employ aspects of the planning, most notably the central hall and Burchall (1999:68) includes it within a group of about a dozen schools that have halls but no detached infant block. Within Darebin, Wales Street Primary at Thornbury (constructed 1912-3) also falls into this group. Fairfield also compares with Northcote Primary School in Helen Street, which similarly comprises a core of nineteenth century buildings with additions dating from the first decade of the twentieth century, including a new infant school constructed in 1910.

Statement of Significance

What is significant?

Fairfield Primary School No. 2711, at 1-5 Langridge Street and 176-206 Wingrove Street, Fairfield. The following elements contribute to the significance of the place:

- The late 19th century and pre-First World War buildings.
- The mature Moreton Bay Fig (*Ficus macrophylla*) adjacent to Langridge Street, and Pepper Trees (*Schinus molle*) along the Fairfield Road boundary.

The fencing, later 20th century buildings within the site and other vegetation on the site are not significant.

How is it significant?

Fairfield Primary School No. 2711 is of local historic, architectural and aesthetic significance to Darebin City.

Why is it significant?

Historically, Fairfield Primary School No. 2711 is significant as one of the first State schools built in the City of Darebin. It was one of two schools built in the late 19th century to supplement those at Northcote, Gowerville and Preston North (which had all been built by 1875) in response to the rapid growth experienced by the central parts of Darebin during the 1880s and early 1890s. Its subsequent enlargements are testament to the continuation of this growth into the 20th century. The school is also significant as an example of the work of noted Public Works Department architect, S.C. Brittingham and illustrates the development of infant school design in the early twentieth century. (Criteria A & H)

Architecturally, the school buildings are significant as good examples of the use of the Arts and Crafts style in the construction of institutional buildings, with typical features that are externally relatively intact. Aesthetically, they form an important part of the streetscape at the corner of Langridge Street and Fairfield Road. The mature trees provide a related setting and are evidence of the importance of Arbor Day in the lives of Victorian schoolchildren in the early twentieth century. (Criteria D & E)

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Recommendations 2008

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes Apply to mature Moreton Bay Fig and Pepper trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None specified
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that Fairfield Primary School No. 2711 be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with tree controls. The extent of registration is the whole of the property as defined by the title boundaries.

HERITAGE CITATION REPORT

Name ENSIGN COMPLEX
Address GADD STREET NORTHCOTE 24 LEINSTER GROVE NORTHCOTE
Grading 2008 Local
Building Type Factory/ Plant



Former Ensign, 24 Leinster Grove

Recommended Heritage Protection VHR - HI - PS Yes
Designer / Architect Norris, Harry A
Architectural Style Postwar Period (1945-1965)

History and Historical Context

Contextual history

One of the first post Second World War factories to open in Darebin was the MMBW's Pipe Depot near Chifley Drive Preston in 1945. Here large water pipes were coated with enamel to protect them from corrosion. This required the construction of a long shed that could accommodate 40 foot (12.2 m) pipes. The Depot made the fittings and branch bends for the Upper Yarra pipeline. The factory closed in the 1980s (Jones 1995:38). In 1937 the large CIG complex was established in Chifley Drive. This and the Depot were the vanguard of the move of industry away from the central parts of Darebin to the outskirts, where previously little development had occurred. In the 1940s the local councils began defining zones for industrial development. Preston Council designated one industrial zone on the Darebin Creek flats in the south east and another at Reservoir in the north west. Both were vacant areas, flat rocky land that was difficult to drain, but considered more suitable for industry than housing. (Context 2008:32)

In Northcote further industrial development occurred in Gadd Street where the Joshua Pitt company had operated since

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the late nineteenth century. Until the 1950s the street was buffered on the north side by a racecourse and on the east by St George's Road. This made it one of the few areas in Northcote suitable for industry as off-site amenity conflicts with housing areas could be minimised.

Place history

Express Dry Cleaners was started by Dick Geary and Jim Stevenson in 1927, who initially ran their business out of a shed in South Melbourne. The business expanded in the 1930s and by 1935 had acquired a large property on the corner of Moray and Dorcas Streets, South Melbourne. The company was publicly listed as Ensign Dry Cleaners Ltd in 1938 and continued to expand. In 1957 the company became Ensign Holdings Ltd with Ensign Dry Cleaners Pty Ltd a wholly owned subsidiary.

In 1952 Ensign acquired a site at the corner of Leinster and Grove and Gadd Street in Northcote and a new 34,000 square feet plant was built to 'centralise Ensign's operations' (Ensign website). In 1958 an additional 30,000 square feet of land was purchased at Northcote and Ensign commissioned renowned architect Harry A. Norris to design the a new factory. to provide an additional 22,000 square feet of space to the existing Northcote plant (Ensign Services website, RAlA).

The company continued to grow throughout the 1960s, acquiring a number of cleaning businesses both in Victoria and interstate. In 1977 the Spotless Group Ltd took control of Ensign Holdings with 50.03% of stock.(Ensign Services website, *The Age*, September 30, 2006) The building is still used today by Spotless as a dry cleaning plant.

Harry A. Norris, architect

The architectural firm of Harry A. Norris was established in Melbourne in 1919. Norris's architectural career commenced at the office of Ward & Carleton in 1902, where he remained for five years as an articulated clerk and twelve as Senior Draftsman to Alfred Carleton (Heritage Alliance, 2006:6). By 1914 Norris had parted with Ward & Carleton to practice independently. One of his earliest commissions was for the design of the Preston Masonic Temple, in 1914, although it wasn't constructed until 1919 (Context, 2007:89). He practiced from his own home in Wallace Street, Preston; a professional letterhead promoting his expertise, as '*architect, designer, reinforced concrete expert, and building surveyor.*' (Heritage Alliance, 2006:6)

Like many architects during this era, Norris drew heavily on international styles and technologies. Norris undertook professional overseas sojourns annually between 1928 and 1941 also working for a time in America (Modern in Melbourne website, RMIT) For Norris, America was at the forefront of applying innovative commercial building techniques with concrete and steel construction that enabled heights to be pushed to new limits. Many American commercial buildings were also featuring a Renaissance Commercial Palazzo form and along with Art Deco, Spanish Colonial Revival and Streamlined Moderne styles, that were also influencing Australian architecture. Norris would contemporise his designs with these new forms and technologies. Essential to Norris's commercial success was his enduring professional relationships with a number of wealthy, high profile clients, notably, the Nicholas family, and G.J. Coles. Their commissions gave Norris the opportunities to apply his overseas influences on a number of diverse projects, as his 1924 design for Alfred Nicholas, the *Nicholas Building*, demonstrates.

References

Context Pty Ltd, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008

Context Pty Ltd, *City of Darebin Heritage Study Stage 2. Preston Central Assessment*, 2007

Context Pty Ltd, *ASCo Building (Muirs) Conservation Management Plan*, 2008

Ensign Services website - <http://www.ensignservices.com.au/upload/docs/EnsignTimeline.pdf> (viewed 30 November 2009)

Modern in Melbourne website, RMIT

Heritage Alliance, *Burnham Beeches Conservation Management Plan*, 2006 cites Norris files in Architects' Registration Board archive, PROV VPRS 8838/P1

Royal Australian Institute of Architects (RAIA) Victorian Chapter, 'Register of significant 20th Century architecture'

HERITAGE CITATION REPORT

(viewed on-line 30 November 2009 cites a c.1959 date for the Northcote factory designed by Norris. *The Age*, 30 September 2006, 'Being Spotless and cleaning up' (viewed online 30 November 2009)

Relevant Historical Australian Themes

4. Developing Darebin's economies

4.3 Other manufacturing industries

Description

Physical Description

The Ensign building consists of a central part designed in 1952, a large extension built in 1959, and a contemporary front suite of offices built c.1990.

The Ensign building was constructed as a clear span structure with a segmented arch roof. The interior was designed as column free space and the span is approximately 43 metres. The structure is made from lightweight segmented arch trusses formed of open web joists in galvanized steel. In general an arch roof form may become self supporting to a certain extent, hence the ability to use fewer and smaller structural elements. The design is derived from the airforce hangar building common on airfields during World War II. The prime consideration was speed of construction, efficient use of materials and maximum interior space.

The design and construction of the segmented arch trusses includes a double layer of webs off-set between the flat steel plates that serve as top and bottom chords. At junctions of the segments there is a web flange and hexagonal nut bolted connections. The roof structure itself is narrow at the edges, with exposed rafter ends tapered to the gutter line and the eaves lining laid above these.

Unlike the Fowlers Vacola building or the A.S.Co building in Airport West, the Ensign building does not have the flanking butterfly skillion roofs but consists of the central arch only. The windows to the north and south elevations are similar to those at Airport West, and the interior space is more intact.

The building is in good condition and has a moderate degree of integrity. It is unclear whether the openings to the Gadd Street elevation are part of the original design or have been altered to suit the current use. There is a partition wall immediately behind these openings which compromises some of the internal space.

Recommended Management

Policy Basis

The arch truss structure of this building is of primary significance along with the internal space contained by it.

Objectives

To conserve the 1952 fabric of the Ensign building.

To retain the interior of the 1952 building as a single space.

To reveal the significance by investigation and possible removal of later elements should this be desired.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

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Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

Further research to establish the former front elevation facing Leinster Street prior to the construction of the offices. The Airport West building was designed with a large arched window that lit the whole interior and it would be interesting to find evidence that a window might have been also designed for the this building.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Comparative Analysis

The Ensign building is a fine example of the industrial buildings designed by the architect Harry Norris whose contribution to modern architecture included a prolific output that over several decades that would cement his reputation as one of Melbourne's most prominent architects. Included in his work are the well known and State heritage listed Nicholas Buildings in Swanston Street and Burnham Beeches in the Dandenongs.

Other industrial buildings designed by Norris include the Fowlers Vacola factory in Hawthorn, the Kodak plant in Coburg, the Heinz complex in Dandenong and the former A.S.Co Building in Airport West. The segmented arch truss construction system is a lightweight structure derived from aircraft hangar technology and was an innovative response to the design challenges of new industrial buildings. It provided a wide span column free space suitable for industrial use and was used by Norris at the Fowlers Vacola factory, and the former A.S. Co. Building.

Since the significant alterations to the A.S.Co building and the demolition of the Fowlers Vacola Building, the former Ensign Building is one of an increasingly rare type of an architect-designed post-war industrial building to use this technology.

Statement of Significance

What is significant?

The Ensign Complex at 24 Leinster Grove, Northcote. The following elements contribute to the significance of the place:

- The building constructed c.1952 and designed by Harry Norris is of primary significance.
- The c.1959 addition, also designed by Norris, is of secondary significance.

The form, internal and external structure, materials and design of the building contributes to the significance of the place. Internally, the segmented arch open web trusses that achieve a wide span curved roof are of particular significance.

Later additions and other buildings containing the offices are not significant.

How is it significant?

The Ensign Complex is of local historic, technical and architectural significance to the City of Darebin.

Why is it significant?

The Ensign Complex is historically and architecturally significant as a fine example of an industrial building designed by the prominent Melbourne modernist architect Harry Norris. Norris was responsible for many innovative commercial and industrial buildings from the 1920s to the 60s and the significance of this place as an example of Norris' work is enhanced by its rarity value as one of the few Norris-designed post-war industrial buildings to survive largely intact. (Criteria B, D & H)

The Ensign Complex is of technical significance for its segmented arch open web trusses that achieve a wide span curved roof with the minimum of structural elements. The design illustrates the innovative responses by architects such as Norris to a new type of building typology in the post war era. (Criterion F)

Recommendations 2008

External Paint Controls	No
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None specified
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the Ensign building at 24 Leinster Grove, Northcote be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with internal alterations controls. The extent of registration is the whole of the 1952 and 1959 building complex on the south side of Gadd Street only.

HERITAGE CITATION REPORT

Name	FORMER BP DRIVE-IN SERVICE STATION		
Address	548 BELL STREET, PRESTON	Grading	2008 Local
Date	Circa 1950		
Building Type	Petrol Station/Service Station		



550 Bell Street

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

Contextual history

Advances in car technology led to a massive growth in car ownership during the inter-war period in Australia. Between 1921 and 1930 the number of registrations increased from 99,270 to 571,471 (Catrice & Summerton, 1997:11). As car ownership grew a specialised distribution system for fuel was developed to meet the needs of the increasing number of motorists (Catrice & Summerton, 1997:16).

The first commercial motor garages were established after 1903. Initially, they were used primarily for the storage and repair of motor vehicles, but later sold petrol, poured from tins into a gallon measure and then to the tank of the car. Concerns about safety led to the introduction of the Petroleum Act in 1912, which regulated the transport, storage and sale of petroleum products. Amongst other things the Act stipulated that no retailer could store more than 'six cases' (216 litres) of fuel without special facilities. This led to a significant increase in the number of specialist motor garages in Melbourne from 12 in 1910 to 76 in 1914 (Catrice & Summerton, 1997:16).

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Pumps or 'bowsers' connected to a bulk storage tank were introduced in 1915 and by 1916 Melbourne City Council reported that most of the garages within their municipal boundary had converted to this system of storage. These pumps were initially installed inside garages, however, they were soon installed on the kerbside, a practice that was encouraged by major oil companies. The first kerbside pumps appeared in Melbourne in 1921 and soon spread to suburban areas and country towns. (Catrice & Summerton, 1997:17).

As car ownership increased the kerbside pumps became a safety concern for councils and restrictions on the location of pumps were introduced by the late 1920s (Catrice & Summerton, 1997:18). A Petrol Pumps Act introduced in 1928 gave the municipalities of Melbourne and Geelong the ability to regulate the installation and operation of kerbside pumps. Other councils such as Prahran introduced their own by-laws with similar controls. These regulations led to the development of 'drive-in' service stations. According to Catrice and Summerton (1997:26):

As a consequence of the Act, corner garages became standard, and not only did they provide better drive-in access, they maximised the visibility of the premises in an increasingly competitive market.

Drive-in stations also provided new opportunities for 'one-stop service'. Tyres batteries and accessories were displayed alongside the pumps, and a range of services, including windshield cleaning and oil checks, were introduced to promote goodwill. The number of service stations more than trebled in the decade from 1919 to 1929 from 260 to 939 outlets, and by 1939 there were 1,336 across Victoria, leading to the observation that a 'saturation point' had been reached (Catrice & Summerton, 1997:19).

The 'service station' emerged as a new building type in the inter war period and garage design was influenced by the smooth forms of motor cars emerging in the 1930s (Catrice & Summerton, 1997:19). In an attempt to limit burgeoning numbers of service stations, the Victorian Automobile Chamber of Commerce (VACC) introduced an 'outlet limitation' policy in 1938. From 1949, the VACC was involved in all industry decisions regarding the opening of new outlets (Catrice & Summerton, 1997:19).

Garage design in this period was influenced by American commercial design and art deco characteristics were gradually supplanted by aerodynamic teardrops forms, intending to symbolise modernity and progress. In the United States, the appointment of Walter Dorwin Teague as the architect for Texaco changed the face of garage design with his development of standardised designs for the company. From the 1950s, Australian petroleum companies began to utilise standardised designs, and the architectural innovation seen in many garages gradually diminished (Catrice & Summerton, 1997:34).

Place history

The land at the eastern end of Bell Street was slow to develop and up until the 1920s there were only a handful of shops and residences established. Lot 11 of Block A in subdivision 1754 was acquired by Olivia Pearl Nelson, of "Camden" in Leister Street, Preston on the 14th June 1915 from William George Cramer. Cramer had acquired the land as part of a 25 acre allotment that he then subdivided as sold off as smaller acreages over the subsequent years (Certificates of Title, Vol. 754, Fol. 626; Vol 3892, Fol. 308). Olivia Nelson is listed in titles records as a boot machinist, an unusual profession for a woman at that time. It is likely that Olivia Nelson established a business on Bell Street, although this has not been confirmed.

Nelson owned the property until 1927, when it was sold to Margaret Bond of Croxton. It was acquired by Lionel Edward and Annie Esther Grose on the 31st January 1947, and they established the service station there soon thereafter. Lionel Grose was a motor body builder and he ran the service station and lived there until his death in 1976 (Certificate of Title, Vol. 3892, Fol. 308). The garage reflected the influence of American architects and industrial designers on service station design in Australia and was designed in the Streamlined Moderne style. According to Catrice and Summerton (1997:52), the design of the garage may have been an atypical early standardised design for BP.

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The property remained in the Grose family following Lionel's death. Title was transferred to John Warwick Grose, a student and presumably Lionel and Annie's son, in 1977, but then transferred back to Annie Grose in 1983. It was eventually sold in 1992 (Certificate of Title, Vol. 3892, Fol. 308).

References

Land Victoria, Certificates of Title, Vol. 754, Fol. 626; Vol 3892, Fol. 308
Catrice Daniel & Summerton Michele (1997), *The motor garage and service station in Victoria. A survey*, Melbourne: Dept. of Infrastructure, Heritage Victoria.

Relevant Historical Australian Themes

5. Building suburban Darebin

5.3 Developing the suburban ideal

Description

Physical Description

The former drive in service station at 548 Bell Street, Preston is designed in a streamlined moderne style with a flat roof concealed by brick parapets. The moderne style is illustrated by the curved brickwork and glazing. The building is of a compact design with the main design feature being a concrete cantilevered canopy that overhangs the central driveway area. Above the canopy a curved brick parapet repeats the main form of the flanking wings. The soffit lining to the canopy is in pressed metal in a ribbed profile and appears to be the original lining.

The original surface of the brickwork was unpainted banded brickwork in salmon and brown bricks but it has been painted at the front (the sides of the building are left unpainted). The symmetrical composition of the central doorway is flanked by curved windows either side and these appear to be in their original metal frames.

The building itself is in good condition and has a relatively high degree of external integrity. The driveway apron still exists, however other evidence of its former use as a petrol station (such as the petrol pumps and signage) are now missing.

Recommended Management

Policy Basis

Service stations from the inter-war and immediate post war period are relatively uncommon and are often at risk from commercial redevelopment. This is one of few relatively intact examples to survive.

Objectives

To conserve the original form and setting of the building including the concrete canopy, curved brickwork and glazing and the metal window frames.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

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- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions to reveal the significance of the place would be supported, should the opportunity arise:

- Removal of paint by an approved method.
- Removal or relocation of signage to reduce its visual prominence.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

This is one of three known surviving examples of pre-1960 service stations in the City of Darebin. Each is different and represents particular phases in the historic development of service station design. This example is representative of the

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drive-through service stations that were constructed after World War Two. The example at 802 High Street, Thornbury (which is also recommended for inclusion in the HO) is an early example of a drive-through type as part of an inter-war shop. The example at 388 St Georges Road, Thornbury on the other hand is a more basic example of an inter-war garage set back from the street.

Statement of Significance

What is significant?

The former BP drive-in service station, built c.1950, at 548 Bell Street, Preston is significant. The design, original external detailing and siting of the building behind an open forecourt contributes to the significance of the place.

Later buildings on the site and signage are not significant.

How is it significant?

The former BP drive-in service station at 548 Bell Street, Preston is of local historic and architectural significance to the City of Darebin.

Why is it significant?

The former drive in service station at 548 Bell Street, Preston is historically significant as a building that is associated with the phenomenal growth in motor car ownership and the development of associated facilities following the Second World War. (Criterion A)

The former drive in service station at 548 Bell Street, Preston is architecturally significant as a representative example of the kerb side design of service stations that emerged as a new building type in the inter war period. It provides evidence of the moderne streamlined design that was influenced by motor car design and by the need for a new form of building type to be designed in the most up to date styles, many with art deco characteristics. The significance of the place is enhanced by its rarity value as the only known example of this type in Darebin and one of the few early examples to survive in the metropolitan area (Criteria B & D)

Recommendations 2008

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None specified
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the former service station at 548 Bell Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the property as defined by the title boundaries.

HERITAGE CITATION REPORT

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Name	HOUSE		
Address	634 BELL STREET, PRESTON	Grading	2008 Local
Date	Circa 1925		
Building Type	Residence		



634 Bell Street

Recommended Heritage Protection	VHR - HI - PS Yes	Architectural Style	Interwar Period (c.1919-c.1940) American Bungalow
Maker / Builder	Straw, Thomas		

History and Historical Context

History of Preston

Early settlement

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between what is now Dundas and Miller streets and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing,

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supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

The 1880s boom

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged suburban development. Preston joined in the land boom that swept Melbourne in the late nineteenth with enthusiasm with 25 estates on offer, mostly in the central area south of Tyler Street. The arrival of the railway in 1889 stimulated sales, and by 1891 Preston's population had risen from 2054 to 3568. According to Carroll, new residents were mainly newly-weds moving out from Fitzroy, Collingwood and Northcote. They rented, built or bought simple timber double fronted Victorian villas or single fronted cottages. However, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s many of the blocks in the estates remained unsettled, and only the south central part of Preston had begun to take on a suburban character. Preston's distance from Melbourne and lack of efficient transport systems isolated most the central and northern areas from suburban settlement until after the First World War.(Carroll & Rule, 1985:69-71).

Twentieth century recovery

Economic recovery and the provision of improved transport facilities brought a new era of suburban development to Darebin in the new century. Once again people started moving out from the crowded inner northern suburbs and a new wave of suburban development began. As a result Preston experienced phenomenal growth during the 1920s and within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

The 1920s was a time of population increase, as servicemen returned from war and settled down to have families, and a new wave British immigrants arrived. Preston then attracted more than its share of population growth and also attracted industries moving out from inner suburbs, and new factories starting up - the largest being the Tramway Workshop opened in 1925 - which were settling on vacant land away from the centre. Some of Preston's existing industries, such as Hutton's bacon factory and the Clifton Brickworks were also expanding. The industries needed workers, and the workers needed houses. In 1925, the Preston Tramway Corner Estate to the west of St George's Road was sold and a year later all the houses in Stephen and Gillingham Streets and part of Davies Street had been built and occupied, many of them by workers in the Workshops.

The electrification of the railway as far as Reservoir in 1921 and the two new electric tram routes east and west from High Street drew new housing development to the outer areas along the train and tram lines. An 1880s subdivision known as the Preston Railway Estate - which was further from the railway than the name suggests and consequently had only ten houses by 1918 - began to fill with houses when the Gilbert Road tram line commenced. Near the Regent Street terminus at Reservoir, new streets were given names commemorating the war, such as Monash and Birdwood. By 1929, there were a number of shops in Spring and Edwardes streets. East of Plenty Road 120 new houses were built in Madeline, Malpas and Rene Streets near the East Preston tram terminus in Plenty Road (Carroll & Rule, 1985:130-1).

Place history

As noted above, prior to the 1890s, Preston remained primarily rural in character, dominated by small farming allotments that had been carved off larger subdivisions bought by land speculators in the 1860s. The first stage of suburban residential development began during the boom years of the 1880s, as many larger estates were subdivided into smaller

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residential allotments. One such speculative subdivision was created by Thomas Barrett, a builder of Hawthorn who on the 11th July 1888 acquired 32 acres of land on the north side of Bell Street and bounded by what is now Gilbert Road (Originally known as Elizabeth Street), Bruce Street and James Street. He subdivided the allotment into 120 lots creating Mount, Bischoff and Tasman streets and sales commenced in October 1888. However, this subdivision on the western edge of the municipality was far too distant from transport services and, compared to other subdivisions in central Preston, lots sold slowly during 1888-1890 and by early 1891 only 27 had been sold, most of which were facing Bell Street or in Mount Street. The onset of the 1890s depression halted sales and only one lot was sold in the following decade. Sales recommenced by 1905 and most lots in the subdivision were sold during the inter-war period (Certificate of Title, Vol. 2044, Fol. 685).

Lot 15 and 16 of Barrett's subdivision (The present No.634) were transferred to the Melbourne Permanent Building Society on the 4th October 1889 (Certificate of Title, Vol. 2201, Fol. 014). and the land remained undeveloped until 1925 by which time it had been acquired by Patrick Briggs, a pastrycook of Brunswick. The house on this site is shown on the MMBW Detail Plan No.3271 prepared in January 1926, but did not appear in the Sands & McDougall Directory until 1928 (The directory was often one to two years behind). In 1926, the property was sold to Thomas Straw on the 7th October (Certificate of Title, Vol. 3839, Fol. 695). Thomas Straw was a builder and it is likely that he constructed the residence before purchasing the property.

This end of Bell Street remained relatively undeveloped in the early 1920s, and this was one of only six houses built between Gilbert Road and James Street prior to 1925. Towards the end of the 1920s and the early 1930s a number of residences were constructed within a short space of time, and within six years a further nine houses had been built (Sands and MacDougall Directories, 1920-1929).

Straw lived at 634 Bell Street for the following 32 years. He died in October 1958 and the property was transferred to Thomas Dunlop, Clerk of the Coroner's Court and Teresa Dunlop, his wife. (Certificate of Title, Vol. 3839, Fol. 695)

References

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Land Victoria, Certificates of Title, Vol. 3839, Fol. 695; Vol. 2044, Fol. 685; Vol. 2201, Fol. 014

Sands and MacDougall Directories, 1920-1929

Relevant Historical Australian Themes

5. Building Suburban Darebin

5.1 Patterns of settlement

5.3 Developing the suburban ideal

Description

Physical Description

Number 634 Bell Street is a good example of an inter-war California type bungalow. Essentially rectangular in plan, with a projecting bay on the east side of its frontal facade, the house has a gable roof of terracotta tiles with deep eaves, ram's horn finials and two chimneys supported on its western outside wall. The facade gable end of the main roof is inset with a louvred ventilator and decorated with wall-hung shingles and board and batten decoration arranged to mirror the slope of the minor gable, whilst that of the minor gable itself is roughcast rendered around two small vents.

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The front wall comprises painted brick up to the dado level, above which the brick is roughcast rendered. The three frontal bays of the house, including the projecting bay, are arranged between four brick piers, each of which is decorated with plaster recesses on each face. The westernmost pier is set back at the western corner of the house but the two central examples support a small verandah defined by a low rendered brick balustrade wall in front of the main double entrance. The extant door and all of the frontal windows feature leadlight glass. Three of these comprise twin two-pane sash windows; two in the bays flanking the door, which are each supported by three small painted corbels, and one in the major gable. The fourth, to the side of the doorway, is a small top hung awning window.

A fifth brick pier, set back at the eastern side of the house, supports one corner of what was probably a contemporary sleep-out beneath a very shallow pitched verandah roof. The spaces between the roof and the half-height roughcast rendered walls were probably originally open, or filled with screens, but these have since been filled with horizontal paned casement windows of likely post 1930 date.

The house is in good condition and has a relatively high degree of external integrity. A number of small extensions have been added to the rear and eastern side of the house. All appear to have corrugated metal roofs but all are relatively low and none is visible from the street. It is likely that the garden has been simplified, to what is now a lawn with some border plants, but two mature trees remain in the south west corner of the plot. The existing wooden fence is probably a replacement.

Recommended Management

Policy basis

This place is a fine example of an inter-war California bungalow with notable detailing to the gable ends and windows. The house is relatively intact externally and this contributes to its significance.

Objectives

To conserve the surviving fabric that contributes to the inter-war era appearance of the house when viewed from Bell Street.

To reveal the significance of the place by encouraging the restoration or reconstruction of original features.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction

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of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the ongoing conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

- Installation of a sympathetic front fence on the basis of historic evidence.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed. The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

One of the most popular housing styles in suburban Melbourne during the inter-war period was the 'bungalow' and Cuffley (1989:48) believes that 'it gained almost universal in Australia as the ideal style for the average suburban house'. In this style of house the roof plays an important part in the composition and sometimes extended to form porches that were supported by heavy piers of stone or brick, sometimes in combination with wood. Depending on the detailing and pitch of the roof sub-categories could include California Bungalow, Craftsman Bungalow (characterised by its steeper roof) or Australian Bungalow (Cuffley, 1989:59-62). The term Australian Bungalow (as used by Cuffley) indicates 'the degree of local identity . which had evolved from the American Type and other less direct influences'. Cuffley (1989:62) goes on to say that:

Substantial bungalow residences in Australian suburbs of the period 1910 to 1940 show less and less of the horizontal character and low-pitched gables of the California or Pasadena type and more of the Craftsman or Middle West influences. Often there are additional Old English details such as half timbered gables and leadlight windows.

The influence of the magazine 'The Craftsman' led to the adoption of the name 'Craftsman Bungalow'. This style displayed elements of the Arts and Crafts tradition in the roof form and the use of natural materials honestly expressed. Notable architects Oakden and Ballantyne were exponents of this style and many other lesser known architects adopted the major style indicators in their work. Builders also adopted elements of the style in their designs generally from the 1920s onward - 634 Bell Street clearly expresses its design origins of the Craftsman Bungalow in its dominant roof form of intersecting gables, the window design, and the use of timber shingles and half timbering to the gable ends.

This house is among a small number of substantial Inter-war houses in Preston and is notable for the relatively high

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degree of external intactness when compared to other dwellings of this era. The relatively substantial scale of this house is relatively rare in Preston where bungalows and other Inter-war housing are generally more modest in scale and character. In terms of its scale, design and integrity it compares with similar examples already within the HO or assessed by this Study. Comparative examples include 664 Bell Street, which is a relatively early example constructed in brick, 34 Mason Street, Reservoir, which is finely detailed and in good condition and 30 Regent Street, Reservoir, which is a large attic bungalow, set on a prominent corner site and is comparable in scale.

Statement of Significance

What is significant?

The house, constructed c.1925 in the California bungalow style, at 634 Bell Street, Preston. The original form, external materials and detailing, and siting of the house contribute to its significance.

Later additions and the front fence are not significant.

How is it significant?

The house at 634 Bell Street, Preston is of local architectural significance to Darebin City.

Why is it significant?

It is architecturally significant as a fine example of a inter-war bungalow, with a dominant roof form and detailing that is typical of the style. The detailing to the gable ends and windows is especially notable. (Criterion D)

Recommendations 2008

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

None specified

Aboriginal Heritage Place

No

Other Recommendations

It is recommended that the house at 634 Bell Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the property as defined by the title boundaries.

HERITAGE CITATION REPORT

Name HOUSE (BALLEER)
Address 648 BELL STREET, PRESTON **Grading** 2008 Local
Building Type Residence



648 Bell Street

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period (1902-c.1918) Domestic Queen Anne

History and Historical Context

History of Preston

Early settlement

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between what is now Dundas and Miller streets and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

HERITAGE CITATION REPORT

Preston's early European settlers tended to cluster around two centres, which saw some development during the 1880s boom. However, Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War.

The 1880s boom

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged suburban development. Preston joined in the land boom that swept Melbourne in the late nineteenth with enthusiasm with 25 estates on offer, mostly in the central area south of Tyler Street. The arrival of the railway in 1889 stimulated sales, and by 1891 Preston's population had risen from 2054 to 3568. According to Carroll, new residents were mainly newly-weds moving out from Fitzroy, Collingwood and Northcote. They rented, built or bought simple timber double fronted Victorian villas or single fronted cottages. However, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s many of the blocks in the estates remained unsettled, and only the south central part of Preston had begun to take on a suburban character (Carroll, 1985:69-71).

Twentieth century recovery

Economic recovery and the provision of improved transport facilities brought a new era of suburban development to Darebin in the new century. Once again people started moving out from the crowded inner northern suburbs and a new wave of suburban development began. As a result Preston experienced phenomenal growth during the 1920s and within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

The 1920s was a time of population increase, as servicemen returned from war and settled down to have families, and a new wave British immigrants arrived. Preston then attracted more than its share of population growth and also attracted industries moving out from inner suburbs, and new factories starting up - the largest being the Tramway Workshop opened in 1925 - which were settling on vacant land away from the centre. Some of Preston's existing industries, such as Hutton's bacon factory and the Clifton Brickworks were also expanding. The industries needed workers, and the workers needed houses. In 1925, the Preston Tramway Corner Estate to the west of St George's Road was sold and a year later all the houses in Stephen and Gillingham Streets and part of Davies Street had been built and occupied, many of them by workers in the Workshops.

The electrification of the railway as far as Reservoir in 1921 and the two new electric tram routes east and west from High Street drew new housing development to the outer areas along the train and tram lines. An 1880s subdivision known as the Preston Railway Estate - which was further from the railway than the name suggests and consequently had only ten houses by 1918 - began to fill with houses when the Gilbert Road tram line commenced. Near the Regent Street terminus at Reservoir, new streets were given names commemorating the war, such as Monash and Birdwood. By 1929, there were a number of shops in Spring and Edwardes streets. East of Plenty Road 120 new houses were built in Madeline, Malpas and Rene Streets near the East Preston tram terminus in Plenty Road (Carroll & Rule, 1985:130-1).

Place history

As noted above, prior to the 1890s, Preston remained primarily rural in character, dominated by small farming allotments that had been carved off larger subdivisions bought by land speculators in the 1860s. The first stage of suburban residential development began during the boom years of the 1880s, as many larger estates were subdivided into smaller residential allotments. One such speculative subdivision was created by Thomas Barrett, a builder of Hawthorn who on the 11th July 1888 acquired 32 acres of land on the north side of Bell Street and bounded by what is now Gilbert Road (Originally known as Elizabeth Street), Bruce Street and James Street. He subdivided the allotment into 120 lots creating Mount, Bischoff and Tasman streets and sales commenced in October 1888. However, this subdivision on the western edge of the municipality was far too distant from transport services and, compared to other subdivisions in central Preston, lots sold slowly during 1888-1890 and by early 1891 only 27 had been sold, most of which were facing Bell Street or in Mount Street. The onset of the 1890s depression halted sales and only one lot was sold in the following

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decade. Sales recommenced by 1905 and most lots in the subdivision were sold during the inter-war period (Certificate of Title, Vol. 2044, Fol. 685).

The property at 648 Bell Street, situated on Lot 17 of Barrett's subdivision, was not sold until the 19th October 1910 when it was acquired by Catherine Marie McCann. A house was soon built and by 1913 a John M. McCann was listed in the Sands & McDougall Directory - at that time he was the only person listed on the north side of Bell Street west of Gilbert Road (Then known as Elizabeth Street) (Certificate of Title, Vol. 3456, Fol. 003; Sands and MacDougall directories, 1913). McCann remained listed as the occupier of the residence until 1929, when Mrs. Catherine McCann is recorded as living there. The house is shown on the 1926 MMBW Detail Plan No.3271, which identifies it as 'Balleer'. By then, it is one of five houses on the north side of Bell Street, west of Gilbert Road.

The McCann family owned the place for the subsequent 42 years. Catherine McCann sold the place to Arthur Edward McCann on the 3rd July 1919, and he remained in possession of the property until the 29th July 1952, when it was sold to Arthur William and Jean Aileen Manwaring (Certificate of Title, Vol. 3456, Fol. 003).

References

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Land Victoria, Certificates of Title, Vol. 3456, Fol. 003; Vol. 2044, Fol. 685.

MMBW Detail Plan No.3271 viewed online (16 November 2009) at www.slv.vic.gov.au/cgi-bin/map_item.pl

Sands and MacDougall Directories, 1912-1929

Relevant Historical Australian Themes

5. Building Suburban Darebin

5.1 Patterns of settlement

5.3 Developing the suburban ideal

Description

Physical Description

This house is situated at the corner of Bell Street and Mount Street. It is a transitional late Federation/Edwardian in style with typical brick construction, of face red brick with a continuous decorative string course at window sill level and an upper portion of roughcast render.

The house has a half hipped slate roof in which a louvred ventilator at each end creates a small gable. The form of the house is unusual in that it has a main gable to the front and two subsidiary gables to the side elevation. The gable ends feature a treatment of vertical battens which simulate half-timbering. The roof accommodates three chimneys, each with a lead cowl and moulded cement cornices. The hips of the slate roof are highlighted with terracotta tiles and the ridges of the main roof and each of the gables is decorated with terracotta ridge caps and ram's horn finials.

Each of the gable bays accommodates a three or four light casement window. These each have a projecting metal window hood supported by timber fretwork. The main entrance, comprising an Edwardian double door beneath a shallow entablature, opens onto a small verandah which sits in the junction of the western gable. This comprises a bull-nosed profile verandah with a cast iron frieze. The verandah is supported over a tiled concrete floor by four moulded wooden posts.

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The house has high integrity as demonstrated by the retention of original external features and the unpainted brickwork and slate roof. Although it illustrates many fairly typical features for its period, the form is of some interest for the way in which it addresses the corner.

A skillion roofed extension stands at the rear of the house and two detached outbuildings occupy the remainder of the corner plot, of which that in the north east corner is shown on the 1926 MMBW. The garden comprises lawn interspersed with mature fruit trees. An original street fence has probably been removed whilst a panelled example which runs around the house to partition the garden follows an original course but is likely to be a replacement fence.

Recommended Management

Policy Basis

This place is a fine example of a transitional Federation/Edwardian era house. The relatively unusual form comprising a main gable and two subsidiary gables, which addresses the corner, and the relatively high degree of external integrity contributes to its significance.

Objectives

To conserve the Federation/Edwardian appearance and siting of the house when viewed from Bell Street or Mount Street.

To ensure that additions to the house will not be visually dominant when viewed from Bell Street or Mount Street.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

1. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
2. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
3. Discourage the demolition of elements of primary significance except where it can be demonstrated that the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

4. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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Guidelines (Specific)

The following specific conservation actions would be supported, should the opportunity arise:

- Construction of a sympathetic front fence based on historic evidence.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

This is one of just four pre-World War One houses identified in this area to the north of Bell Street and west of Gilbert Road, and compares with the earlier house at 2, 7 and 9 Mount Street (refer to separate citations in this Study).

Architecturally, this house is a relatively rare example of a type of finely detailed brick Edwardian villa that is more commonly found in middle class Melbourne suburbs such as Kew and Hawthorn, but is less common in Darebin. Most examples are found in Northcote, and are predominantly in weatherboard rather than brick. In terms of its design and integrity it compares with similar examples already within the Heritage Overlay including No 151 Clarke Street, Northcote (HO16), which is of red brick construction with a hipped slate roof with a projecting gabled bay, and 1 Flinders Street, Thornbury (HO122). Other examples identified by this Study and recommended for inclusion in the HO include the similarly detailed Edwardian villa at 93 Cramer Street, Preston.

Statement of Significance

What is significant?

The house formerly known as 'Balleer', constructed c.1910, at 648 Bell Street, Preston. It is a transitional Federation/Edwardian era house with a relatively unusual form comprising a main gable and two subsidiary gables, which addresses the corner, and has a relatively high degree of external integrity. The original form, detailing and siting of the house contributes to its significance.

The lean-to extension and other outbuildings to the rear are not significant.

How is it significant?

The house at 648 Bell Street, Preston is of local historic and architectural significance to Darebin City.

Why is it significant?

The house at 648 Bell Street, Preston is historically significant as place that provides tangible evidence of the recovery in development in the relatively undeveloped areas of Preston following the economic crash of the late 1890s and prior to the post-First World War boom. (Criterion A)

HERITAGE CITATION REPORT

The house is architecturally significant as a fine example of a Federation era house with Arts and Crafts detailing, which is notable for the way the design addresses its corner siting by the inclusion of subsidiary gables to the Bell Street elevation. (Criteria D)

Recommendations 2008

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None specified
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the house at 648 Bell Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the property as defined by the title boundaries.

HERITAGE CITATION REPORT

Name	HOUSE	Grading	2008 Local
Address	664 BELL STREET, PRESTON		
Date	Circa 1916		
Building Type	Residence		



664 Bell Street

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period (1902-c.1918) Bungalow, Federation/Edwardian Period (1902-c.1918) Arts and Crafts

History and Historical Context

History of Preston

Early settlement

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between what is now Dundas and Miller streets and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red

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gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s. However, the distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War.

The 1880s boom

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged suburban development. Preston joined in the land boom that swept Melbourne in the late nineteenth with enthusiasm with 25 estates on offer, mostly in the central area south of Tyler Street. The arrival of the railway in 1889 stimulated sales, and by 1891 Preston's population had risen from 2054 to 3568. According to Carroll, new residents were mainly newly-weds moving out from Fitzroy, Collingwood and Northcote. They rented, built or bought simple timber double fronted Victorian villas or single fronted cottages. However, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s many of the blocks in the estates remained unsettled, and only the south central part of Preston had begun to take on a suburban character (Carroll & Rule, 1985:69-71).

Twentieth century recovery

Economic recovery and the provision of improved transport facilities brought a new era of suburban development to Darebin in the new century. Once again people started moving out from the crowded inner northern suburbs and a new wave of suburban development began. As a result Preston experienced phenomenal growth during the 1920s and within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

The 1920s was a time of population increase, as servicemen returned from war and settled down to have families, and a new wave British immigrants arrived. Preston then attracted more than its share of population growth and also attracted industries moving out from inner suburbs, and new factories starting up - the largest being the Tramway Workshop opened in 1925 - which were settling on vacant land away from the centre. Some of Preston's existing industries, such as Hutton's bacon factory and the Clifton Brickworks were also expanding. The industries needed workers, and the workers needed houses. In 1925, the Preston Tramway Corner Estate to the west of St George's Road was sold and a year later all the houses in Stephen and Gillingham Streets and part of Davies Street had been built and occupied, many of them by workers in the Workshops.

The electrification of the railway as far as Reservoir in 1921 and the two new electric tram routes east and west from High Street drew new housing development to the outer areas along the train and tram lines. An 1880s subdivision known as the Preston Railway Estate - which was further from the railway than the name suggests and consequently had only ten houses by 1918 - began to fill with houses when the Gilbert Road tram line commenced. Near the Regent Street terminus at Reservoir, new streets were given names commemorating the war, such as Monash and Birdwood. By 1929, there were a number of shops in Spring and Edwardes streets. East of Plenty Road 120 new houses were built in Madeline, Malpas and Rene Streets near the East Preston tram terminus in Plenty Road (Carroll & Rule, 1985:130-1).

Place history

As noted above, prior to the 1890s, Preston remained primarily rural in character, dominated by small farming allotments that had been carved off larger subdivisions bought by land speculators in the 1860s. The first stage of suburban

HERITAGE CITATION REPORT

residential development began during the boom years of the 1880s, as many larger estates were subdivided into smaller residential allotments. One such speculative subdivision was created by Thomas Barrett, a builder of Hawthorn who on the 11th July 1888 acquired 32 acres of land on the north side of Bell Street and bounded by what is now Gilbert Road (Originally known as Elizabeth Street), Bruce Street and James Street. He subdivided the allotment into 120 lots creating Mount, Bischoff and Tasman streets and sales commenced in October 1888. However, this subdivision on the western edge of the municipality was far too distant from transport services and, compared to other subdivisions in central Preston, lots sold slowly during 1888-1890 and by early 1891 only 27 had been sold, most of which were facing Bell Street or in Mount Street. The onset of the 1890s depression halted sales and only one lot was sold in the following decade. Sales recommenced by 1905 and most lots in the subdivision were sold during the inter-war period (LV).

John Matthews, hide and fur merchant, purchased lots 45-47 of the Barrett subdivision on the 7th July 1890 but the site remained undeveloped until 1913, Maria J. Ford, married woman, acquired the land (LV). She took out a mortgage over the property in October 1916 (LV), which was possibly a means of raising funds for the construction of the house. A residence occupied by Mrs Maria Ford first appeared in the Sands and MacDougall directories in 1918. The substantial allotment and the siting of the house within such a large block suggest that Ford was a woman of substantial means. Maria Ford lived at the house at Bell Street with her family, and Michael Ford is listed as the occupier of the residence in later years (SM).

Because of its relative isolation from public transport this end of Bell Street west of Gilbert Road was relatively slow to develop and the house at 664 Bell Street was the first residence constructed on the block between Mount and Bischoff Streets and only the second after the house at No.648 (refer to separate citation in this Study), which was constructed c.1910 (SM). It was soon followed by a number of new houses in the next decade as the electric tramway was extended along Gilbert Road.

References

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Land Victoria (LV), Certificates of Title, Vol.2044 Fol. 685; Vol.2278 Fol.471; Lodged Plan No.2160

Sands and McDougall directories (SM), 1918-1920

Relevant Historical Australian Themes

5. Building Suburban Darebin

5.1 Patterns of settlement

5.3 Developing the suburban ideal

Description

Physical Description

The house at 664 Bell Street, Preston is an interesting Edwardian-era design, which illustrates the transition toward the Craftsman bungalow style of the inter-war period. It comprises a main section with a steeply pitched roof of terracotta tiles encompassing an attic from which two gabled wings extend to either side. The building has deep eaves throughout which are supported by eave brackets in the Arts and Crafts style. The gables of the wings and the major gable are filled with weatherboarding, as is that of the projecting minor gable roof which forms the verandah at the eastern side of the building's southern frontage. In each case these are supported on small corbels over brick walls, the upper parts of which are rendered in roughcast. The verandah, which is supported on four irregularly arranged posts on a balustrade wall, shelters a small projecting multi-pane casement window and the front door, the remainder of this gable end

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accommodating a three light casement window supported on decorative corbels. There are also windows in the upper section of the major gable facing Bell Street.

The western gable wing supports a tall chimney which is rendered in the Arts and Crafts fashion. Its north side features a small two-light casement window with a projecting striped awning, but the remaining windows of this wing are concealed beneath a flat roofed garage. This represents a later addition, although an attempt has been made, in the use of panelled doors, to bring this in keeping with the house.

The house is in good condition and, apart from the addition of the garage, has a relatively high degree of external integrity when viewed from Bell Street.

The house is setback from the street behind a high brick front fence, which is of post-Second World War. A notable planting in the front yard is a mature Canary Island Palm (*Phoenix canariensis*), which is a typical inter-war planting and appears to date from soon after the construction of the house.

Recommended Management

Policy Basis

This house is an fine and relatively early example of Craftsman Bungalow. Apart from the addition of the garage, the house is relatively intact externally and this contributes to its significance. The setting of the house is enhanced by the mature Canary Island Palm.

Objectives

To conserve the historic form, detailing and setting of the house when viewed from Bell Street.

To reveal the significance of the place by encouraging the appropriate replacement of the front wall.

To conserve the Canary Island Palm within its normally expected lifespan.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

1. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

3. Discourage the demolition of elements of primary significance except where it can be demonstrated that the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or

- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

HERITAGE CITATION REPORT

- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

4. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Trees)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

Guidelines (Specific)

The following specific conservation actions would be supported, should the opportunity arise:

- Replacement of the high brick front fence with a more appropriate style of fence based on historic evidence.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

One of the most popular housing styles in suburban Melbourne during the inter-war period was the 'bungalow' and Cuffley (1989:48) believes that 'it gained almost universal in Australia as the ideal style for the average suburban house'. In this style of house the roof plays an important part in the composition and sometimes extended to form porches that were supported by heavy piers of stone or brick, sometimes in combination with wood. Depending on the detailing and pitch of the roof sub-categories could include California Bungalow, Craftsman Bungalow (characterised by its steeper roof) or Australian Bungalow (Cuffley, 1989:59-62). The term Australian Bungalow (as used by Cuffley) indicates 'the degree of local identity . which had evolved from the American Type and other less direct influences'. Cuffley (1989:62) goes on to say that:

Substantial bungalow residences in Australian suburbs of the period 1910 to 1940 show less and less of the horizontal character and low-pitched gables of the California or Pasadena type and more of the Craftsman or Middle West influences. Often there are additional Old English details such as half timbered gables and leadlight windows.

The influence of the magazine 'The Craftsman' led to the adoption of the name 'Craftsman Bungalow'. This style displayed elements of the Arts and Crafts tradition in the roof form and the use of natural materials honestly expressed. Notable architects Oakden and Ballantyne were exponents of this style and many other lesser known architects adopted the major style indicators in their work. Builders also adopted elements of the style in their designs generally from the 1920s onward - 664 Bell Street clearly expresses its design origins of the Craftsman Bungalow in its dominant roof form of intersecting gables, the window design, and the use of timber shingles and half timbering to the gable ends.

This house is among a small number of substantial Inter-war houses in Preston and is notable for the relatively high degree of external intactness when compared to other dwellings of this era. It is also notable as one of the earliest examples identified. The relatively substantial scale of this house is relatively rare in Preston where bungalows and other Inter-war housing are generally more modest in scale and character. In terms of its scale, design and integrity it compares with similar examples already within the HO or assessed by this Study. Comparative examples include 634 Bell Street, a finely detailed example, 34 Mason Street, Reservoir, which is a substantial single-story brick bungalow and 30 Regent Street, Reservoir, which is a large attic bungalow, set on a prominent corner site also with Canary Island Palms and is comparable in scale.

Statement of Significance

What is significant?

The house, constructed c.1916 in the Craftsman Bungalow style, and the mature Canary Island Palm (*Phoenix canariensis*) at 664 Bell Street, Preston. The form, original materials and detailing and siting of the house within a generous garden setback contributes to the significance of the place.

Later additions to the house including the later garage to its west are not significant. The highfront brick fence is intrusive.

How is it significant?

The house and Canary Island Palm at 664 Bell Street are of local historic, architectural and aesthetic significance to Darebin City.

Why is it significant?

The house at 664 Bell Street, Preston is historically significant as place that provides tangible evidence of the recovery in development in the relatively undeveloped areas of Preston following the economic crash of the late 1890s and prior to the post-First World War boom (Criterion A).

The house is architecturally significant as an fine and relatively early example of an attic style California/Craftsman Bungalow with Arts and Crafts detailing. The aesthetic qualities of the house are enhanced by its siting behind a generous garden setback containing a mature Canary Island Palm, which provides an appropriate and related setting for the house. (Criteria D).

HERITAGE CITATION REPORT

Recommendations 2008

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes Canary Island Palm (<i>Phoenix canariensis</i>)
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None specified
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the house at 664 Bell Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with tree controls. The extent of registration is the whole of the property as defined by the title boundaries.

HERITAGE CITATION REPORT

Name	HOUSE (LA REEQUE)		
Address	82 BRUCE STREET, PRESTON	Grading	2008 Local
Date	Circa 1890		
Building Type	Residence		



82 Bruce Street

Recommended Heritage Protection **VHR - HI - PS -**

Architectural Style Victorian Period (1851-1901)

History and Historical Context

History of Preston

Early settlement

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between what is now Dundas and Miller streets and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

HERITAGE CITATION REPORT

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms.

The 1880s boom

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged suburban development. Preston joined in the land boom that swept Melbourne in the late nineteenth with enthusiasm with 25 estates on offer, mostly in the central area south of Tyler Street. The arrival of the railway in 1889 stimulated sales, and by 1891 Preston's population had risen from 2054 to 3568. According to Carroll, new residents were mainly newly-weds moving out from Fitzroy, Collingwood and Northcote. They rented, built or bought simple timber double fronted Victorian villas or single fronted cottages. However, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s many of the blocks in the estates remained unsettled, and only the south central part of Preston had begun to take on a suburban character (Carroll & Rule, 1985:69-71).

Place history

As noted above prior to the 1890s, Preston remained primarily rural in character, dominated by small farming allotments that had been carved off larger subdivisions bought by land speculators in the 1860s, and much of the land in the City of Darebin was subdivided and offered for sale as residential allotments between 1885 and 1895. The land on which the house at 82 Bruce Street was constructed formed part of a large allotment that covered 307 acres, 2 roods and 38 perches and was acquired by land speculators David Spence and James Henry Rankin on the 11th December 1874 (Certificate of Title, Vol. 732, Fol. 920). The men bought the land with a view to subdivision, and it was sold off as smaller allotments over the following decade.

Edward Douglas Grier, an auctioneer, purchased an allotment from Rankin and Spence which covered an area of just over 22 acres. He held the property until his death on 19th June 1882 after which time probate of his will was granted to Charles Grace Greig, of Tasmania, and Elizabeth Harriet Greig, his widow (Certificate of Title, Vol. 750, Fol. 920). They sold the nineteen acres to William John Seabrook, a mercantile clerk, on the 11th January 1884, presumably keeping a small portion for themselves. No doubt drawing on the recent success of subdivisions carried out by other land owners in the area, Seabrook subdivided the land into residential allotments for individual sale. One portion was purchased by Thomas Smith, a civil servant, on the 27th January 1885. Smith's land portion covered 2 acres, 2 roods and six tenths perches (Certificate of Title, Vol. 1654, Fol. 782).

Smith sold the property to Harriet Knight, wife of ironmonger John Knight, on the 11th July 1890 and it appears that the house was built soon after. It first appears in the Directories in 1892 when John Knight is listed as the occupier. In 1895 it is vacant and then let to a series of tenants. In 1905 a Mrs. M. Edmanson is listed at "La Rocque", which appears to be a variation of the name "La Reeque" shown on the 1915 MMBW Detail Plan No.2384. By that stage it was one of nine houses in Bruce Street (SM). Of these, only this house, the much-altered house at No.86, and the Edwardian weatherboard house at No.91 survive today.

HERITAGE CITATION REPORT

The Knight family lived there for more than twenty years, until they sold the property to Alexander Porteous, a carrier, on the 5th July 1912 (Certificate of Title, Fol. 2269, Fol. 784). The Porteous family was associated with the place for the subsequent 57 years. Alexander Porteous lived there until his death on the 28th April 1944. Probate of his will was granted to William A. Porteous, a tailor, and Arthur S. Wilkinson, a solicitor. By 1951 the title had been transferred to William A. Porteous and Nellie Porteous. Following Nellie's death in 1962, William became the sole proprietor (Certificate of Title, Vol. 2269, Fol. 784).

References

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Land Victoria, Certificates of Title, Vol. 2269, Fol. 784; Vol. 1654, Fol. 782; Vol. 750, Fol. 920.

MMBW Detail Plan No.2384 viewed online (9 December 2009) at www.slv.vic.gov.au/cgi-bin/map_item.pl

Sands & McDougall Directories (SM), 1892-1900, 1905, 1910

Relevant Historical Australian Themes

5. Building Suburban Darebin

5.1 Patterns of settlement

5.3 Developing the suburban ideal

Description

Physical Description

The house at 82 Bruce Street is a late Victorian asymmetrical villa built in brick, now painted white, on a bluestone foundation, with a hipped slate roof. There is a projecting bay at the western side of its facade, which accommodates tall two-pane sash windows with stone cills on each of its three sides. The eastern part of the facade features a verandah, the roof of which is of corrugated metal painted in bands. This is supported by the wall of the projecting bay and three metal posts, between which is arranged a relatively heavy and intricate cast iron frieze. The verandah shelters the house's solid front door and a tripartite sash window of two-panes with sidelights. A series of deeply recessed two-pane sash windows with stone cills lines the driveway along the western side of the plot. The house has two tall chimneys of brickwork decorated with banding and dog-toothing. One of these features a crown chimney pot which may represent an addition.

The house is in good condition and, apart from some minor alterations as noted above, has a relatively high degree of external integrity. The street frontage of the plot is defined by a (non-original) cast iron and blue stone palisade fence. A concrete driveway running along the western side of the house is a later development and a pre-fabricated concrete outhouse stands at the rear of the plot, but this is largely screened from the street.

Recommended Management

Policy Basis

This place is a typical example of a late Victorian villa, which provides evidence of the first phase of suburban development in this area. The house is relatively intact externally and this contributes to its significance.

Objectives

To conserve the late Victorian era appearance of the house when viewed from Bruce Street.

HERITAGE CITATION REPORT

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

None specified.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

Evidence of nineteenth century development in Preston tends to be individual houses or small groups of buildings rather than whole streets or areas as found further to the south in Northcote or parts of Thornbury. Most of the nineteenth century development was concentrated in South Preston south of Bell Street, or in a narrow spine extending north either side of the Whittlesea Railway line (generally between St George's Road and Plenty Road) as far north as Reservoir.

This house was constructed on one of somewhat remote late nineteenth century subdivisions of land to the west of St George's Road. These areas were too far from transport networks and did not fully develop until the inter-war period when improvements to transport networks (Electrification of the Whittlesea Railway and progressive extension of the electric tramway along Gilbert Road) finally made them accessible.

Architecturally, the majority of the houses built on these subdivisions were typical Victorian villas of similar design, either a symmetrical layout with a M-hipped roof or an asymmetrical plan, sometimes with a projecting bay. Some of the more elaborate examples featured Italianate detailing.

Many of the early houses within these areas have been demolished and this is one of a small number of surviving nineteenth houses constructed just prior to the 1890s depression. Comparable examples, which have a similar level of external integrity, include 43 Jessie Street, and 7 and 9 Mount Street (Refer to separate citations in this Study). By comparison the other surviving nineteenth century house at No.86 Bruce Street is significantly altered, as are an attached pair of brick cottages at 51 and 53 Leicester Street.

Statement of Significance

What is significant?

The late Victorian house, constructed c.1890, at 82 Bruce Street, Preston. The form, original external detailing and materials and siting of the house contribute to its significance.

Later additions to the house, outbuildings, the cast iron and blue stone palisade fence and the driveway are not significant.

How is it significant?

The house at 82 Bruce Street, Preston is of local historic significance to Darebin City.

Why is it significant?

Historically, the house is significant as tangible evidence of the small degree of successful development achieved by developers in the undeveloped areas of Preston during the late 19th century land boom, but prior to the economic crash of the 1890s. This house is particularly significant as an illustration of the extent to which speculative subdivision occurred in areas that were remote from transport and services. (Criterion A).

HERITAGE CITATION REPORT

Recommendations 2008

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None specified
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the house at 82 Bruce Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the property as defined by the title boundaries.

HERITAGE CITATION REPORT

Name CARLISLE STREET HOUSES
Address 42-46, 52-56 & 62-64 CARLISLE STREET, PRESTON **Grading** 2008 Local
Building Type Residential Precinct



62-64 carlisle street



42 carlisle street

HERITAGE CITATION REPORT

Recommended Heritage Protection **VHR - HI - PS Yes**

Architectural Style Victorian Period (1851-1901)

History and Historical Context

History of Preston

Early settlement

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between what is now Dundas and Miller streets and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms.

The 1880s boom

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged suburban development. Preston joined in the land boom that swept Melbourne in the late nineteenth with enthusiasm with 25 estates on offer, mostly in the central area south of Tyler Street. The arrival of the railway in 1889 stimulated sales, and by 1891 Preston's population had risen from 2054 to 3568. According to Carroll, new residents were mainly newly-weds moving out from Fitzroy, Collingwood and Northcote. They rented, built or bought simple timber double fronted Victorian villas or single fronted cottages. However, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s many of the blocks in the estates remained unsettled, and only the south central part of Preston had begun to take on a suburban character (Carroll & Rule, 1985:69-71).

Place history

As noted above, much of the land in the central parts of City of Darebin was subdivided by land speculators and offered for sale as suburban allotments from the early 1880s. Prior to this time Preston had remained primarily rural in character, dominated by small farming allotments that had been carved off larger subdivisions bought by land speculators in the

HERITAGE CITATION REPORT

1860s.

The western section of Carlisle Street between Cowper and Hotham streets was created c.1888 by two such speculative subdivisions (Certificate of Title Vol.1991 Fol.169, LP1813, LP1938). It was divided in two by a narrow drainage reserve and the houses within the Carlisle Street precincts are mostly situated on the allotments to the west of the reserve, which formed part of land subdivided by James William Story, Samuel Mitchell and George Robert Story on the 22nd May 1888. Their portion covered two acres, three roods and 30 and one tenths perches, and formed part of Crown Portion 138 in the Parish of Jika Jika (Certificate of Title, Vol. 2025, Fol. 812).

The relative proximity of Carlisle Street to transport and industries such as the nearby brick and tile works meant that it was one of a small number of streets in Preston to experience some development before the economic crash of the 1890s effectively halted development for over a decade. In 1890, there were only three houses on Carlisle Street, but the following year some fourteen residences had been constructed between Newcastle and Hotham Streets (SM). Among the houses built by 1891 were the weatherboard cottage at No.42 and the adjacent houses at 44-46, the four brick cottages at 52-56 and the attached pair at 62-64. This flourish of development was short-lived, however, and no more houses were to be built in Carlisle Street for over a decade. The extent of development in Carlisle Street by the early twentieth century is shown in the MMBW Detail Plan No.2373, dated 1909. By that time there were 21 houses in the street.

These smaller allotments and the houses built upon them provided accommodation to working men and their families, though houses were frequently built faster than there were families to occupy them, and with the on-set of the 1890s depression a number of residences remained vacant for several years. For example, Sarah Helen (or Ellen) Story acquired lots 27, 28 and 29 of the Story, Mitchell and Story subdivision and built a row of four terrace houses circa 1891 - these are the houses now at Nos. 52-56. She financed the construction through a mortgage with the London Chartered Bank of Australia, which she took out on the 29th November 1890 (Certificate of Title, Vol. 2036, Fol. 137). The 1895 Directory lists a number of the houses as vacant, although one (possibly 52 Carlisle Street) was occupied by John A. Kneale (SM).

The attached houses now number 62 & 64 were constructed c.1891 for James and George Marshall who acquired lot 25 of the Story, Mitchell and Story subdivision on the 29th October 1888 (Certificate of Title, Vol.2025, Fol.812). Both men were builders and so it is possible that they also constructed the houses. The houses remained vacant for several years after they were constructed, reflecting the depressed economic conditions, but were eventually tenanted by the early 1900s (SM).

The weatherboard cottage at No.42 was constructed c.1891 for Charles and Mary Robinson, who rented the house out before occupying it themselves (SM). The lot that the house was built on was purchased by Selina Mitchell in October 1889. After her death that same year, the property was eventually transferred to Mary Robinson in 1923 (V.2203 F.429).

References

Carroll, Brian & Rule, Ian, *Preston. An illustrated history*, 1985

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008

Land Victoria (LV), Certificates of Title Vol.2036 Fol.137; Vol.2025 Fol.812; Vol.2539 Fol.660; Vol.2156 Fol.112; Vol.2203 Fol.429; Vol.3202 Fol.312.

Sands and MacDougall Directories (SM) 1890-1895, 1899, 1905, 1910

MMBW Detail Plan No.2373 viewed online (9 December 2009) at http://www.slv.vic.gov.au/cgi-bin/map_item.pl

Relevant Historical Australian Themes

2. Peopling Darebin

2.3 Promoting settlement

5. Building suburban Darebin

5.1 Patterns of settlement

5.3 Developing the suburban ideal

Description

Physical Description

Carlisle Street comprises a mix of nineteenth century and twentieth century housing. The most intact groups of early houses are situated on the north side between Cowper Street and Hotham Street. The houses comprise one double fronted weatherboard cottage at No.42, an attached pair of single fronted cottages at 44-46, two pairs of single fronted cottages at 52-52A and 54-56, and an attached pair of single fronted cottages at 62-64.

The house at No.42 is a double gable-fronted weatherboard cottage, a form that is unusual in Darebin. There is a verandah with a cast iron frieze and tie-beams to the gable ends. Windows in the front elevation are double hung sash, placed symmetrically either side of the central doorway. There is one corbelled brick chimney in the east side gable. The house is in good condition and has a relatively high degree of external integrity when viewed from the street. Roof materials have been renewed, a wrought iron balustrade (c.1950s) has been added to the verandah, while the cyclone wire fence was probably a contemporary addition with the balustrade.

Immediately to the east of No.42 is a pair of attached single fronted houses constructed in brick, each now painted white, with hipped corrugated metal roofs. Along the central valley between their roofs the two are also divided by a short parapet wall which continues between the two metal roofed verandahs where it is supported by a corresponding dividing wall. This is rendered and decorated with a recessed panel, and divides the two front doors. Both verandahs are also supported at each end by corresponding extensions from the house's side walls. The verandah of No.46 retains its cast iron frieze while that of No.44 has been removed. The doors themselves are panelled with overhead transom lights and the door jambs are accentuated with decorative painted brickwork, as are those of the adjacent windows, although that on Number 46 has been painted to match the rest of the wall. No.46 has its original four-pane sash window but the window to No.44 appears to have a later replacement.

The houses are in good condition and have a moderate level of external integrity. It is presumed that both once had chimneys, which have now been removed. Apart from the alterations described above, other additions include the wrought iron balustrade across the front of each verandah and returning down a small stair approach to the door. Both houses have skillion roofed rear extensions of differing sizes. No.46 has a sympathetic (but not original) picket fence while No.44 has a low brick wall.

Numbers 52 and 52A Carlisle Street are a pair of single fronted brick houses with gable fronted roofs of corrugated metal, the fronts of which have been painted, probably concealing decorative brickwork. Both have a hipped verandah, with cast iron frieze, separated by a central dividing wall which protrudes above the verandah roofs as a short parapet. This divides the two entrance doors, both of which have transom lights, adjacent to which are single windows; the original two-pane sash in the case of Number 52 but replaced with a more recent casement in the case of Number 52A. The houses are in good condition and have a relatively high degree of external integrity when viewed from the street. There have been minor alterations to the verandahs and the small front yards, from which the houses are approached by small concrete stairs, are defined by sympathetic picket fences.

The adjoining gable fronted cottages at Nos. 54 and 56 are of similar design, however, the fronts of these houses have not been painted revealing the decorative brickwork on the jambs of the windows and doors on their southern facades, at the

HERITAGE CITATION REPORT

building's corners and in their gable ends above the verandahs. The latter have bull-nosed corrugated metal roofs, with cast iron frieze, each supported on the central dividing wall and two wooden posts. The front doors are concealed behind modern screen doors but the windows are the original two-pane sash examples. The houses are in good condition and have a moderate degree of external integrity - the profile of the verandahs has been altered, particularly at No.56.No.54 has a sympathetic low picket fence, while No.56 has a less sympathetic high fence with picket inserts.

The houses at Nos. 62-64 area pair of relatively ornate single fronted Victorian cottages. They are brick built but have been painted, possibly concealing decorative brickwork on their facades. Each has a long hipped corrugated metal roof with a central chimney constructed in banded brickwork with a heavy cornice supported on corbels, while there is a third, centrally located chimney at the rear. Verandahs cover the full frontage of both houses, partly supported on a central dividing wall which extends above the corrugated metal roofs into a shallow parapet with decorative mouldings. In each case a single metal post supports the opposite end of the roof, whilst additional support is provided by an internal bracket. The verandahs feature balustrades comprising a series of intricate metalwork panels, which translate into wooden banisters to either side of the wooden approach stairs. Opening onto the verandahs of both houses are a tripartite sash windows and a panelled door with a transom light. Other detailing includes paired eaves brackets. The houses are in good condition and have a relatively high degree of external integrity. Both houses have small skillion roofed extensions to their rears. At the front, each has a sympathetic, but not original, picket fence.

Recommended Management

Policy basis

These houses are historically significant as evidence of the first phase of suburban development in Preston in the late nineteenth century. The contributory houses are related in terms of their style, form, scale and siting and this contributes to their significance by illustrating the extent to which development in one main period is apparent. Some houses are relatively intact while others have been altered and reconstruction or restoration of missing or altered features would reveal the significance of the place. New development may occur provided that it does not adversely impact upon the visible elements that contribute to the historic streetscape.

Objectives

To conserve the surviving fabric that contributes to the late Victorian appearance of the houses when viewed from Carlisle Street.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to

HERITAGE CITATION REPORT

the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

- Installation of sympathetic front fences at Numbers 42, 44, and 56 based on historic evidence.
- Replacement of existing front windows in Numbers 46 and 52A with original type sash windows on the basis of historic evidence.
- Removal of paint from brickwork by an approved method.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

Evidence of nineteenth century development in Preston tends to be individual houses or small groups of buildings rather than whole streets or areas as found further to the south in Northcote or parts of Thornbury. Whereas many estates remained as open paddocks for a further two or three decades, the proximity of the cable tram system to the Preston border at Dundas Street and to industries such as the nearby brickworks and tanneries, encouraged suburban development in the Carlisle Street area, which formed part of a boom era subdivision of 5 acres of land by the partnership of James William Storey, Samuel Mitchell and George Robert Story. This subdivision was one of only a few immediately successful subdivisions in Preston resulting from the 'boom time' land speculation of the late 19th century and the houses at 42-46, 52-56 and 62-64 Carlisle Street represent this initial development, constructed by, or on behalf of tradesmen, merchants and public servants working in the nearby industries or commuting into the city.

Carlisle Street is therefore one of the few streets in Preston to contain groups of surviving nineteenth century houses that remain relatively intact. As such it compares with other streets in Preston that illustrate the first phase of suburban development in Preston during the late nineteenth century such as Mary Street, Livingstone Parade, Milton Crescent,

HERITAGE CITATION REPORT

Raglan Street and Garnet Street.

Statement of Significance

What is significant?

The houses, constructed c.1890, at 42-46, 52-56 & 62-64 Carlisle Street, Preston comprising single fronted brick cottages and one double gable-fronted weatherboard house. The form, original external materials and detailing, and scale, siting and visual relationship of the houses contributes to the significance of the place.

Later, generally post-Second World War, alterations or additions to the houses and other buildings at the rear of the houses, and front fences are not significant.

How is it significant?

The Carlisle Street houses are of local historic significance to Darebin City.

Why is it significant?

Historically, the houses are significant as evidence of the land speculation and localised first phase of suburban development achieved in South Preston by the end of the nineteenth century. They represent the small degree of successful development achieved during the land boom just before the economic crash of the 1890s. (Criterion A)

Recommendations 2008

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

None specified

Aboriginal Heritage Place

No

Other Recommendations

It is recommended that the houses at 42-46, 52-56 and 62 and 64 Carlisle Street be added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the properties as defined by the title boundaries.

HERITAGE CITATION REPORT

Name	FORMER STABLES		
Address	43 CARLISLE STREET, PRESTON	Grading	2008 Local
Date	Circa 1890		
Building Type	HouseStables		



Stables 43 Carlisle Street

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

History of Preston

Early settlement

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between what is now Dundas and Miller streets and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

HERITAGE CITATION REPORT

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms.

The 1880s boom

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged suburban development. Preston joined in the land boom that swept Melbourne in the late nineteenth with enthusiasm with 25 estates on offer, mostly in the central area south of Tyler Street. The arrival of the railway in 1889 stimulated sales, and by 1891 Preston's population had risen from 2054 to 3568. According to Carroll, new residents were mainly newly-weds moving out from Fitzroy, Collingwood and Northcote. They rented, built or bought simple timber double fronted Victorian villas or single fronted cottages. However, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s many of the blocks in the estates remained unsettled, and only the south central part of Preston had begun to take on a suburban character (Carroll & Rule, 1985:69-71).

Place history

As noted above, much of the land in the central parts of City of Darebin was subdivided and offered for sale as suburban allotments from the early 1880s. Prior to this time Preston had remained primarily rural in character, dominated by small farming allotments that had been carved off larger subdivisions bought by land speculators in the 1860s.

The western section of Carlisle Street between Cowper and Hotham streets was created c.1888 by one such subdivision. (Certificate of Title Vol.1991 Fol.169). The relative proximity of Carlisle Street to transport and industries such as the nearby brick and tile works meant that it was one of a small number of streets in Preston to experience some development before the economic crash of the 1890s effectively halted development for over a decade. In 1890, there were only three houses on Carlisle Street, but the following year some fourteen residences had been constructed between Newcastle and Hotham Streets (Sands and MacDougall Directories, 1890 & 1891).

Elizabeth J. Mitchell, wife of S. Mitchell, purchased two acres, 23 and six tenths perches, of part of Crown Allotment 138 in the Parish of Jika Jika on the 22nd May 1888 (Certificate of Title, Vol. 2025, Fol. 811), which comprised unsubdivided land on either side of Carlisle Street. Mitchell subdivided the land and sold it off as a series of smaller residential allotments in the following years. Two of these lots, Nos.13 and 14, were bought by Walter Warr on the 5th April 1889 (Certificate of Title, Vol. 2140, Fol. 828). Warr built the cottage at 43 Carlisle Street circa 1890, one of about 10 built in Carlisle Street at that time, and it was occupied by a series of working class families in subsequent years.

Warr sold the land to Alexander N. Tulloh, a bank manager, on the 24th January 1919 (Certificate of Title, Vol. 4180, Fol. 836). The property changed hands a number of times between 1921 and 1922, before it was purchased by Harry Knight, a carrier, on the 26th January 1922. Knight lived there until 1935, when he sold to William Dempster, a driver. Dempster lived there until his death in 1945 (Certificate of Title, Vol. 4180, Fol. 836). His will was granted to Eliza Jane Dempster, his widow, who held the property until her own death in 1974 (Certificate of Title, Vol. 4180, Fol. 836).

HERITAGE CITATION REPORT

The exact date of the stables at the rear of No.43 is not known but examination of the Melbourne and Metropolitan Board of Works Map No.2373, dated 1909, shows that it was in existence by that time. At that time the next door plot; that of the probably contemporary No.41, extended to the rear of No.43, to include the stable block which is now within the latter. The stable is shown to have extended further to the east at that time. It is not clear from the above at what stage the stable block became part of the current No.43 plot. The professions of Harry Knight (Carrier) and William Dempster (Driver) both suggest that they would have used the stables for accommodating horses.

References

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008
Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985
Land Victoria, Certificate of Title, Vol. 4180, Fol. 836; Vol. 2140, Fol. 828; Vol. 2025, Fol. 811
Sands and MacDougall Directories (SM), 1890 & 1891
MMBW Detail Plan No.2373, dated 1909, viewed online (16 November 2009) at www.slv.vic.gov.au/cgi-bin/map_item.pl

Relevant Historical Australian Themes

5 Building suburban Darebin

5.3 Developing the suburban ideal

Description

Physical Description

The former stable block at 43 Carlisle Street, Preston is situated to the rear of the house, adjacent to the rear and east side boundary. It is a timber framed structure, clad in weatherboard, which has a corrugated metal gable roof featuring a lightning conductor at its eastern end. Apart from some latter trellising, this building is open at the ground floor, its side walls and two metal stanchions supporting an enclosed hay loft at first floor level. The latter is probably accessed by an internal stair or ladder, but there is also an external loading bay with a large plank door, to either side of which are boarded-up window openings.

The house at 43 Carlisle Street is a late Victorian cottage. It is constructed in weatherboard with a recently re-clad corrugated metal gable roof extending as a skillion roof over a lower rear portion which is supported on wooden posts to allow for the prevailing slope. The house retains the original two light panelled door, beneath a transom light, which is centrally positioned and flanked by two two-pane sash windows. The house is in good condition, and has a moderate degree of external integrity. The verandah has been replaced, changing its original form and materials and the chimney/s has/ve been removed.

Recommended Management

Policy Basis

This stable is a rare surviving example of a building type that should be retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The stable is relatively intact externally and this contributes to the significance of place. The building has potential for adaptive re-use.

Objectives

HERITAGE CITATION REPORT

To conserve the surviving fabric of the stable, and to remove subsequent alterations that detract from this appearance. To consider adaptive re-use where this would assist in the conservation of the building.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

1. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
2. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
3. Discourage the demolition of elements of primary significance except where it can be demonstrated that:
 - The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
 - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
4. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions would be supported, should the opportunity arise:

- None specified.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

HERITAGE CITATION REPORT

Comparative Analysis

This is the only surviving example of a stables to be identified by the *City of Darebin Heritage Study*. Other known examples within the City of Darebin identified by previous studies are associated with large mansions such as *Bundoora Park* at Macleod or the nearby *Barunah*, situated at the corner of Dundas and Newcastle streets. By comparison these are larger, more elaborate structures made of brick. The example at 43 Carlisle Street on the other hand is representative of the smaller timber stables associated with small local businesses or working class households.

Statement of Significance

What is significant?

The former stables at the rear of No.43 Carlisle Street, Preston. The house is not significant.

How is it significant?

The former stables at 43 Carlisle Street, Preston is of local historic significance to Darebin City.

Why is it significant?

The former stables is historically significant as a rare surviving example of a once relatively common building type that provides a tangible reminder of the importance of horse-drawn transport in the nineteenth and early twentieth centuries. (Criteria A & B)

Recommendations 2008

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

None specified

Aboriginal Heritage Place

No

Other Recommendations

It is recommended that the former stable at 43 Carlisle Street be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the property as defined by the title boundaries.

References

Literature title: **Detail Plan 2373**

Literature type: General Reference

Literature author: Melbourne and Metropolitan Board of Works

Literature publisher: Shire of Preston

Literature year: 1909

HERITAGE CITATION REPORT

Name	GARNET STREET HOUSES	
Address	7-17 & 16 GARNET STREET PRESTON	Grading 2008 Local
Building Type	Residential Precinct	



7 Garnet Street

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

History of Preston

Early settlement

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between what is now Dundas and Miller streets and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing,

supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms.

The 1880s boom

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged suburban development. Preston joined in the land boom that swept Melbourne in the late nineteenth century with enthusiasm with 25 estates on offer, mostly in the central area south of Tyler Street. The arrival of the railway in 1889 stimulated sales, and by 1891 Preston's population had risen from 2054 to 3568. According to Carroll, new residents were mainly newly-weds moving out from Fitzroy, Collingwood and Northcote. They rented, built or bought simple timber double fronted Victorian villas or single fronted cottages. However, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s many of the blocks in the estates remained unsettled, and only the south central part of Preston had begun to take on a suburban character (Carroll & Rule, 1985:69-71).

Place history

As noted above South Preston, particularly the area immediately to the north of the junction of Plenty Road with High Street, was one of the focal points of the early European settlement of Preston. In the mid to late nineteenth century it was an area of small farms and brickworks, with a large bacon factory at the junction. By the late nineteenth century, during the land boom, the area was subdivided into suburban allotments.

Garnet Street was formed by the subdivision of land acquired by Samuel Mitchell of South Preston on the 5th January 1883. The land was bordered by Epping Road to the west, Yan Yean Road (later Plenty Road) to the east and Bell Street formed its northern boundary. Mitchell's allotment covered ten acres, two roods and nine perches and formed part of Crown Portion 138 in the Parish of Jika Jika (Certificate of Title, Vol. 1424, Fol. 667).

The plan for Mitchell's subdivision, which included Garnet Street, was lodged on the 9th February 1883 (Lodged Plan 473). Adjacent to the Whittlesea Railway Line, the allotments were ideally located for residential development and the Directories show that the section of the street between High Street and Plenty Road was almost fully developed by 1890 with 27 occupants listed in that year. The extent of development in Garnet Street (and adjoining streets to the south, Seymour and Yann Streets, is shown in the 1910 MMBW plan. By that time there were only three vacant allotments at nos. 1, 3 and 27.

The surviving nineteenth century houses in Garnet Street were therefore all constructed by 1890 as the Directories indicate that there was no development between that year and at least c.1915 when the house at No.27 was built. A comparison between title and rate records indicates that most of the houses were built for investment purposes, that is for renting out to others rather than for use by owner-occupiers.

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For example lot 31 in the subdivision, the site of the present cottage at No.9, was purchased from Mitchell by the Planet Permanent Building Land and Investment Society on the 3rd June 1885 (Certificate of Title, Vol. 1701, Fol. 007). A year later, the property was acquired by Donald Urquart, a butcher, bought lot 31 on the 21st October 1886 and just two weeks after that it was transferred back to the Planet Permanent Society on the 8th November 1886, and it is likely that they financed the construction of the house thereafter (Certificate of Title, Vol. 1862, Fol. 270). A later owner Hannah Louisa Court, the wife of James Court, who bought the property on the 26th April 1897. Directories list James Court as occupant during the late 1890s and early 1900s.

The brick houses at 11 and Garnet were likely to have been built for (and possibly by) Frederick Pears, a bricklayer, who purchased Lot 30 of Mitchell's subdivision on the 2nd October 1885. He then transferred the title to the Universal Permanent Building and Investment Society on the 9th March 1886, and they presumably held it as security while financing the construction of the residences. The property was transferred back to Frederick Pears on the 4th October 1887, but he still lacked financial stability and took out a mortgage to Alexander Short (Certificate of Title, Vol. 1747, Fol. 311). Directories show these properties occupied by a number of tenants in the late nineteenth and early twentieth centuries (SM).

The houses at No.15 and No.17 are named on the MMBW Detail Plan No.2378 as 'Myrtleford and 'Frankfort', respectively. Both cottages appear to have been built for (and possibly by) James William Story who purchased residential lot 28 of Mitchell's subdivision on the 7th June 1885 and then lot 27 on the 14th June 1885. Story was a builder and title over the property was transferred to the Excelsior and Mutual Permanent Building Society on the 7th July 1885 (Certificate of Title, Vol. 1707, Fol. 346). The Building Society possibly held the title as security for a loan to construct the residences, further evidence that the place was built around this time.

'Frankfort' was later sold to William Sutton, a gentleman, on the 5th December 1887 (Certificate of Title, Vol. 1969, Fol. 792). Sutton sold to Robert King on the 30th May 1895. Sutton sold to Robert King on the 30th May 1895. Six years later King sold to Philip Clarke, a labourer, who occupied the residence by 1905 (SM). On the 23rd May 1905, title over the property was transferred to Michael Clarke, who was also a labourer and probably a relation of Philip. Michael Clarke in 1910 is recorded as living next door at 'Myrtle Bank' (SM).

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Lodged Plan 473

Sands & McDougall Directories (SM), 1890, 1894, 1899, 1905, 1910

Relevant Historical Australian Themes

2. Peopling Darebin

2.3 Promoting settlement

5. Building Suburban Darebin

5.1 Patterns of settlement

5.3 Developing the suburban ideal

Description

Physical Description

Garnet Street comprises a mix of nineteenth century and twentieth century housing. Approximately half of the houses in the street date from the late nineteenth or early twentieth century prior to World War I, but some have been altered. The houses are predominantly double fronted Victorian era villas with hip roofs, constructed in either brick or weatherboard. The most intact early houses form a group on the south side from No.7 to No.17. Another relatively intact nineteenth century house, No.16, is directly opposite this group.

The house at 7 Garnet Street is a late Victorian villa, asymmetrical in plan with a facade of decorative polychrome brickwork and a hipped corrugated metal roof. A projecting western bay accommodates a tripartite two-pane sash window. The building's front door is positioned centrally and, together with two simpler sash windows to its east, this lies beneath a hipped corrugated metal verandah roof supported by the projecting bay and two metal posts and decorated with a metal valance and cast iron frieze. Two decorated brick chimneys stand at opposing ends of the main roof ridge. The house is in good condition and has a relatively high degree of external integrity. A relatively unobtrusive flat car port roof has been introduced over the driveway to the west of the house, whilst a small porch supported on posts and a small skillion-roofed brick annex extend to its rear.

Immediately to the east of No.7 is a simple late Victorian weatherboard cottage with a transverse gable roof. The house is in good condition and has a moderate to low level of integrity. The verandah has been altered, and there is a two storey addition at the rear.

The houses at Nos. 11 and 13 Garnet Street comprise a pair of semi-detached late Victorian rendered single-fronted cottages. Both have hipped corrugated metal roofs which are concealed by ornate parapets featuring decorative pilasters supporting a blind arch over their facades. The two buildings' facades are symmetrical to one another, each with a panelled doorway, featuring a transom light, positioned inside a tripartite window. Both houses have verandahs across their width, with roofs of bull-nosed corrugated metal and decorative tile floors. Each house has a chimney positioned at the centre of the main roof ridge. Each house also features a rear extension, the skillion roofs of which meet to form what is essentially a shallow gable roof, on the ridge of which is a single chimney stack which appears to be shared by the two houses. Sympathetic picket fence along the street frontages of both properties and the front gardens feature tiled paths and sympathetic plantings.

Despite its late Victorian date, the double-fronted weatherboard house at No.15 is more akin to earlier mid and early Victorian examples. It has a hipped corrugated metal roof featuring two chimneys, each with a very pronounced cornice, to either side of the central valley of the M-hip roof. Beneath a line of corbels supporting the roof, a corrugated metal skillion verandah roof runs across the house's facade sheltering a central door with a two-pane sash window to either side. The verandah is supported on four metal posts and features a fairly elaborate cast iron frieze. The house is in good condition and has a relatively high degree of external integrity. A series of skillion metal roofed extensions abut the rear of the original building, and provide a car port along a driveway to the west.

The next house along at No.17 is a simple double-fronted Victorian weatherboard house with a hipped corrugated metal roof. The house is in fair condition and has a moderate degree of external integrity. The two chimneys at the front of the house have been removed, but an original chimney remains at the rear on the east side. The verandah has been altered/replaced.

Opposite the houses at Nos.15 and 17 is a late Victorian brick house, likely to feature decorative brickwork on its facade

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but now whitewashed. It has a corrugated metal M-hipped roof with one rendered chimney (It appears that a second chimney has been removed), with a prominent cornice, at the eastern end of the frontal roof ridge. This is supported at the front of the house by a row of decorative corbels, beneath which runs a hipped metal verandah roof which is supported by four thin posts. This shelters a central door with sidelights and a transom light and two flanking tripartite two-pane sash windows. The house is in good condition and has a moderate degree of external integrity.

Recommended Management

Policy Basis

These houses are historically significant as evidence of the first phase of suburban development in Preston in the late nineteenth century. The contributory houses are related in terms of their style, form, scale and siting and this contributes to their significance by illustrating the extent to which development in one main period is apparent. Some houses have been altered and reconstruction or restoration of original detailing would reveal the significance of the place. New development may occur provided that it does not adversely impact upon the visible elements that contribute to the historic streetscape.

Objectives

To conserve the surviving fabric that contributes to the late Victorian era appearance of the houses when viewed from Garnet Street.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance,

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but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

- Installation of sympathetic front fences on the basis of historic evidence.
- Restoration/reconstruction of the front verandah to No.17 on the basis of historic evidence.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

Evidence of nineteenth century development in Preston tends to be individual houses or small groups of buildings rather than whole streets or areas as found further to the south in Northcote or parts of Thornbury. Whereas many estates remained as open paddocks for a further two or three decades, the proximity of the new Whittlesea railway through Northcote and Preston, which opened in 1889, and the cable tram system to the Preston border at Dundas Street, encouraged suburban development in the Garnet Street area. Samuel Mitchell's subdivision was one of only a few immediately successful subdivisions in Preston resulting from the 'boom time' land speculation of the late 19th century and the houses at Numbers 7-15, 16 and 17 Garnet Street represent this initial development, constructed by, or on behalf of tradesmen, merchants and public servants working in the growing suburbs or commuting into the city.

Garnet Street is therefore one of the few streets in Preston to contain groups of surviving nineteenth century houses that remain relatively intact. As such it compares with other streets in Preston that illustrate the first phase of suburban development in Preston during the late nineteenth century such as Mary Street, Livingstone Parade, Milton Crescent, Raglan Street and Carlisle Street.

Statement of Significance

What is significant?

The houses, constructed c.1890-1900 at 7-17 and 16 Garnet Street, Preston. The form, original external materials and detailing, and consistency of scale, siting and visual relationship of the houses contributes to the significance of the place.

Later, generally post-Second World War, additions and other buildings at the rear of the houses, and front fences are not significant.

How is it significant?

The Garnet Street houses are of local historic significance to Darebin City.

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Why is it significant?

Historically, the houses are significant as evidence of the land speculation and localised first phase of suburban development achieved in South Preston by the end of the 19th century. They represent the small degree of successful development achieved during the land boom just before the economic crash of the 1890s. (Criterion A)

Recommendations 2008

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None specified
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the houses at 7, 9, 11, 13, 15, 16 and 17 Garnet Street be added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the properties as defined by their title boundaries.

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Name WEST PRESTON BAPTIST CHURCH
Address 334 GILBERT ROAD, PRESTON **Grading** 2008 Local
Building Type Church



West Preston Baptist Church

Recommended Heritage Protection VHR - HI - PS Yes
Designer / Architect Walker, CJ **Architectural Style** Interwar Period (c.1919-c.1940)
Maker / Builder Henning, AJ

History and Historical Context

Thematic history

Founding churches

When Europeans settlers began to put down roots in Darebin - as in most parts of Victoria - they founded community institutions brought from their home countries. In most cases, the first institution to mark the founding of a new community was a church, so churches reflect both the cultural origins of their founders and the beginnings of a particular community. Churches usually commenced in borrowed buildings - barns, private homes, and later schools or public halls - before a church building was erected.

In nineteenth century Darebin, particularly the Preston area, Methodism was the earliest and most prolific Christian denomination in terms of church building and membership. In 1891, 25.33% of Preston's population were Methodist,

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compared with 13.86% in Victoria generally. The Anglicans were also strongly represented, with 39.65% in Preston compared with 36.65% in Victoria, although many people were nominally Anglicans rather than active worshipping members. By contrast, Presbyterians, who were of Scottish background, and Roman Catholics, who were overwhelmingly Irish, numbered well below the Victorian average in Darebin (Forster, 1968:34).

Amongst the earliest permanent European settlers in Darebin was a group of Particular Baptists from Sussex in England. Two of them, James Tyler and Edward Wood, bought land in Preston, and several other families settled around them. Edward Wood opened a store on the corner of High and Wood Streets, and this formed a focal point of the early Preston community. The Particular Baptists built a chapel in High Street near Percival Street in 1856, but when the chapel fell into disrepair, members held services in a nearby library until 1890s. (Forster, 1968:22-5).

The Baptist cause really only began to prosper after the turn of the twentieth century, during a time of modest growth in Darebin. It was also a time when evangelical revivalist churches such as the Baptists and the Churches of Christ were growing in Australia. The enthusiasm of the era was expressed in the building of a church in one day. In 1911 the congregations of Preston Church of Christ and Fairfield Baptist both built their chapels in one day. They were the plain wooden buildings typical of non-conformist churches. The Baptists also built a chapel in High Street, Regent in 1915, (qv) close to the site of the old Particular Baptist chapel, and several more followed in Darebin.

Places of worship that reflect post-war immigration

In the second half of the twentieth century, the religious character of Darebin began to change markedly with the arrival of immigrants from Europe, the Middle East and Asia, who brought with them religious traditions new to Darebin, in particular the Eastern Orthodox churches and Islam. Since the 1990s, the Buddhists have also been represented in Darebin.

Due to declining church attendance in the traditional English-speaking churches and the formation of the Uniting Church in Australia, a number of the older Protestant churches were made redundant. A number of Eastern Orthodox churches commenced in redundant churches. The re-use of redundant churches for other religious traditions shows the transition of Darebin from the stronghold of non-conformist Protestantism to a multicultural community.

Place history

The post First World War era was a boom time for Preston. One of the factors that encouraged urban growth was the extension of the tramway system. The West Preston line along Gilbert Road opened in 1920 and this stimulated the development of housing estates in the surrounding areas.

At some time in the 1920s a group of Baptists living in West Preston formed a church and the first services were held in a shop on the corner of Bell Street and Gilbert Road (*Leader*, 9 December 1927). In 1927 a block of land on the corner of Cramer Street and Gilbert Road was purchased for £714, and plans were drawn up for a timber building 50 feet by 30 feet (Plans submitted to the Public Health Department describe it as a 'school hall'). The architect was C.J. Walker of Thornbury. The contractor was A.J. Henning, although most of the labour was provided by the members and Baptists from neighbouring churches. The use of voluntary labour continued the tradition of the Fairfield Baptists, with construction carried out over two succeeding Saturdays. Women from neighbouring Baptist churches provided meals for the construction workers. The opening ceremony was held on Saturday 17 December 1927.

In February 1931 a Mr Fuller made an application on behalf of the church to the Public Health Department (PHD) to extend the building at the rear to accommodate a kindergarten room. The addition, which extended the hall by 28 feet, was completed by April 1931 and Mr Fuller once again wrote to the PHD seeking permission to open on Sunday 12 April. Approval was given to use the hall as a primary and kindergarten day-school subject to 'strict compliance' with a list of conditions including a maximum number of 15 pupils (PROV).

School was conducted by Thora Phillips who wrote to the PHD in August, 1936 advising that she had 12 scholars on the

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roll. By 1938 the number had increased to 20, which the PHD noted was 5 in excess of that permitted and consequently advised that:

This excess will be permitted for this year, but in 1939 and all subsequent years the number of scholars must not exceed 15 unless extra windows are provided as set out in the Commission's letter of 23 August 1937 when the number of scholars may be increased to 36.

The number of scholars increased to 32 in 1939 and the additional windows were finally installed later that year following a threat of prosecution by the PHD (PROV).

Renovations were made to the interior of the church in 1983-84, and during the 1980s the church began a ministry to Cambodian refugees and a community based youth group. Another major upgrade and renovation of the church building and facilities was undertaken between January and September 2009.

Sources

Carroll, Brian & Rule, Ian, *Preston. An illustrated history*, 1985

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Leader, 9 December 1927.

Brown, B.S., *Members of One Another: the Baptist Union of Victoria, 1862-1962*, Melbourne, 1962

Public Records Office of Victoria (PROV), VPRS 7882/P1 Unit 825

West Preston Baptist Church website - www.wpbc.org.au

Relevant Historical Australian Themes

2. Peopling Darebin

2.2 Migrating to seek opportunity

7. Community and culture

7.1 Worshipping

Description

Physical Description

The West Preston Baptist Church at 334 Gilbert Road, Preston, is an inter-war Carpenter Gothic church. The church faces Cramer Street and is situated adjacent to a car park, which occupies the Gilbert Road corner. Its south (front) gable, which overlooks Cramer Street, is decorated with two projecting beams, the upper of which is embellished with dentils. The earlier kindergarten extension (now the church hall) to the north has a lower pitched roof. Original features include:

- the original tripartite leadlight casement window in the porch and a commemorative plaque below
- the two narrow leadlight two-pane sash windows on either side of the porch.
- the eight-pane sash windows in the side elevations, except where the annex has been constructed (see below) and on the opposite side where an earlier lean-to addition features a single three-light casement.

The most significant alteration arising from the recent renovations is the addition of an entrance annex at the western side of the original building. This gable ended extension, which has been undertaken in a sympathetic manner, is also constructed in weatherboard, and the whole has been repainted to match. Other alterations are fairly ephemeral and include the removal of vents along the ridge of the roof, the introduction of a small ventilation unit on its eastern slope

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and the replacement of the doors in the original entrance porch at the building's street-ward southern end with full length single-pane windows.

Recommended Management

Policy Basis

This building is historically and socially significant for its use over 80 years by the local Baptist congregation. It is therefore important that it be retained as a record of the historic development of this area. Additions made to the building in 1931 and again in 2009 have enabled the on-going viability of the building as a community facility. The 2009 addition was more significant, however, the original form of the 1927/31 Hall remains legible.

Objectives

To conserve the surviving early twentieth century fabric associated with the 1927 hall and the 1931 addition.
To consider adaptive re-use where this would assist in the conservation of the building.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

Recognising that the recent major alterations have been undertaken for the benefit of the congregation and community, and that the historic fabric of the building has otherwise been treated in a fairly sensitive manner, the following specific conservation actions are recommended, should the opportunity arise:

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- None specified.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

Many of the first churches built to serve the developing communities of Darebin in the inter-war period, particularly during the Depression years, were simple weatherboard halls that illustrate the determination of congregations to obtain a suitable place of worship with what were limited resources. In architectural terms, these were simple honest structures, usually comprising a single gabled hall, often with a projecting porch. As the churches were often built by members of the congregations themselves, decorative detailing was minimal. As congregations grew, these early timber buildings were often replaced with a more substantial building, usually constructed of brick and sometimes architect designed.

The West Preston Baptist Church is a rare surviving example of an original church that has continuously been used as a place of worship and has not been replaced by a later building. The church compares to the first Regent Baptist Church in High Street, which had a brick front added later and was eventually replaced by a brick church in the 1960s, and St Mark's Anglican Church, Reservoir, a simple weatherboard church that has served the congregation since its opening in the 1930s (Please refer to the separate place records for further information)

Statement of Significance

What is significant?

The West Preston Baptist Church at 334 Gilbert Road, Preston comprising the church, constructed in 1927, and the church hall addition constructed c.1935. The church and hall addition is a simple gabled weatherboard building with a projecting gabled porch.

The additions made in 2009 are not significant.

How is it significant?

The West Preston Baptist Church is of local historic and social significance to Darebin City.

Why is it significant?

The West Preston Baptist Church is historically significant as a place that provides tangible evidence of an important phase of Preston's suburban development during the inter-war period. It is representative of the modest timber churches that were erected with the limited resources available to communities at the time and whilst many of these early churches have since been replaced, this church is notable for its continuity of use as a place of worship. It is socially significant as

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a place that has provided a religious and community focus for over 75 years and the continuing connection and importance of the place to the community is demonstrated by additions to the building in 2009. (Criteria A, D & G)

Recommendations 2008

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None specified
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that West Preston Baptist Church be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the property as defined by the title boundaries.

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Name	HOUSE (FORMER PRIMROSE)		
Address	43 JESSIE STREET, PRESTON	Grading	2008 Local
Building Type	Residence		



43 Jessie St, Preston

Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

History of Preston

Early settlement

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between what is now Dundas and Miller streets and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as

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Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms.

The 1880s boom

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged suburban development. Preston joined in the land boom that swept Melbourne in the late nineteenth with enthusiasm with 25 estates on offer, mostly in the central area south of Tyler Street. The arrival of the railway in 1889 stimulated sales, and by 1891 Preston's population had risen from 2054 to 3568. According to Carroll, new residents were mainly newly-weds moving out from Fitzroy, Collingwood and Northcote. They rented, built or bought simple timber double fronted Victorian villas or single fronted cottages. However, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s many of the blocks in the estates remained unsettled, and only the south central part of Preston had begun to take on a suburban character (Carroll, 1985:69-71).

Place history

As noted above prior to the 1890s, Preston remained primarily rural in character, dominated by small farming allotments that had been carved off larger subdivisions bought by land speculators in the 1860s, and much of the land in the City of Darebin was subdivided and offered for sale as residential allotments between 1885 and 1895. The land on which the house at 43 Jessie Street was constructed once formed part of an allotment containing 19 acres that was acquired on 11 January 1884 by William John Seabrook (Certificate of Title, Vol. 1526, Fol. 005). The property acquired by Seabrook included most of the land bounded by present-day Cramer Road, Gilbert Road, Bruce Street and Jessie Street. He immediately subdivided it into suburban lots, creating a new east-west street, Collins Street, and most of the sites were sold in 1884 and 1885.

What is now 43 Jessie Street was part of Lot 3 in the subdivision, which was purchased, together with the adjoining lot 2, on 4 February 1885 by Mary Mason. On 19 August 1889 Lot 3 was purchased by Frederick Rouse Bayliss, who in turn quickly sold it just four months later to Charles Frederick Wallis who remained owner until his death in 1897 (Certificates of Title, Vol.1660, Fol.803, Vol.2183 Fol.481). It appears that the residence was built soon after Wallis became owner, initially as an investment. In 1891 the house, one of only two in the street, is listed by the Directory as vacant, then tenanted by a Charles Green in 1892 before Charles Wallis becomes occupier in 1893-94. Thereafter the house is occupied by a series of tenants (SM).

The house on this property is shown on the 1915 MMBW Detail Plan No.2384, which identifies it as 'Primrose'. At that time it was one of about a dozen houses within the block bounded by Jessie Street, Cramer Street, Gilbert Road and Bruce Street, but still one of only two in Jessie Street.

References

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Land Victoria, Certificates of Title, as cited

MMBW Detail Plan No.2384 viewed online (9 December 2009) at www.slv.vic.gov.au/cgi-bin/map_item.pl

HERITAGE CITATION REPORT

Sands & McDougall Directories (SM), 1890-1900, 1905, 1910

Relevant Historical Australian Themes

2. Peopling Darebin

2.3 Promoting settlement

5. Building Suburban Darebin

5.1 Patterns of settlement

5.3 Developing the suburban ideal

Description

Physical Description

The house at 43 Jessie Street, Preston is a late Victorian asymmetrical villa built in rendered brick, now painted, on a bluestone foundation. It has a hipped roof (now re-clad in terracotta tiles), which encompasses the projecting bay at the southern end of the facade. The bay is extended by a three sided minor bay with tall two-pane sash windows with stone cills on each of its sides. The bay, and a projecting wing wall at the opposite end enclose a skillion verandah with cast iron posts, between which is arranged a relatively heavy and intricate cast iron frieze. The verandah shelters the solid front door and a single double-hung sash window of two-panes with sidelights. A series of deeply recessed two-pane sash windows with stone cills lines the driveway along the southern side of the plot. The house has one tall chimney, which has been rendered and shortened. Other original detailing includes the scroll and console to the projecting wing wall at the north end of the verandah.

The house is in good condition and has a moderate degree of external integrity with changes to the roof and other detailing as noted above. The street frontage of the plot is defined by a low rendered brick and wrought iron fence. A concrete driveway running along the southern side of the house is a later development and subdivision of the original block has resulted in the construction of a 1960s house on the north side.

Recommended Management

Policy Basis

This place is a typical example of a late Victorian villa which illustrates the first phase of suburban development in this area. It has a moderate level of external integrity and the significance of the place would be revealed by the restoration or reconstruction of altered or missing elements.

Objectives

To conserve the late Victorian appearance and siting of the house when viewed from Jessie Street.

To encourage restoration or reconstruction of missing or altered features.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

1. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

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- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
 - 2. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
 - 3. Discourage the demolition of elements of primary significance except where it can be demonstrated that the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building
- Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
- It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- 4. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions would be supported, should the opportunity arise:

- Construction of a sympathetic front fence based on historic evidence.
- Replacement of roof in appropriate material based on historic evidence.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

Evidence of nineteenth century development in Preston tends to be individual houses or small groups of buildings rather than whole streets or areas as found further to the south in Northcote or parts of Thornbury. Most of the nineteenth century development was concentrated in South Preston south of Bell Street, or in a narrow spine extending north either side of the Whittlesea Railway line (generally between St George's Road and Plenty Road) as far north as Reservoir.

This house was constructed on one of the somewhat remote late nineteenth century subdivisions of land to the west of St George's Road. These areas were too far from transport networks and did not fully develop until the inter-war period

HERITAGE CITATION REPORT

when improvements to transport networks (Electrification of the Whittlesea Railway and progressive extension of the electric tramway along Gilbert Road) finally made them accessible.

Architecturally, the majority of the houses built on these subdivisions were typical Victorian villas of similar design, either a symmetrical layout with a M-hipped roof or an asymmetrical plan, sometimes with a projecting bay. Some of the more elaborate examples featured Italianate detailing.

Many of the early houses within these areas have been demolished and this is one of a small number of surviving nineteenth houses constructed just prior to the 1890s depression. Comparable examples, which have a similar level of external integrity and are also recommended for inclusion in the Heritage Overlay, include 82 Bruce Street, and 7 and 9 Mount Street (Refer to separate citations in this Study). By comparison the other surviving nineteenth century houses within the surrounding area - e.g. at No.86 Bruce Street and an attached pair of brick cottages at 51 and 53 Leicester Street - are significantly altered.

Statement of Significance

What is significant?

The house (Formerly known as 'Primrose'), constructed c.1891, at 43 Jessie Street, Preston is a late Victorian villa with Italianate detailing. The form, original external detailing and materials and siting of the house contribute to its significance.

Later additions to the house, the tiled roof, outbuildings, the front fence and the driveway are not significant.

How is it significant?

The house at 43 Jessie Street, Preston is of local historic significance to Darebin City.

Why is it significant?

Historically, the house is significant as tangible evidence of the small degree of successful development achieved in the undeveloped areas of Preston during the late 19th century land boom, but prior to the economic crash of the 1890s. This house is particularly significant as an illustration of the extent to which speculative subdivision occurred in areas that were remote from transport and services. (Criterion A)

Recommendations 2008

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the house at 43 Jessie Street, Preston be added as an individual place to the Heritage Overlay of

HERITAGE CITATION REPORT

the Darebin Planning Scheme. The extent of registration is the whole of the property as defined by the title boundaries.

HERITAGE CITATION REPORT

Name	HOUSE		
Address	4 MOUNT STREET, PRESTON	Grading	2008 Local
Date	Circa 1916		
Building Type	Residence		



4 Mount Street.JPG

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period (1902-c.1918)

History and Historical Context

History of Preston

Early settlement

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between what is now Dundas and Miller streets and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms.

The 1880s boom

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged suburban development. Preston joined in the land boom that swept Melbourne in the late nineteenth with enthusiasm with 25 estates on offer, mostly in the central area south of Tyler Street. The arrival of the railway in 1889 stimulated sales, and by 1891 Preston's population had risen from 2054 to 3568. According to Carroll, new residents were mainly newly-weds moving out from Fitzroy, Collingwood and Northcote. They rented, built or bought simple timber double fronted Victorian villas or single fronted cottages. However, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s many of the blocks in the estates remained unsettled, and only the south central part of Preston had begun to take on a suburban character (Carroll & Rule, 1985:69-71).

History of 4 Mount Street, Preston

As noted above, prior to the 1890s, Preston remained primarily rural in character, dominated by small farming allotments that had been carved off larger subdivisions bought by land speculators in the 1860s. The first stage of suburban residential development began during the boom years of the 1880s, as many larger estates were subdivided into smaller residential allotments. One such speculative subdivision was created by Thomas Barrett, a builder of Hawthorn who on the 11th July 1888 acquired 32 acres of land on the north side of Bell Street and bounded by what is now Gilbert Road (Originally known as Elizabeth Street), Bruce Street and James Street. He subdivided the allotment into 120 lots creating Mount, Bischoff and Tasman streets and sales commenced in October 1888. However, this subdivision on the western edge of the municipality was far too distant from transport services and, compared to other subdivisions in central Preston, lots sold slowly during 1888-1890 and by early 1891 only 27 had been sold, most of which were facing Bell Street or in Mount Street. The onset of the 1890s depression halted sales and only one lot was sold in the following decade. Sales recommenced by 1905 and most lots in the subdivision were sold during the inter-war period (Certificate of Title, Vol. 2044, Fol. 685).

One of the first lots sold was lot 19 to William Kerr on the 6th December 1889. Kerr was an insurance broker (Certificate of Title, Vol. 2044, Fol. 685), but he did not build on his land and he eventually sold to Frederick Bird, an electrical engineer, on the 7th March 1916. Bird took out a mortgage over the property on the 1st July 1916, which he probably used as a means of financing the construction of the residence at 4 Mount Street that is listed as 'being built' in the directories of 1917. Bird occupied the residence after construction was completed (Sands and MacDougall Directory, 1917 & 1918).

Much of Preston remained undeveloped at this time and it was not until after the First World War that Preston began to experience substantial growth. The house at 4 Mount Street was one of the first houses to be built in the subdivision as the economy recovered in the early twentieth century and was probably only the third house in Mount Street at that time

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(Refer to separate citations in this Study for the houses at 7 and 9 Mount Street, opposite No.4, which were built in the late nineteenth century). It is shown in the 1926 MMBW Detail Plan No.3271 and by then it was one of eleven houses in Mount Street, which was finally experiencing some development as the population of Preston boomed during the inter-war years and the electric tramway was extended along Gilbert Road.

The house and land was bought by Elizabeth Wallace, a married woman, on the 4th November 1920. She sold it to Mary Margaret Sleith on the 21st May 1924 (Certificate of Title, Vol. 2217, Fol. 395) and it was to remain in the Sleith family for the following eighty years (Certificate of Title, Vol. 2217, Fol. 395).

References

- Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008
Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985
Land Victoria, Certificates of Title, Vol. 2217, Fol. 395; Vol. 2044, Fol. 685
Sands and MacDougall Directory, 1916-1918
MMBW Detail Plan No.3271 viewed online (16 November 2009) at www.slv.vic.gov.au/cgi-bin/map_item.pl

Relevant Historical Australian Themes

5. Building suburban Darebin

5.3 Developing the suburban ideal

Description

Physical Description

The house at 4 Mount Street is an early twentieth century bungalow of an unusual design that illustrates the transition between Edwardian houses and inter-war periods. Constructed in brick, this single storey dwelling has a low-pitched hipped slate roof, being essentially rectangular in plan apart from a small square entrance porch in the centre of its western frontage. This is sheltered by a large hipped porch roof, also of slate, which is supported at the corners by two brick columns and in the middle by two metal poles. The poles appear to have been inserted at a later date, it probably having transpired that the spacing of the brick columns was too great. The building has tall simple chimneys at each of its rear corners implying that the main living rooms are located at this side of the house. A large fixed light window occupies the western face of the porch and the southern side is of plain brickwork. A two-pane sash window, occupies the bay to the north of the entrance porch. Its upper sash contains leadlight with a stained-glass motif, and this is also true of the bay window, and to another example on the house's southern side which overlooks a driveway running along this side of the building. The house appears to have a combination of two-pane sash and top-hung awning windows on each of its remaining sides, although these are obscured to the rear by two weatherboard lean-tos. The main entrance door, which appears to be original and is overlooked by a transom light, faces north from the porch and opens into a small enclosure created by a stretcher brick lattice wall which runs from the house's north western corner to just past the porch. This walling appears to be mirrored to the south of the porch although it is obscured by a box hedge and a small fruit tree.

As noted above, the house is of an unusual design and is therefore likely to be designed by an architect, although the uncomfortable juxtaposition of the porch with a bay window to its south on the house's main facade suggests otherwise. The house is in good condition (although the porch appears to have sunk somewhat) and has a relatively high degree of external integrity when viewed from Mount Street.

The house is setback behind a cyclone wire fence along the front of the property, which is likely to be a later mid 20th century addition. There is minimal landscaping.

HERITAGE CITATION REPORT

Recommended Management

Policy Basis

This place is a good surviving example of an important house type which should be retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Mount Street.

Objectives

To conserve the surviving fabric that contributes to the Edwardian appearance of the house when viewed from Mount Street.

To maintain the significance of the place by encouraging the restoration or reconstruction of original garden elements and fences.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

- Reinstatement of the original fence based on historic evidence.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

4 Mount Street is an unusual house without parallel in Darebin. In form and materials it is transitional between Federation and Inter-war, utilizing elements from these styles. In particular the following elements are rare when used in combination:

- low pitched roof clad in slate
- symmetrical roof and plan form with central porch but using different window designs and placement
- use of canted bay windows reaching to the underside of the eaves
- "hit and miss" brickwork balustrade to the porch and tall, slender brick pillars
- streamlined and simplified late interwar form combined with elaborate windows

It is difficult to decide if the house at 4 Mount Street is the work of an amateur designer experimenting with elements of different periods and styles and making an unusual composition, or the work of a skilled designer making deliberate choices to combine different design elements and materials together.

Statement of Significance

What is significant?

The house, constructed by 1917, at 4 Mount Street, Preston is an early twentieth century bungalow constructed in brick with a low-pitched hip slate roof.

Outbuildings, the front fence and gates and later skillion additions at the rear of the house are not significant.

How is it significant?

The house at 4 Mount Street, Preston is of local historic and architectural significance to Darebin City.

Why is it significant?

The house at 4 Mount Street, Preston is historically significant as place that provides tangible evidence of the recovery in development in the relatively undeveloped areas of Preston following the economic crash of the late 1890s and prior to the post-First World War boom (Criterion A)

The house at 4 Mount Street, Preston is architecturally significant as early twentieth century house of unique design, with an unusual combination of features that illustrates the transition in styles from the Edwardian era to the bungalows that emerged during the inter-war period. (Criteria D & F)

HERITAGE CITATION REPORT

Recommendations 2008

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None specified
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the house at 4 Mount Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the property as defined by the title boundaries.

HERITAGE CITATION REPORT

Name	HOUSES (YARRABERB & LEURA)	Grading	2008 Local
Address	7 & 9 MOUNT STREET, PRESTON		
Date	Circa 1892		
Building Type	Residence		



7 Mount Street



9 Mount Street

HERITAGE CITATION REPORT

Recommended Heritage Protection **VHR - HI - PS Yes**

Architectural Style Victorian Period (1851-1901)
Italianate

History and Historical Context

History of Preston

Early settlement

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between what is now Dundas and Miller streets and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms.

The 1880s boom

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged suburban development. Preston joined in the land boom that swept Melbourne in the late nineteenth with enthusiasm with 25 estates on offer, mostly in the central area south of Tyler Street. The arrival of the railway in 1889 stimulated sales, and by 1891 Preston's population had risen from 2054 to 3568. According to Carroll, new residents were mainly newly-weds moving out from Fitzroy, Collingwood and Northcote. They rented, built or bought simple timber double fronted Victorian villas or single fronted cottages. However, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s many of the blocks in the estates remained unsettled, and only the south central part of Preston had begun to take on a suburban character (Carroll & Rule, 1985:69-71).

Place history

As noted above, prior to the 1890s, Preston remained primarily rural in character, dominated by small farming allotments that had been carved off larger subdivisions bought by land speculators in the 1860s. The first stage of suburban

HERITAGE CITATION REPORT

residential development began during the boom years of the 1880s, as many larger estates were subdivided into smaller residential allotments. One such speculative subdivision was created by Thomas Barrett, a builder of Hawthorn who on the 11th July 1888 acquired 32 acres of land on the north side of Bell Street and bounded by what is now Gilbert Road (Originally known as Elizabeth Street), Bruce Street and James Street. He subdivided the allotment into 120 lots creating Mount, Bischoff and Tasman streets and sales commenced in October 1888. However, this subdivision on the western edge of the municipality was far too distant from transport services and, compared to other subdivisions in central Preston, lots sold slowly during 1888-1890 and by early 1891 only 27 had been sold, most of which were facing Bell Street or in Mount Street. The onset of the 1890s depression halted sales and only one lot was sold in the following decade. Sales recommenced by 1905 and most lots in the subdivision were sold during the inter-war period (Certificate of Title, Vol. 2044, Fol. 685).

The houses at Nos. 7 and 9 Mount Street were the first to be built and remained the only houses in the street until the second decade of the twentieth century. They are shown on the 1926 MMBW Detail Plan No.3271, which identifies No.7 as 'Yarraberb' and No.9 as 'Leura'. By then they were among eleven houses in Mount Street, which was finally experiencing some development as the population of Preston boomed during the inter-war years and the electric tramway was extended along Gilbert Road.

7 Mount Street

John Shea purchased lot 42 of Thomas Barrett's residential subdivision 2160 on the 20th October 1888 (Certificate of Title, Vol. 2082, Fol. 288). Shea was a civil servant who resided in Lilliard Street in Hawthorn and he evidently built a house on this land as an investment. It was first listed in the Directory in 1892, but remained vacant until 1894 when Samuel Steele was listed as the first tenant. By 1901, James E. Stevens was in residence and he was still there in 1914. In 1905, the name of the house was listed as 'Yarraberb' (SM, 1891, 1892, 1894, 1901, 1914).

Shea held the property for a number of years until he sold to Herbert Henkel on the 17th October 1922 (Certificate of Title, Vol. 2082, Fol. 288). Hinkel lived there until 1934, when he sold to William Harding. Harding owned the place until his death on the 28th March 1943, following which probate was granted to Ida Harding, of 5 Mount Street. The property remained in the possession of Ida Harding until she sold it to Lillian Bennett, a spinster, on the 20th July 1955 (Certificate of Title, Vol. 8093, Fol. 039).

9 Mount Street

The house at number 9 Mount Street was purchased from Thomas Barrett's subdivision by the Melbourne Permanent Building Society on the 18th March 1891 (Certificate of Title, Vol. 2339, Fol. 656A). The first Directory listing is in 1901 when Matthew A. Lowe was in residence. At that time it was just the second house in the street (SM, 1900, 1901).

References

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008 Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985
Land Victoria, Certificates of Title, Vol. 8093, Fol. 039; Vol. 2082, Fol. 288; Vol. 2339, Fol. 656A.
MMBW Detail Plan No.3271 viewed online (16 November 2009) at www.slv.vic.gov.au/cgi-bin/map_item.pl
Sands & McDougall Directories (SM), as cited

Relevant Historical Australian Themes

2 Peopling Darebin

2.3 Promoting settlement

5 Building suburban Darebin

5.1 Patterns of settlement

5.3 Developing the suburban ideal

Description

Physical Description

7 Mount Street

Number 7 Mount Street is a late Victorian weatherboard house with ashlar boards to the facade. It has a hipped slate roof supported on decorative corbels. The house has a projecting bay on its north side which, and this is included beneath a verandah which runs across the full width of the facade and around to meet another projecting bay on the its southern side. This has a plain floor of terracotta tiles and a concave metal roof, painted in decorative bands, which is supported on metal posts between which is suspended an ornate cast iron frieze. Opening onto the verandah, the central tripartite door is flanked by pairs of tall two-pane sash windows, with further examples on the southern side. The house has three rendered brick chimneys arranged along the ridge of the roof, although what was probably a central valley between these has been re-roofed.

The house is in excellent condition and has a relatively high degree of external integrity. A small gable roofed extension has been built onto the south western corner of the house, with a further projecting bay to the west. A garage with a hipped slate roof and two small south facing dormers, has been built onto its northern side. This has been rendered in similar fashion to the house, and panelled doors have been employed, and decorated in sympathy with the house.

The rear of the plot includes an open gravel area and an enclosed garden incorporating mature trees and bushes, whilst the front Garden is divided into parterres in the Victorian fashion and the house's street frontage is screened by a high *Leylandii* Cypress hedge. The hedge encloses a cyclone wire fence supported by timber posts and along a metal tube passing through the top of the fence. The fence extends across the frontage of No.7 and the house at No.5 (and returns along the common boundary between the two properties), possibly indicating the extent of the allotment prior to subdivision.

9 Mount Street

A late Victorian/Federation symmetrical weatherboard villa which, like that of the adjacent No.7, has ashlar boards to the facade. It has a corrugated metal hipped roof supported at the front on decorative corbels, on which two rendered chimneys sit either side of a central valley. A corrugated metal roofed verandah runs across the full width of the house which, unlike No.7, does not have a projecting bay. Instead, focus is provided by a small decorated gable projecting from the verandah over the approach to the front door, the verandah, which is further decorated with ornate cast iron frieze, being supported on four posts in this central portion and a metal panel at either end. The door itself has sidelights and a transom light and is flanked by two pairs of tall two-pane sash windows.

The house is in good condition and has a relatively high degree of external integrity. A large skillion roofed weatherboard extension lies to the rear of the original house, and a smaller lean-to abuts the rear of this structure. Both the front and back yard are now largely occupied by lawn, the former being separated from the street by a replacement wire fence.

Recommended Management

Policy basis

These are good examples of late Victorian/Federation era villas which are important to retain as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The houses are relatively intact externally and this contributes to its significance.

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Objectives

To conserve the surviving fabric that contributes to the late Victorian era appearance of the pair of houses when viewed from Mount Street.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

- None specified

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the

significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

Evidence of nineteenth century development in Preston tends to be individual houses or small groups of buildings rather than whole streets or areas as found further to the south in Northcote or parts of Thornbury. Most of the nineteenth century development was concentrated in South Preston south of Bell Street, or in a narrow spine extending north either side of the Whittlesea Railway line (generally between St George's Road and Plenty Road) as far north as Reservoir.

These houses were constructed on one of the somewhat remote late nineteenth century subdivisions of land to the west of St George's Road. These areas were too far from transport networks and did not fully develop until the inter-war period when improvements to transport networks (Electrification of the Whittlesea Railway and progressive extension of the electric tramway along Gilbert Road) finally made suburban development more feasible.

Architecturally, the majority of the houses built on these subdivisions were typical Victorian villas of similar design, either a symmetrical layout with a M-hipped roof or an asymmetrical plan, sometimes with a projecting bay. Some of the more elaborate examples featured Italianate detailing.

Many of the early houses within these areas have been demolished and these are among a small number of surviving nineteenth or early twentieth century houses. Comparable examples identified by this Study, which have a similar level of external integrity and are also recommended for inclusion in the Heritage Overlay, include 82 Bruce Street and 43 Jessie Street (Refer to separate citations in this Study). By comparison, other surviving nineteenth century houses in the surrounding area such as 86 Bruce Street and an attached pair of brick cottages at 51 and 53 Leicester Street, have been significantly altered.

Statement of Significance

What is significant?

The house (formerly known as *Yarraberb*) constructed c.1892, at 7 Mount Street and the house (formerly known as *Leura*), constructed c.1901, at 9 Mount Street, Preston. The form, original external materials and detailing, and siting of the houses contributes to their significance.

Later additions to the houses, the garage to No.7 and the front and side fences and outbuildings on both allotments are not significant.

How is it significant?

The houses at 7 and 9 Mount Street, Preston are of local historic significance to Darebin City.

Why is it significant?

Historically, the houses are significant as tangible evidence of the beginnings of suburban development in this part of Preston. The house at No.7 illustrates the small degree of successful development achieved during the late 19th century land boom, but prior to the economic crash of the 1890s, while the house at No.9 represents the beginnings of the slow recovery from the early twentieth century. The houses are significant as an illustration of the extent to which speculative subdivision occurred in areas that were remote from transport and services until well into the twentieth century. (Criterion A)

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Recommendations 2008

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None specified
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the houses at 7 and 9 Mount Street, Preston be added to the heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the properties as defined by the title boundaries.

HERITAGE CITATION REPORT

Name HCV EAST RESERVOIR ESTATE

Address 103-111 Royal Parade RESERVOIR 108-122 Royal Parade RESERVOIR 36-56 Lane Crescent RESERVOIR 38-52 Strathmerton Street RESERVOIR 47-59 Lane Crescent RESERVOIR 49-69 Whitelaw Street RESERVOIR 50-70 Whitelaw Street RESERVOIR 57-87 McMahon Road RESERVOIR 64-74 Strathemerton Street RESERVOIR 68-88 Marchant Avenue RESERVOIR 71-91 Marchant Avenue RESERVOIR

Grading 2008 Local

Building Type Public housing Residential Precinct



73-77 McMahon Road



69-71 McMahon Road

Recommended Heritage Protection	VHR - HI - PS Yes		
Designer / Architect	Housing Commission of Victoria	Architectural Style	Postwar Period (1945-1965)
Maker / Builder	Jennings, AV		

History and Historical Context

Housing Commission of Victoria

Establishment 1938-45

The Housing Commission of Victoria was established in 1938 to improve the housing conditions of people living in poverty in the inner suburbs, and embarked in a program of 'slum reclamation' and house construction. Although the vast majority of the Commission's work was carried out after the Second World War, some of its earliest estates were developed in the study area in the early 1940s.

The Commission sought land in the outer suburbs 'connected by direct transport methods to areas in which reclamation operations will be carried out', with the intention of moving people from the inner suburban slums to new houses. The northern suburbs, where land was cheap and where local councils were keen for development, seemed ideal. Soon after the Commission was constituted, the Preston Council, had written to the Commissioners 'bringing under notice suitable areas for housing', for 'workers in the expanding industries'. In March 1939 the Commission purchased 10 acres known as the Huttonham Estate. This was close to the Hutton's factory, a potential employer of the breadwinners of the families who would occupy the 84 houses planned. By 1940, the Commission's first contracts had been let for houses in Bell Street, Oakover Road and Bailey Avenue, Preston, as well as estates in Brunswick and Fisherman's Bend (Howe, 1983:40). The Commission also purchased some small sites in Separation and Basting streets Northcote, where it built a small estate in the early 1940s (Lemon, 1983:235, 256).

The Commission preferred larger areas, but when it attempted to buy the old racecourse at Croxton Park it met with the opposition of property developers and local residents concerned that a Housing Commission estate would lower property

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values (Lemon, 1983:236). It had more success with the Newlands Estate built in 1943-1953 at the western boundary of the former City of Preston. Newlands was one of the first large-scale estates developed by the Housing Commission as a precursor to the inner suburban high rise estates of the 1960s. It is one of the most extensive estates based on low to medium density housing promoted by the British and American garden suburb and new town theorists. One of the strongest elements of the scheme was the sense of community focus created by the shopping centre and primary school.

The Newlands Estate was one of the estates built in response to the acute housing shortage in Victoria at the end of World War Two that continued well into the 1950s. This shortage was caused by a number of factors that extended back to the 1920s and included the curtailment of housing construction during the 1930s depression, the failure of the building industry to make up the shortfall of the late 1930s, and the restrictions on housing construction enforced by the Commonwealth during World War Two. Victoria's high rate of post-World War Two population growth, the largest of all Australian states and a shortage of building materials compounded the problem (Howe, 1988:69-70).

Faced with this dilemma the Commission and other government agencies involved in the provision of housing sought solutions to the crisis. For the Commission this involved concentrating on providing low-cost housing for 'as many families in as many centres as funds and materials would allow' (Howe, 1988:69). The Commission restricted its slum reclamation programs and for the decade after the war the Commission devoted all available funds to the construction of houses and flats. During 1945-60 the Commission constructed approximately 15% of all units completed in Victoria. Again the northern suburbs were its major focus. Undeveloped areas of Darebin Creek valley were ideal and Housing Commission estates were built on both sides, including the Olympic Village in West Heidelberg (outside the study area). Large estates of houses and flats were built at Reservoir and East Preston, and Merrilands, accommodating 10,000 people by 1966 (Carroll & Rule, 1985:180).

Prefabricated housing 1945-65

To meet the housing shortage the Commission developed methods for producing low-cost pre-fabricated housing. While alterations were being made to the former Government Munitions Annex at Holmesglen in preparation for what would later become known as the Concrete Housing Project, preparation of timber houses in local factories was seen by the Commission as one solution.

The timber prefabricated house program began with the setting up of 'pre-cutting' depots on some of the larger estates in 1944 and 1946. Prefabricated timber houses were seen particularly relevant in country towns where labour shortages were evident and the construction of houses was seen to aid the Government's decentralization policy. Until 1948 prefabricated houses were locally produced by G.A. Winwood in Sandringham and were known as the Winwood House. These were transported to many rural and regional centres and some were also supplied to other State authorities such as the State Electricity Commission of Victoria. By 1949 further contracts had been issued to other companies and production peaked in 1951-2 when almost 1000 prefabricated units were produced locally (HCV Annual Reports 1944, 1946, 1947-49, 1951-2).

Meanwhile in 1949 an approach was made to overseas companies by Best Overend of the HCV Architect's Panel in a bid to speed up construction. By 1950 twelve overseas firms had been shortlisted to tender for the construction of 1000 houses for the Victorian Government. This was subsequently narrowed to two firms, Bunbury Pty Ltd, Fitzroy acting in conjunction with Sagmeister and Co. in Austria, and Thermo Insulated Units of Cambridge, UK. Thermo Insulated Units also had connections with an Austrian firm Thermobau Ltd where the houses were constructed. The first contracts with these firms totalled 750 houses. The contract with Sagmeister and Co. was later cancelled and no houses were received from them (HCV Annual Reports 1947-1949). Further negotiations with overseas firms resulted in contracts with German, French and Dutch companies for a further 2,200 homes, making a total of 2,700 overall.

The first 500 houses, constructed by Thermo Insulated Units, arrived in 1951 and most were erected by the end of 1953 in East Reservoir and at Mildura, Merbein and Red Cliffs (see below). The last imported prefabricated units were erected in the financial year 1955-56 by the French company Campagnie Industrielle des Bois on the Norlane Estate in Geelong.

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The Norlane Estate accounted for almost half (1,252) of the total imported units constructed. Other large estates were built at Maidstone (553 units), East Reservoir (350), Wangaratta (195) and Shepparton (100).

As a result by 1953 local timber prefabricated production had dropped to a low of 671 units then remained steady until 1965 when a new prefabrication initiative was introduced with the "industrialized house" (HCV Annual Reports, 1949-50, 1954-55, 1964-65).

Despite the delivery of houses the program was ultimately judged to be of limited success, proving both costly and inefficient. Further, the desired 'speed-up in construction' did not eventuate (Howe, 1983:72).

Precinct history

Despite an increase in the residential population in the 1920s and speculative subdivision, the area of Reservoir around Strathmerton Street remained relatively undeveloped until the late 1940s when most of the remaining farmland began to be converted into housing estates, including some large Housing Commission of Victoria (HCV) estates in the east and north.

As noted above the HCV commenced importing pre-fabricated timber houses from a number of international companies as a means of easing the housing shortage after World War II. Of the first 500 houses constructed by Thermo Insulated Units that arrived in August 1951 on the S.S. Aldebaran, 350 were allocated to Reservoir and the remaining 150 sent to Mildura, Red Cliffs and Merbein (After first being fumigated for wood wasps). Tempo Builders were engaged to construct the houses, however they struggled with the contract before it was handed over to A.V. Jennings for completion. By the end of June 1953, 229 of the 350 houses in the East Reservoir Estate had been completed and progress by A.V. Jennings was considered 'satisfactory'. The last house on the estate was completed in November 1953. (HCV Annual Reports 1950-51,1952-53)

The HCV Subdivisional Plan for the layout at Reservoir (1963) shows a variety of housing types built in a triangular portion of land bounded by McMahan Road to the north, Boldrewood Parade to the East and Strathmerton Street. The prefabricated houses were constructed in Lane Crescent, McMahan Road, Marchant Avenue, Royal Parade, Strathmerton Street and Whitelaw Street.

References

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study. Volume 1: Thematic Environmental History*, 2008

Lemon, Andrew (1983), *The Northcote side of the river*, North Melbourne: Hargreen Publishing [for the] City of Northcote.

Housing Commission Annual Reports, 1944-46, 1946-47, 1947-49, 1949-50, 1950-51, 1951-52, 1952-53, 1953-54, 1954-55, 1956-57, 1964-65.

Notes compiled from Housing Commission of Victoria Annual Reports by Kim Roberts, Heritage Planner, Property Services & Asset Management, Housing & Community Building, Department of Human Services.

Housing Commission of Victoria Subdivisional Plan of North Part - East Reservoir, 1963

Howe, Renate (1983), *New Houses for Old, Fifty Years of Public Housing in Victoria 1938-1988*, Ministry of Housing and Construction, Melbourne.

Relevant Historical Australian Themes

2. Peopling Darebin

2.3 Promoting settlement

5. Building suburban Darebin

5.3 Developing the suburban ideal

Description

Physical Description

The precinct of timber prefabricated Housing Commission houses comprises parts of McMahon Road, Marchant Street, Royal Parade, Whitelaw Street, Lane Crescent and Fordham Road. (Lane Crescent and Fordham Road were not surveyed but are also identified as having 'PT' houses and this was checked on Google Earth for verification that they are still there.) The precinct is comprised of two basic housing types 611 and 411, with variety provided by mirror imaging of the floor plans as designated by the numbers 100 and 102 as suffixes to the type numbers. This was common practice on estates and made it appear as if a greater variety of designs were being employed that was actually the case. House forms are generally of two types, a gable roofed and a hip roofed model.

The houses are sited with either the ridge line across the site or with the gable end facing the street. Some of the hipped roof houses appear to be very similar to the Winwood house design which was the first pre-fabricated design. This house has a simple hipped roof with a short ridge line (73 McMahon Road is an example). Others have a small intersecting hip added to the main roof form that provides added complexity. Without seeing the house plans with the numbered designs it is not clear which house type is which number.

The houses were originally constructed of timber 'shiplap' weatherboards with timber sash windows. Corner windows such as those used in the Winwood house were not used in the Thermo Insulated houses. A description of the construction system is given for the Winwood house and it may be assumed that a similar process was used for the thermo insulated houses as the earlier buildings appeared to serve as a prototype for working out the logistics of transport and building.

"The houses are built on "stocks" as sea craft are built on slips. Construction follows the usual lines of timber framed building - varied of course to provide for the simple movement of complete half sections. That is, though it appears when finished in the factory to be a complete house it consists of two units the point of division being indicated by a temporary break in the gutter along the front. It is, in fact, complete save for chimneys and porch. All the paintwork, of which colours vary considerably, is done except the final coat of colour on the inside walls, which are lined with fibrous plaster."

"When a house is finished two 40-ft. (12 x 5 in) steel girders are passed under one of the parts and a mobile crane lifts it on to temporary supports so that a float can be backed underneath it. The crane lifts it again by the girders and lowers it on to the vehicle. The other half is similarly treated and a trailer bears the porch. On arrival at the site the sections are lowered on to the stumps already prepared and arranged so that the floats can be backed right in. Local tradesmen join them up, apply the plinth, build the chimneys, and connect the services. Transportation costs vary according to the distance carried - up to and over 100 miles - approximately £1 per house per mile - under 100 miles slightly higher. It is worth remembering that it costs no more to send the complete house than the bare materials and that in the districts where most of them go there would probably be no labour available for building."

(Housing Commission Annual Report 1946 - 47:16-17)

McMahon Street contains some street tree planting of paperbarks that are now quite mature and lend shade to the street. Trees in the other streets are less advanced than those in McMahon Road. There is a small group of shops in Strathmerton Road on the edge of the estate. The 1963 subdivision plan shows that the sites now occupied by commercial premises were set aside in the original layout. These are of a contemporary design c.1960 but are now underused and in poor condition.

The HCV East Reservoir Estate has a moderate degree of integrity. Several corner sites have been re-developed and a number of individual redevelopments have occurred in Royal Parade and Marchant Avenue. Most houses have had

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alterations undertaken, most commonly the replacement of windows and metal cladding over weatherboard.

All places within the estate are contributory apart from 112-118 Royal Parade, 82 and 68A-72 Marchant Avenue that have been demolished and new developments built in their place.

Recommended Management

Policy Basis

This is an example of a post World War II Housing Commission estate which demonstrates one of the two factory-based construction systems employed to increase the supply of houses. It represents the most extensive use of houses imported from Thermo Insulated Units in England, the other being situated in and around Mildura.

Objectives Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions would be supported, should the opportunity arise:

- None specified.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that

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more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

By the late 1940s and early 1950s the demand for housing combined with shortages of building materials forced the Housing Commission of Victoria (HCV) to seek or develop innovative methods of mass-producing houses. This led to the pre-fabricated timber and concrete house projects where houses were mass produced. Concrete houses were built using the Fowler technique at a factory in Homes Glen and large estates using this type were constructed in East Preston and Reservoir. Another method of mass production was the pre-cut timber houses imported from overseas.

This estate of pre-fab timber houses at Reservoir is the only known HCV example within the City of Darebin, and compares with a similar HCV estate at Maidstone (outside the municipality). It also compares with small group of 'snail houses' at Farnan Avenue in Northcote, which were constructed in 1950-51 for the Victorian Railways.

Timber was rarely used as an external cladding material for HCV estates in the metropolitan area. A small estate in May Street, Reservoir contained some timber houses but most of these have now been demolished.

Statement of Significance

What is significant?

The Housing Commission of Victoria timber pre-fabricated houses estate in East Reservoir. The houses constructed for the HCV by Thermo Insulated Units and erected on site by Tempo Builders Pty Ltd and A.V. Jennings between 1951 and 1953 on the following properties contribute to the significance of the place:

- 36-56 & 47-59 Lane Crescent
- 57-59 & 63-87 McMahan Road,
- 74-80 & 84-88 and 71-81 & 85-91 Marchant Avenue
- 103-111 & 108, 110, 120 & 122 Royal Parade
- 44-52, 64-70 & 74 Strathmerton Street
- 49-69 & 50-70 Whitelaw Street

The original external materials, design, detailing and detached siting of the houses with consistent front and side setbacks, consistent scale and surviving examples of low cyclone wire and steel tubing front fences contribute to the significance of the precinct.

The houses at 61 McMahan Road, 68, 68A, 70, 72, 81 & 82 Marchant Avenue, 112-118 Royal Parade, 72 Strathmerton Street, and later additions to the contributory houses are not significant.

How is it significant?

The HCV East Reservoir estate is of local historic, architectural and technical significance to Darebin City

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Why is it significant?

The HCV East Reservoir estate is of historical significance as tangible evidence of an important program by the Victorian Government to rapidly increase house production and supply during the post war housing shortage. The program included both local and overseas pre-fabricated construction, although much larger numbers of houses were able to be ordered and delivered from overseas. Overseas production was a vital component in easing the housing supply crisis as local companies were unable to meet high demands for houses and this estate is of particular significance as one of the earliest house shipments to arrive in Australia and illustrates the important role of the Architects' Panel of the Housing Commission of Victoria, which was expanded to include advice on suitable overseas companies and the tendering process. Although relatively shortlived, the program of imported pre-fabricated timber housing was an important and innovative initiative and complemented other initiatives by the HCV such as the Concrete House Project which was an alternative form of mass production. (Criteria A & H)

The HCV East Reservoir estate is of architectural and technical significance as an example of a large scale pre-fabricated housing estate, which employed factory based techniques to rapidly speed up construction. Although based largely on traditional timber framing methods, pre-fabrication typically involves a great number of logistical issues of packing, transport and re-erection. That such a large program was able to be undertaken in the immediate post war years and at a considerable distance from the destination of these buildings is a testament to the considerable technical expertise of the Commission and the Architect's Panel. The consistency of the housing and the extent to which development in one key period is apparent is integral to the significance of the estate. (Criteria D & F)

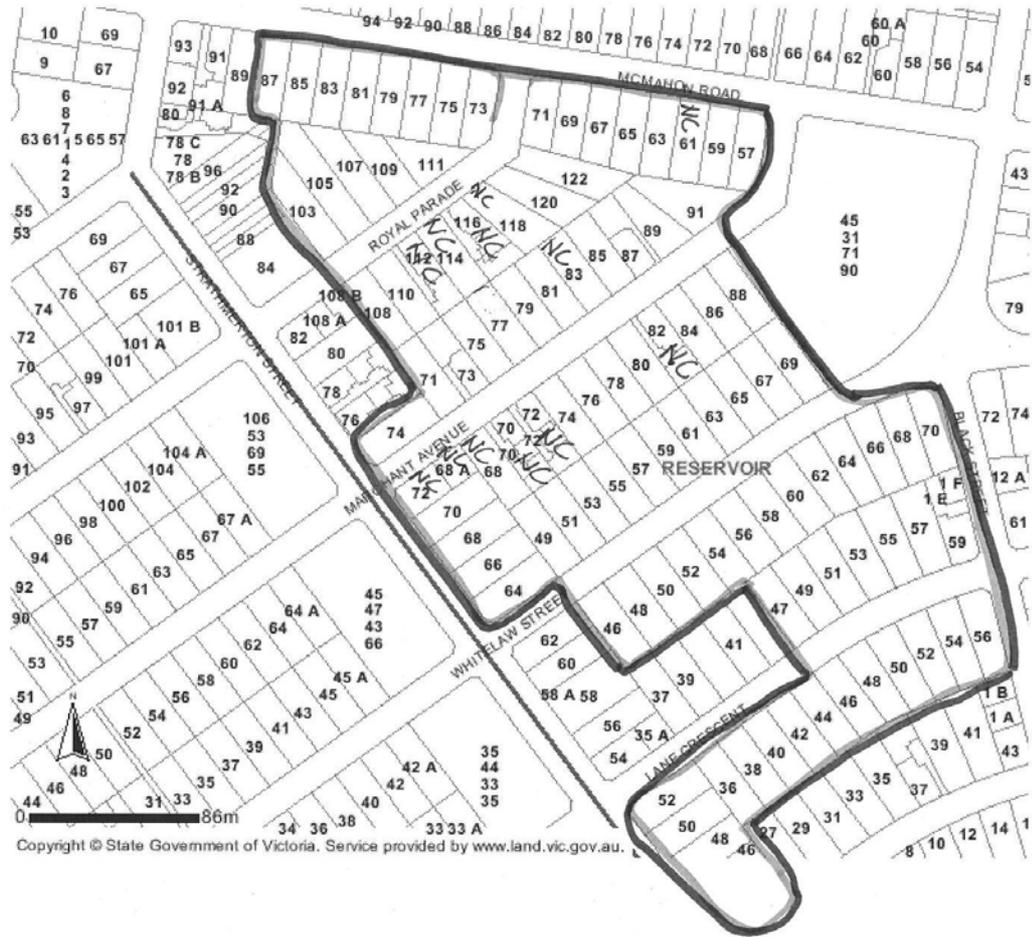
Recommendations 2008

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	HCV Estates
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the HCV East Reservoir Estate be added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is all of the properties as defined by the title boundaries as shown on the precinct map.

HCV – Reservoir Prefabricated Houses



RESERVOIR TIMBER HCV PRECINCT

All buildings contributory apart from those marked as 'NC' (non-contributory).

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Name HCV STRATHMERTON STREET ESTATE

Address 106 Royal Parade RESERVOIR 23-55 Strathmerton Street RESERVOIR 25 Fordham Street RESERVOIR 34 & 35 Lane Street RESERVOIR 44 & 47 Whitelaw Street RESERVOIR 66 & 69 Marchant Street RESERVOIR

Grading 2008 Local

Building Type Public housing



Strathmerton St cnr Royal Pde Reservoir.jpg

Recommended Heritage Protection VHR - HI - PS Yes

Designer / Architect Housing Commission of Victoria **Architectural Style** Postwar Period (1945-1965)

History and Historical Context

Contextual history

The Housing Commission of Victoria was established in 1938 to improve the housing conditions of people living in poverty in the inner suburbs, and embarked on a program of 'slum reclamation' and house construction. Although the vast majority of the Commission's work was carried out after the Second World War, some of its earliest estates were developed in Northcote and Preston in the early 1940s.

The Commission sought land in the outer suburbs 'connected by direct transport methods to areas in which reclamation operations will be carried out', with the intention of moving people from the inner suburban slums to new houses. The northern suburbs, where land was cheap and where local councils were keen for development, seemed ideal. Soon after

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the Commission was constituted, the Preston Council, had written to the Commissioners 'bringing under notice suitable areas for housing', for 'workers in the expanding industries'. In March 1939 the Commission purchased 10 acres known as the Huttonham Estate. This was close to the Hutton's factory, a potential employer of the breadwinners of the families who would occupy the 84 houses planned. By 1940, the Commission's first contracts had been let for houses in Bell Street, Oakover Road and Bailey Avenue, Preston, as well as estates in Brunswick and Fisherman's Bend (Howe, 1983:40). The Commission also purchased some small sites in Separation and Basting Streets Northcote, where it built a small estate in the early 1940s (Lemon, 1983:235, 256).

The Commission preferred larger areas, but when it attempted to buy the old racecourse at Croxton Park it met with the opposition of property developers and local residents concerned that a Housing Commission estate would lower property values (Lemon, 1983:236). It had more success with the Newlands Estate built in 1943-1953 at the western boundary of the former City of Preston. Newlands was one of the first large-scale estates developed by the Housing Commission as a precursor to the inner suburban high rise estates of the 1960s. It is one of the most extensive estates based on low to medium density housing promoted by the British and American garden suburb and new town theorists. One of the strongest elements of the scheme was the sense of community focus created by the shopping centre and primary school.

The Commission's activities were greatly accelerated after the war to meet housing shortages and to accommodate the huge influx of European immigrants. Again the northern suburbs were its major focus. Undeveloped areas of Darebin Creek valley were ideal and Housing Commission estates were built on both sides, including the Olympic Village in West Heidelberg (outside the study area) Large estates of houses and flats were built at Reservoir, East Preston, and Merrilands, accommodating 10,000 people by 1966 (Carroll & Rule, 1985:180) Although the Commission had plans to develop land further south along the Darebin valley in Northcote, for various reasons the plans were abandoned. The Housing Commission did build a number of apartment blocks in other parts of Northcote, including a "slum reclamation" area between Walker Street, High Street and Merri Creek, and the Frank Wilkes Court for elderly tenants beside Northcote Park (Lemon, 1983:257, 266).

Place history

Despite an increase in the residential population in the 1920s, the area of Reservoir around Strathmerton Street remained relatively undeveloped until the late 1940s. Most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. The south side of Strathmerton Street had not been at all developed by the 1940s, and the north side had only sparse buildings, including R.E. Howard's grocery store (Sands and MacDougall Directories, 1931, 1941).

By the late 1940s and early 1950s the demand for housing combined with shortages of building materials forced the Commission to seek or develop innovative methods of mass-producing houses. The acute housing shortage led the Commission to develop the pre-fabricated timber and concrete house projects, which enabled houses to be mass produced relatively quickly and economically. Concrete houses were built by the Commission using the Fowler technique at a factory in Homes Glen and large estates using this type were constructed in East Preston and Reservoir. Another method of mass production was the pre-cut timber houses imported from overseas. An estate of these houses was constructed at Reservoir.

Flats provide the other means by which more people could be housed economically and in a shorter time frame and while duplexes and small walk-up flats had been included in some of early estates developed by the Commission (the Raglan Street Estate in Preston has some examples) they did not form a large component of the new estates developed prior to World War Two. However, the first Commonwealth-State Housing Agreement in 1945 provided funding for multi-unit dwellings as well as cottages and the Commission thereafter began developing small walk-up blocks in its estates (Federal funds were initially only available for blocks of four storeys or less; taller blocks required specific approval from the Federal Government). The HCV Newlands Estate (1943-53) and the HCV West Preston Estate (1945 onwards) both included walk-up flats.

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Four corner blocks in Reservoir on Strathmerton Street between Royal Parade and Fordham Road were acquired by the Housing Commission in the early 1950s. By this time the Commission was also developing an estate of pre-fabricated timber houses on the opposite side of Strathmerton Road (Please refer to the separate citation in this Study). The flats, which were built circa 1955, represented one of the largest groups built to that time in Darebin and illustrated the growing preference of the Commission for this type of development to meet post-war housing shortages (Housing Commission Annual Report, 1956-1957).

The Housing Commission constructed the flats at Strathmerton Street according to a standard design that had been drawn up by the Architects' Panel of the Housing Commission in the early 1950s. The Strathmerton Street flats are of Flat Plan Type B 424-156; of brick with a Marseilles pattern terra cotta tile roof. Each flat incorporated two bedrooms, a kitchen, bathrooms and living area, and each block housed four separate flats (Flat Plan Type B 424-156, 27th April 1954, Plans and Elevations Sections).

References

Flat Plan Type B 424-156, 27th April 1954, Plans and Elevations Sections.

Housing Commission Annual Report, 1956-1957.

Howe, Renate (1983), *New Houses for Old, Fifty Years of Public Housing in Victoria 1938-1988*, Ministry of Housing and Construction, Melbourne.

Lemon, Andrew (1983), *The Northcote side of the river*, North Melbourne: Hargreen Publishing [for the] City of Northcote.

Relevant Historical Australian Themes

2. Peopling Darebin

2.3 Promoting settlement

5. Building suburban Darebin

5.3 Developing the suburban ideal

Description

Physical Description

The precinct of brick walk up flats comprises 12 blocks fronting Strathmerton Street, between Fordham Road and Royal Parade, Reservoir. Four individual buildings are on each site and each site is identical in layout with consistent front and side setbacks to all buildings creating a homogenous character. The common site plan comprises two blocks of building facing Strathmerton Road and one block facing each side street. The space between the buildings forms a courtyard behind and this is landscaped in a variety of ways. Some have a lawn setting with mature trees, one has a playground and some have car parking in this area. Adjacent to the flats is the T.C Andrews recreation reserve that provides additional open space for the area.

The buildings are either red or cream brick with Marseilles pattern terra cotta tile hipped roofs. They are constructed of cavity brick walls with concrete floors and timber framed roofs. Stairs are at each end of the building giving access to the two flats upstairs. Patterned or plain brick screens provide shelter to the stairs, and the original plans show glass screens although these are not evident. The standard floor plate design provides four two bedroom flats per block, two flats on each level. Windows are arrayed in multiples of two or three with consistent head and sill heights, creating a simple rhythm to the facades. The original windows were timber framed however these have been replaced in many of the blocks, mostly with metal framed windows. Apart from window replacement the flats have a high integrity externally and appear to be in good condition.

HERITAGE CITATION REPORT

The flats have generous front setbacks behind lawned areas that contain a number of specimens of exotic and native trees including ash (*Fraxinus sp.*), a Silky Oak (*Grevillea robusta*), Italian and Bhutan cypresses (*Cupressus sempervirens* and *Cupressus torulosa*), eucalypts and English Oak (*Quercus robur*) and a Pin Oak (*Quercus palustris*) and others. Some are located at the rear of the buildings. While there does not appear to be an overall landscape design, the trees are further evidence of the 'garden suburb' planning by the HCV.

Recommended Management

Policy Basis

The HCV Strathmerton Street estate is an intact example of a post World War II Housing Commission Estate which demonstrates modern estate planning principles of larger areas whereby large areas of communal space are substituted for private space around individual dwellings. The high degree of integrity is fundamental to its significance.

Objectives

To conserve the HCV Strathmerton Street estate as an intact representative example of a HCV estate composed entirely of flats.

To conserve the features including scale, siting, mature trees and layout that illustrate modern town planning principles and the philosophy of the Commission.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- Retain unpainted face brick as the dominant wall material, and terra cotta tile as the roofing material.
- Retain street frontage of blocks and the consistent setbacks from the street.
- Retain the consistent setbacks, siting and layout
- Retain of mature trees and undertake replacement as trees decline.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

HERITAGE CITATION REPORT

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions would be supported, should the opportunity arise:

- None specified.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

By the late 1940s and early 1950s the demand for housing combined with shortages of building materials forced the Housing Commission of Victoria to seek or develop innovative methods of mass-producing houses. The acute housing shortage led the Commission to develop the pre-fabricated timber and concrete house projects, which enabled houses to be mass produced relatively quickly and economically. Concrete houses were built using the Fowler technique at a factory in Homes Glen and large estates using this type were constructed in East Preston and Reservoir. Another method of mass production was the pre-cut timber houses imported from overseas. An estate of these houses was constructed at Reservoir.

Flats provide the other means by which more people could be housed economically and in a shorter time frame and while duplexes and small walk-up flats had been included in some of early estates developed by the Commission (the Raglan Street Estate in Preston has some examples) they did not form a large component of the new estates developed prior to World War Two. However, the first Commonwealth-State Housing Agreement in 1945 provided funding for multi-unit dwellings as well as cottages and the Commission thereafter began developing small walk-up blocks in its estates (Federal funds were initially only available for blocks of four storeys or less; taller blocks required specific approval from the Federal Government). The HCV Newlands Estate (1943-53) and the HCV West Preston Estate (1945 onwards) both included walk-up flats.

During the early 1950s the Commission built most of the flats completed in Victoria, for example, in 1955 600 of the 800 apartment dwellings constructed in Victoria were the work of the Commission. The small blocks of walk-up flats constructed in the 1950s represented the beginnings of the later large scale slum reclamation undertaken in the 1960s when thousands of apartments in high rise blocks were built throughout inner Melbourne.

This group of flats in Strathmerton Street is believed to be the largest in Darebin City, and was among the last brick walk-ups to be constructed by the Commission before they began to construct apartments using pre-fabricated concrete panels manufactured at Holmes Glen. Another similar group of brick walk-ups constructed at a similar date nearby in Cheddar

HERITAGE CITATION REPORT

Road was demolished in 2009. Later flat developments such as the 'Bachelor Flats' in the Newlands Estate, constructed c.1958, and at Roberts Street in Northcote used the concrete panel technology.

In terms of its type, the Strathmerton flats compare with the three blocks of walk-ups constructed c.1947 as part of the West Preston Estate in Carole-Joy Avenue. The blocks in Carole Joy Avenue, while sharing similar features, are larger and the key difference is that the stairwells are internal rather than positioned at the ends. In terms of the number of flats and the overall size of the estate the Strathmerton precinct also compares to large groups of walk-ups at North Melbourne and in Sandringham.

Statement of Significance

What is significant?

The HCV Strathmerton Street estate, comprising the walk-up flats constructed c.1955 to a standard design by the Architect's Panel of the Housing Commission of Victoria, in Strathmerton Street, Reservoir between Fordham Road and Royal Parade, including the blocks facing Fordham Street, Lane Street, Marchant Street, Royal Parade and Whitelaw Street. The following elements contribute to the significance of the place:

- The form, original external materials and detailing, and siting of the flats and associated infrastructure including outbuildings.
- The mature trees including a Silky Oak (*Grevillea robusta*), Oaks (*Quercus sp.*), Ash (*Fraxinus sp.*), and Cypresses (*Cupressus sp.*)

Later additions and alterations to the original buildings, the rear playground, and the boundary fencing are not significant.

How is it significant?

The HCV Strathmerton Street estate is of local historic, architectural and aesthetic significance to the City of Darebin.

Why is it significant?

The HCV Strathmerton Street estate is historically significant as evidence of the response by the Housing Commission of Victoria to the housing shortage experienced in Victoria after the Second World War. Flats were seen to provide an economical alternative to the single family house at the time when the housing shortage and labour for construction was critical and this estate, one of the largest groups of walk-up flats constructed by the Commission to that time, demonstrates how they increasingly played a central role in the type of housing provided by the Commission in the post-war era. Earlier Commission estates in Darebin were of the garden suburb style such as at Newlands and Merrilands and although walk up flats were often interspersed with single houses on the estates in order to provide a variety of accommodation choices, it is less common to have them arranged along in a large separate group along a street. (Criteria A & B)

The HCV Strathmerton Street estate is architecturally and aesthetically significant as a good representative example of a post-Second World War public housing estate that illustrates the development of the layout and design principles applied by the Commission in early medium density housing estates. The consistent front setbacks from Strathmerton Street, face brick walls in red and cream brick and terra cotta tile roofing and landscaping is a clear expression of the design aesthetic of the period and philosophy as promoted by the Architects' Panel. The now mature trees contribute to the garden setting for the estate, which enhances the streetscape along Strathmerton Street. (Criteria D & E)

HERITAGE CITATION REPORT

Recommendations 2008

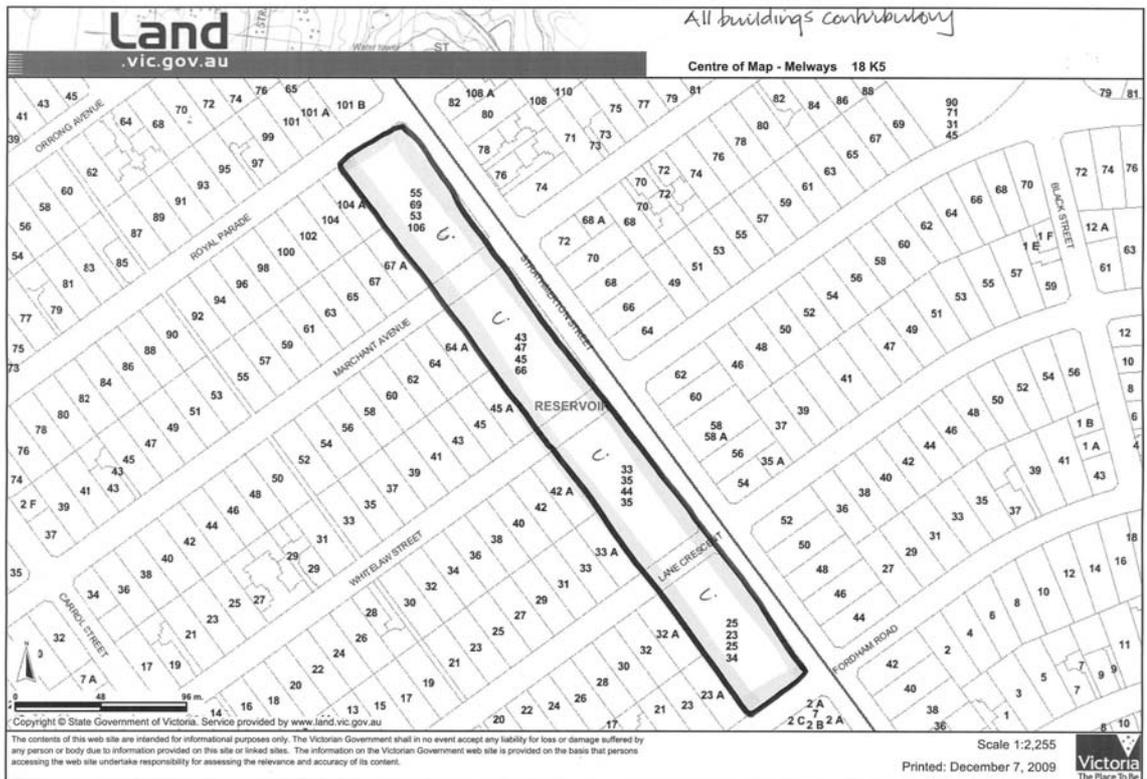
External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	HCV estates
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the HCV Strathmerton Street Estate be added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the properties as defined by the title boundaries.

HCV – Strathmerton Street Walk-up Flats

STRATHMERTON STREET HCV FLATS



HERITAGE CITATION REPORT

Name SHOPS
Address 735 & 737 HIGH STREET, THORNBURY **Grading** 2008 Local
Building Type Shop



735-737 High Street, Thornbury

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period (1902-c.1918) Art-Nouveau

History and Historical Context

History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the cable tram system along High Street to the Preston border at Dundas Street, also encouraged a little suburban development during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a suburb.

The key phase of suburban development for Thornbury was, like Preston, during the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops

created in the earlier bursts of commercial development. This development was associated with the electrification in 1921 of the Whittlesea Railway as far as Reservoir and new electric tram routes along St George's Road. In the years following the Second World War the few remaining parts of Thornbury, such as the former Croxton Racecourse, now Bird and Bradley Avenues, were developed for housing.

Place history

These shops were constructed c.1906 for Samuel Millson, who also constructed another row of three shops further to the south in High Street at the same time (Two of these shops survive at No.711 & 715 - refer to separate place record). The shops appear (then numbered as 545 & 547) in the MMBW Detail Plan No.2091, dated 1909.

Sources

Andrew Ward & Associates, *Darebin Heritage Review*, 2000, Place record no.336

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008

MMBW Detail Plan No.2091, viewed online on 30 November 2009 at http://www.slv.vic.gov.au/cgi-bin/map_item.pl

Relevant Historical Australian Themes

4. Developing Darebin's economies

4.6 Retailing

5. Building suburban Darebin

5.3 Developing the suburban ideal

Description

Physical Description

This is a pair of Edwardian era shops, which have notable Art Nouveau detailing to the upper parapet. The parapets of the two shops are defined by tall capped pilasters at either end and between the two shops. Both shops have centrally placed scrollwork detailing above a projecting cornice and string course, which frames a horizontal panel of smooth render across the upper part of the parapet.

The larger of the two shops, No.735, is further subdivided by four smaller pilasters with decorative capitals, which frame a half-moon window above the awning. Set above the window and below the string course is unusual Art Nouveau foliated ornamentation in cast cement. The smaller of the two shops has similar ornamentation set within two pilasters.

The upper facades are in good condition and have a relatively high degree of external integrity. The awnings and shopfronts have been replaced.

Recommended Management

Policy basis

These are fine examples of early twentieth century shops, which are notable for the Art Nouveau decoration to the upper facade. The shopfronts and canopy have been altered and restoration or reconstruction of more appropriate elements would reveal the significance of the place.

Objectives

HERITAGE CITATION REPORT

To conserve the Art Nouveau form and detailing to upper facade/parapet of the shops
To reveal the significance of the place by encouraging the restoration or reconstruction of shopfronts and canopy of the basis of historic evidence.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

- Restoration or reconstruction of shopfronts or canopy on the basis of historic evidence.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an

HERITAGE CITATION REPORT

appropriately qualified professional.

Comparative Analysis

This is one of only two known examples within Darebin of this type of decorative treatment used for retail premises. The design of the pilasters and the detailing is similar in appearance to the contemporary shops at 711 & 715 High Street, which suggest they were the work of the same designer/builder. Ward (2000) when speaking about the other shops notes that:

Whilst being expressive of the new age, the spandrels appear also to have their roots in contemporary American work including that of the celebrated architect Louis H. Sullivan. Locally, this ornamentation compares with examples at the Glenferrie Market Buildings, Glenferrie Road, Hawthorn; 82 Elizabeth Street, Melbourne (Nahum Barnet 1914) and Flinders Street station (J.W. Fawcett and H.P.C. Ashworth, Victorian Railways Department). Whilst being expressive of the new age, the spandrels appear also to have their roots in contemporary American work including that of the celebrated architect Louis H. Sullivan. Locally, this ornamentation compares with examples at the Glenferrie Market Buildings, Glenferrie Road, Hawthorn; 82 Elizabeth Street, Melbourne (Nahum Barnet 1914) and Flinders Street station (J.W. Fawcett and H.P.C. Ashworth, Victorian Railways Department (1901-1911)).

Statement of Significance

What is significant?

The shops at 735 and 737 High Street, Thornbury. The original design and detailing to the upper facade and parapet contributes to the significance of the place. The awning and shopfronts are not significant.

How is it significant?

The shops at 735 and 737 High Street, Thornbury are of local architectural and aesthetic significance to Darebin City.

Why is it significant?

The shops are architecturally and aesthetically significant as fine examples of early twentieth century retail architecture, which are notable for the extravagant Art Nouveau detailing to the parapet. (Criteria D & F)

Recommendations 2008

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

Other Recommendations

HERITAGE CITATION REPORT

It is recommended that the shops at 735 & 737 High Street, Thornbury be added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the properties as defined by the title boundaries.

HERITAGE CITATION REPORT

Name THORBURY UNITING CHURCH COMPLEX
Address 7-15 ROSSMOYNE STREET, THORBURY **Grading** 2008 Local
Building Type ChurchChurch HallSunday School



Former Thornbury Presbyterian Church and Hall

Recommended Heritage Protection	VHR - HI - PS Yes		
Designer / Architect	Norris, Harry A, Forster, K Murray	Architectural Style	Federation/Edwardian Period (1902-c.1918) Gothic, Interwar Period (c.1919-c.1940) Gothic

History and Historical Context

Thematic history

Founding churches

When European settlers began to put down roots in Darebin - as in most parts of Victoria - they founded community institutions brought from their home countries. In most cases, the first institution to mark the founding of a new community was a church, so churches reflect both the cultural origins of their founders and the beginnings of a particular community. Churches usually commenced in borrowed buildings - barns, private homes, and later schools or public halls - before a church building was erected.

In nineteenth century Darebin, particularly the Preston area, Methodism was the earliest and most prolific Christian

denomination in terms of church building and membership. In 1891, 25.33% of Preston's population were Methodist, compared with 13.86% in Victoria generally. The Anglicans were also strongly represented, with 39.65% in Preston compared with 36.65% in Victoria, although many people were nominally Anglicans rather than active worshipping members. By contrast, Presbyterians, who were of Scottish background, and Roman Catholics, who were overwhelmingly Irish, numbered well below the Victorian average in Darebin (Context, 2008:99).

The Presbyterians did not have a presence in Darebin until 1870, when they commenced worshipping in the new Northcote Methodist Church. In 1874 they built a manse for their minister on the corner of Ross and Cunningham Streets, and a weatherboard church in Westgarth Street in 1876. Although the Northcote Presbyterian community was small, their minister, Rev. Duncan Fraser, was influential. It was he who initiated the Northcote Health League, which eventually succeeded in ridding Northcote of its noxious trades and forming the Borough of Northcote, as discussed above (Lemon, 1983:72). The Presbyterians branched out from Westgarth Street, to commence a church in David Street South in 1892, and further churches in Regent and Reservoir in the 1920s (Carroll & Rule, 1985:111-12).

Indigenous Christianity

From the 1920s onwards, an Aboriginal population began migrate to Melbourne in search of opportunities, driven by closure and mismanagement of country reserves and also by the 1930s Depression and the Second World War. Whilst Fitzroy, where rents were cheap, was the focus of this migration, Aboriginal people settled in many other suburbs. Migration to Fitzroy generally originated in three areas, with an initial migration from the Cummeragunga area in New South Wales followed by others from Framlingham and Gippsland. At the same time, Wurundjeri people were migrating back to Melbourne from Coranderrk and settling in areas such as North Melbourne and the Western suburbs (Context, 2008:23).

In 1927 a young Yorta Yorta man from Cummeragunja mission moved to Melbourne looking for opportunities as an Australian Rules footballer. The footballer, Doug Nicholls, was rejected by the Carlton Football Club, but recruited by the Northcote Club, where he was an immediate success. He was employed as a labourer by the Northcote Council, and played for Northcote for five years, before joining the Fitzroy team in 1932. Following a religious conversion at the Northcote Church of Christ, Nicholls was ordained a Pastor, and ministered to the Aboriginal community in Fitzroy. (Context, 2008:23, 106).

Much later, the Catholic Church developed a ministry to the Darebin Aboriginal community, as a result of a Papal visit to Australia. When Pope Paul VI visited Sydney in 1970, he addressed the Aboriginal people:

We know that you have a lifestyle proper to your own ethnic genius and culture - a culture which the Church respects and which she does not in any way ask you to renounce .. We deeply respect your dignity and reiterate our deep affection for you.

Pope John Paul II, in his 1986 Australian tour, strongly affirmed these sentiments, and the recognition of Indigenous peoples' ancient occupancy of and spiritual attachment to the land. Such Papal encouragement gave impetus for the Aboriginal Catholic Church to be established and to bring the Catholic Aboriginal community together. The Aboriginal Catholic Ministry in St George's Road Thornbury is a local outcome of this (Context, 2008:106).

Another Aboriginal Christian Group in Darebin is the Aboriginal Evangelical Fellowship. The AEF was formed in 1970 at Port Augusta in South Australia and is now a nationwide Christian group, which encourages Aboriginal Christians in leadership, fellowship and responsibility. The AEF occupies the former Presbyterian church in Rossmoyne Street, Thornbury (Context, 2008:106).

Place history

Rossmoyne Street was part of a boom-time estate developed by one of Darebin's - and Melbourne's - biggest land developers, C.H. James, who subdivided huge areas of the Northcote municipality. Rossmoyne Park extended from High

HERITAGE CITATION REPORT

Street Thornbury to the Darebin Creek, and included Mansfield, Rossmoyne, Gooch and Raleigh Streets. By 1885 much of this estate had been sold (Lemon, 1983:87 & 91-2). Residential settlement commenced in Rossmoyne Street at the height of the building boom, but by the end of the boom, settlement was still fairly scattered. When a new boom commenced in the area in the period preceding the First World War, the new Thornbury Presbyterian Church had a busy building program for over a decade.

The Thornbury Presbyterian Church was founded by Rev. George Carson of Preston in 1910. Early services were held in an auction room then at the Junction Hotel. The first part of the Rossmoyne Street site was purchased soon after the church was founded, and by 1912 a hall measuring 40 feet by 25 feet was built. In 1914 the hall was extended with the addition of a vestry and new porch entry constructed by voluntary labour, and additional land was purchased adjoining the original site. A brick kindergarten hall was built in 1917, which was opened in September of that year. It was extended in 1919 to accommodate the growing number of children attending. (*Leader*, Jubilee Issue, 19 May 1933, p.10; PROV)

The foundation stone for a new brick church to replace the original wooden building was laid on 5 April 1924 (*Leader*, 12 April 1924). The church was designed by the noted Melbourne architect, Harry Norris, who was a Thornbury resident. The building had a seating capacity of 300 to cater for the growing population of the area. With the opening of the new church, the old timber building became the Sunday School Hall (PROV).

In 1935 Mr Norris designed a brick and weatherboard addition to the Sunday School Hall. The additions replaced the 1914 porch with an extended brick hall, as well as a new entry and two 'class rooms' in a weatherboard section at the front. The new building, constructed by local builder Mr. J. Fleming, was opened on Sunday 7 July, 1935. The service was begun in the church after which a key to the new building was presented to the Sunday School superintendent, Mr J.C. Watson. Mr Watson then opened the new building in which the remainder of the service was held. Among those present were Councillor M.C. Jones, who was Mayor of Northcote in 1934, and the town clerk, Mr. J.A. Thomson (PROV, *Argus*, 9 July 1935). In 1963 an addition was made on the west side of the Hall to accommodate new toilets and a kitchen. The plans were prepared by K. Murray Forster & Associates (PROV).

After the Uniting Church was formed in 1977, the Thornbury Presbyterian Church became part of a Uniting Church parish. In 1986 the congregation amalgamated with the congregation of the former Prince of Wales Methodist Church, when their St David Street property (q.v) was sold to the Greek Orthodox Community. The Thornbury congregation of the Uniting Church subsequently worshipped in the Rossmoyne Street Church. (DHE)

The former church hall was provided for use by the Uniting Aboriginal and Islander Christian Congress (UAICC) after it was founded in 1985. The UAICC comprises Aboriginal people within the Uniting Church who are "committed to assisting Aboriginal people towards self-determination and building communities of fellowship throughout Australia. At the building at Thornbury, known as the Minajalku Centre, the UAICC in partnership with other Aboriginal people from other churches is developing an 'Aboriginal Christian Spiritual place'. It is one of three UAICC meeting places in Victoria; the state centre of the UAICC in Victoria, known as Narana Creations, is at Grovedale, while there is another centre at Robinvale (Narana creations website). The Minajalku Centre is currently used by the Aboriginal Evangelical Fellowship and a number of other organisations under the Uniting Church's 'Beneficial use' policy. As noted above the AEF was founded in 1970 and the Victorian Chapter was commenced in 1972.

Sources

Carroll, Brian & Rule, Ian, *Preston. An illustrated history*, 1985

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008

Darebin Historical Encyclopedia (DHE)

HERITAGE CITATION REPORT

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Public Records Office of Victoria (PROV), Thornbury Presbyterian Church Public Building File 7882/P1 Unit 172

The *Argus* and *Leader* newspapers, as cited

John Rickard, pers. comm. to Emma Hewitt, December 2009

Narana Creations website, <http://www.narana.com.au/pages/congress> (viewed 20 February 2010)

Relevant Historical Australian Themes

2. Peopling Darebin

2.2 Migrating to seek opportunity

7. Community and culture

7.1 Worshipping

Description

Physical Description

The Thornbury Uniting Church comprises a complex of buildings consisting of the 1924 brick church, the earlier church (now the church hall) and the brick kindergarten situated at the rear of the 1924 church.

The 1924 church is a large inter-war Gothic style brick church with a gable roof of terracotta tiles. This is interrupted in its southern facade by brick pilasters with concrete finials flanking the roof ridge, the position of which is echoed along the length of the roof by two rows of ventilators, and each gable end is surmounted by a shallow concrete capped parapet wall which is stepped into either side. A large decorated plaque is affixed at the top of the gable above a large gothic window with reticulated bar tracery that is flanked by two trefoil-headed lancet windows. All of these contain lead-lighting and have concrete hoods, whilst a decorative concrete band also runs along the line formed by the aprons of the two slightly lower smaller windows. The lower courses of the wall, which are slightly stepped out, are topped with a string course of moulded bricks.

Along the sides of the building are pairs of gothic leadlight windows, each with a decorative concrete hood, interspersed with brick buttresses with concrete cappings. The building has two entrances to either side of its southern end. That on the eastern side is a simple wooden door in a gothic aperture, whilst that on the western side is accessed through a large brick entrance porch attached to this side of the building. This is entered through four-centred doorways to the north and south which are each approached via concrete stairs with a stepped brick balustrades and metal hand rails. The porch is surmounted by a high concrete parapet decorated with recessed quatrefoil mouldings.

The 1935 brick kindergarten (Sunday School) hall is attached to the rear of the church. This is a large brick building with a hipped metal roof with Health Department ventilators.

Immediately to the west of the church, but set slightly back from the street, is the 1912 weatherboard church hall which has a metal gabled roof. This building has a large gabled bay projecting to the south and two smaller bays to the east and west at its northern end, probably representing the extensions of 1914, and a later toilet block is appended to its western side. The building is accessed via a small wooden stair and a single door on the east side of the southern bay, and it has multi-light sash windows in gothic frames on all sides. The church being currently used by the Aboriginal Evangelical Fellowship, this building now accommodates the Mina Jalku Centre and the Maya Living Free Association. It has been recently extended to the east, apparently to provide a connection with the kindergarten hall to the rear of the church.

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Recommended Management

Policy Basis

This place is a good example of a Presbyterian church complex comprising an early timber church hall with a later brick extension, kindergarten and a brick church. The buildings are historically significant as an illustration of stages in the development of the church that in turn reflects the growth of community that it has served over a 90 year period. This does not mean that development cannot occur, however, it does place some limits upon the type of new development. The 1924 church is a fine example of its type, and is relatively intact externally and this contributes to its significance.

Objectives

To conserve the buildings that illustrate the development of the church from 1912-1940.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

To consider adaptive re-use of buildings where this will assist in the conservation of the building.

Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

- None specified

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Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Comparative Analysis

Methodist or Presbyterian church complexes typically comprised a church and church hall. A kindergarten was often provided in the church hall or in a freestanding building. Like other denominations, the complexes were usually developed in stages with a simple weatherboard church being replaced later with a more substantial brick church before serving as a church hall.

With the formation of the Uniting Church in 1977, many churches became redundant as congregations were combined at a single place of worship. Within Thornbury, this church is notable as it has now become the centre of the Uniting Church following the closure and sale of the Prince of Wales Methodist Church. The group of church buildings in Rossmoyne Street is typical of larger Presbyterian Church complexes and compares with other Uniting Church complexes in Darebin such as the Alphington Uniting Church.

Statement of Significance

What is significant?

The Thornbury Uniting Church complex and Minajalku Centre at 7-15 Rossmoyne Street, Thornbury. The following elements contribute to the significance of the place:

- The Church, designed by Harry Norris, and constructed in 1924.
- The Kindergarten, constructed in 1917 and extended in 1919
- The former Sunday School Hall (now the Minajalku Centre), comprising the original hall, and the additions made in 1914 and 1935.

Additions/alterations and buildings dating from after 1945 are not significant.

Why is it significant?

The Thornbury Uniting Church complex is of local historic, social and architectural significance to the City of Darebin.

How is it significant?

Historically, it is significant as tangible evidence of the significant growth of the Thornbury community during the first half of the twentieth century. It has social significance as the centre of worship for the Presbyterian and now Uniting church congregations for almost 100 years. The church is significant for its associations with the noted architect, Harry Norris, as a rare example of a church erected to his design. (Criteria A, G & H)

The Minajalku Centre is historically and socially significant as tangible evidence of the growth of the Aboriginal

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community in Darebin during the mid to late twentieth century and demonstrates the strong connection between some Aboriginal communities and Christian churches in Australia. It has important associations with prominent Aboriginal christian groups including the Aboriginal Evangelical Fellowship and the United Aboriginal Islander Christian Congress. (Criteria A, G & H)

Architecturally, the church is significant as a fine example of an inter-war Gothic church with typical detailing. (Criterion D)

Recommendations 2008

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None specified
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the Thornbury Uniting Church complex be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the property as defined by the title boundaries.