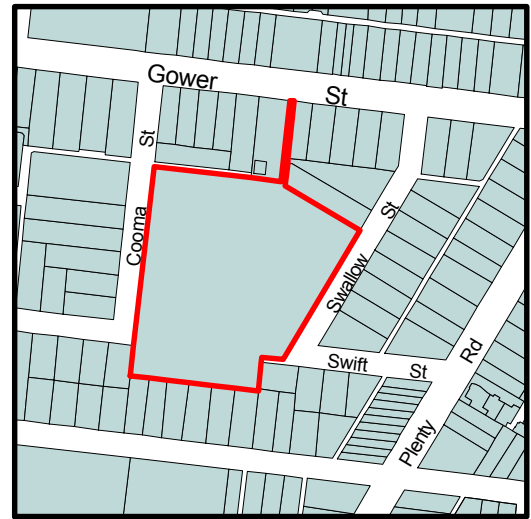


Preston Girls' High School

Cooma Street
Preston



Map Ref: **18 H12**

NOT within Heritage Overlay Area.

Description

The two-storey red-brick Georgian Revival style building has a U-shaped plan form with wings extending to the rear on each side. The terracotta tiled roof is hipped and has deep boxed eaves. The side wings are set back slightly behind the central block of the symmetrical front elevation. There are three entrances on the front elevation, the main entrance to the centre having a relatively elaborate portico with paired Tuscan columns supporting an entablature and balustraded parapet and the side entrances having simpler surrounds with attached rectangular pilasters. The entrance doorways are arched and have multi-paned glazed double doors and Georgian fanlights. The multi-paned windows appear to have been replaced, and have awning-type opening lights

History

Preston's first State secondary school, then called Girls' Secondary School, enrolled its first pupils in temporary buildings on the site on 3 February 1928 under headmistress Miss C van Nooten. In April 1929, the present two-storey red brick building in Cooma Street was completed on land donated by Preston council, valued at £5,000. The design for the school, with its symmetrical Georgian elevation, had been completed by at least as early as April 1927 when it was published in Building magazine. It is not known why the delay occurred between its conception and opening two years later. With its absence of decoration, apart from the 'three classic porches and the title panels', the dignified school was designed in a U-shape with a verandah running the whole length of the inside, 'and access to the front can be had by three entrances. On the right is a flat of three rooms and kitchen, evidently for the convenience of a resident director. The entrance at the left is the most convenient one for pupils attending the cooking and laundry section and it is also the nearest for the dining hall on the north-west corner.'

Preston Girls' High School

In 1945, two new rooms were added to the main building and since then temporary buildings have considerably increased the school's accommodation: three prefabricated units were brought to the school in 1952 and a Briston unit in 1955. The parents' organisation helped with the building of a tuck shop in 1931 and a shelter pavilion in 1949. In 1958, the school became known as Preston Girls' High School.⁶

Thematic Context

Significance

Preston Girls' High School is of local architectural and historical significance.

The first State secondary school in Preston, the school was one of a number of new secondary schools established in Victoria in the 1920s and early 1930s as a result of the major expansion of State secondary education provision at this time. The Georgian Revival style of Preston Girls' High School is representative of the majority of these secondary schools. Among the more architecturally significant of these schools are Kyneton High School, University High School and Box Hill High School.

Recommendations

Status confirmed

References

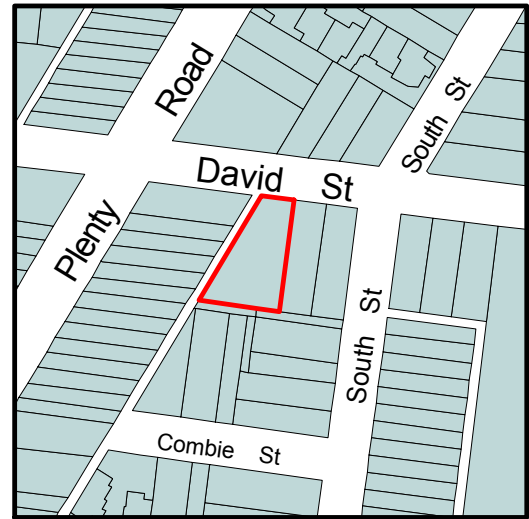
Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Former Preston Salvation Army Barracks

57-61 David Street

Preston



Map Ref: **30 H1**

NOT within Heritage Overlay Area.

Description

The former Preston Salvation Army Barracks comprises a gabled hall to the rear of two front rooms and an entrance hall, together with later wings to the rear. The building is constructed from red brick, tuck-pointed to the front, with painted cement dressings in the form of quoining and battlements on the front elevation. The castellated front elevation has a central tower rising above the parapets on each side, in front of which is a possibly later but matching castellated porch. The windows on each side of the tower have been replaced with multi-paned aluminium windows, possibly similar in form to the original windows.

History

The Preston Corps of the Salvation Army was established as an 'outpost' of the Coburg Corps in early 1887, and initially held meetings in a local skating rink and the old Wesleyan chapel. Fund raising for the barracks commenced in July 1890 and the new building was opened in October 1891. The building was described by the Salvation Army architect, Captain Saunders, as 'one of the most complete in the colony'. Construction of the Preston barracks reflected a general surge in Salvation Army activity across Victoria, apparently inspired by the visit of General Booth.

The barracks appears to have been constructed initially without the front porch, which may have been added some time between 1909 and 1925. It is possible that the castellated front section of the building, including the front rooms, was added to the original hall in the early 1900s. In 1925, the building appears to have been sold to Francis Ludlow, a Northcote resident, senior partner in Ludlow Brothers, a large Richmond bootmaking firm and an active member of the Political Labour Council. From the mid-1920s until the 1940s the building was listed in directories as the Palais de Dance. The existing additions to the rear and south side appear to have been constructed by c1927.

Former Preston Salvation Army Barracks

During World War II, the building was taken over by the Commonwealth Department of the Interior, presumably for defence purposes. Since the war, until the 1960s, the building was listed in directories as a Gospel Hall. It is currently used as the Jehovah's Witnesses Kingdom Hall.

The Salvation Army has occupied three sites in Preston since the 1890s. Another barracks in Mitchell Street, near the corner of Miller Street, has been demolished. The present Preston Salvation Army Citadel at 263 Gower Street is a recent building constructed on the site of the Preston Citadel, constructed in 1935

Thematic Context

Significance

The former Preston Salvation Army Barracks is of local architectural and historical significance.

The distinctive castellated design of the front elevation has associational links with the Salvation Army. The earlier Salvation Army barracks at North Fitzroy (1884), for example, has a castellated porch. The front elevation of the Preston barracks possibly predates the much larger castellated Salvation Army training College built in East Melbourne in 1900.

The building is the earliest Salvation Army building in the Preston district. Its subsequent uses as a dance hall in the inter-war years and again for religious purposes as a Gospel Hall after World War II and more recently by the Jehovah's Witnesses is of interest and has social associations for many local residents over a long period.

Recommendations

Status confirmed

References

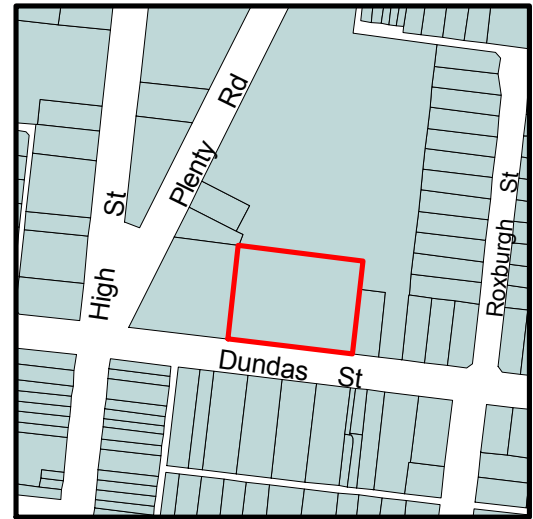
Primary Source: Allom Lovell & Associates: City of Darebin Citations, September 1996

Other Sources:

Watson & Paterson Former Bacon-Curing Factory

3

Cnr. Dundas Street and Plenty Road
Preston



Map Ref: **30 F3**

NOT within Heritage Overlay Area.

Description

The factory comprises a complex of brick buildings of one or two storeys. Nothing appears to survive of the 1862 timber factory building and the earliest of the existing buildings appears to have been constructed at about the turn of the century. The single-storey buildings along the Dundas Street frontage appear to have been constructed in the early 1920s. Roofs are covered with corrugated iron. The two-storey central building has segmentally arched windows, fitted with timber and metal louvres, and a louvred ridge vent

History

William Watson had trained in bacon-curing in Scotland before he came to Victoria in 1859, at first setting up a provisions business in a tent at Ballarat. In partnership with William Paterson, who had also worked for the same bacon firm in Scotland, Watson established a curing factory at the Junction, South Preston, near the corner of Dundas Street and Plenty Road, and launched their 'Pioneer Brand' ham and bacon. Theirs was perhaps the first venture of this kind in Victoria, as previously all bacon had been imported from Britain.

The original factory and slaughter house was constructed simply in timber with a tall timber and corrugated iron smoking tower. By 1866, Watson and Paterson had developed sufficient expertise to collect awards at the Inter-colonial Exhibition in Melbourne, and sustained this excellence with international awards later in Paris, Philadelphia, London, Dublin and Vienna.

The earliest surviving municipal ratebook for Preston lists William Paterson as the owner-occupier of a house and factory in Plenty Road, Gowerville in 1886-7. By 1891-2, Paterson owned a brick house and land to the value of £35, as well as a factory complex of brick, stone, weatherboard and iron shed

Watson & Paterson Former Bacon-Curing Factory

3

valued at £135. At the turn of the century, Paterson was still operating from the same factory and living in the brick house next door, and his son James was also living next to him in a weatherboard house valued at £20.

Although Watson had retired from the firm in 1889 and had taken a job as bacon expert for the Queensland Government, the firm continued to trade under the same name except for a period around 1905 when William Paterson died.

The ratebooks indicate that James, Thomas and Robert Paterson had become owners of the factory by 1917, after it was previously in the hands of their father's executors. By 1920, they were joined by Charles Paterson, when the works were valued at £160. It would appear that in the next few years the works underwent some redevelopment, as by 1924-5 the value of the factory had risen to £240. The houses next to the works at Nos 6 and 8 Plenty Road were then occupied by Hannah and Francesca Paterson respectively and owned by the Paterson brothers. In the ensuing years, it appears that the brothers again expanded the factory, as one of the houses had disappeared from the ratebooks by 1928-9 and the factory had increased in value to £350. The family continued to run the business until 1958 when it was taken over by Otto Wurth Smallgoods.

William Watson had trained many young Preston men in bacon-curing, with several of them, such as John Farmer and James Carruthers Hutton subsequently setting up their own businesses

Thematic Context

Significance

The former Watson and Paterson bacon-curing factory is of historical significance in the metropolitan context.

The Watson and Paterson bacon-curing factory, established in 1862, may have been the first such works in Victoria. The existing buildings, dating from c1900 and the 1920s and still used for smallgoods manufacture, appear to be the last remnant of an important nineteenth century industry in what was then the rural district of Preston. Preston was a centre of pig farming from the 1860s and was the location of several bacon and ham curing works, including that established in 1875 by J C Hutton, later to become one of Melbourne's largest smallgoods manufacturers.

Recommendations

Status confirmed

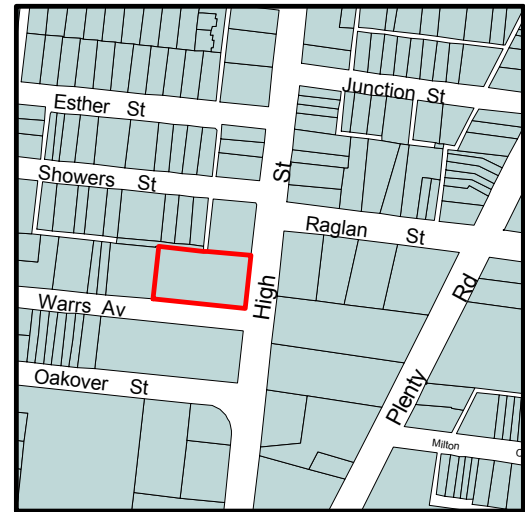
References

Primary Source: Allom Lovell & Associates: City of Darebin Citations, September 1996

Other Sources:

Howe Leather Factory

99-103 High Street
Preston



Map Ref: **30 E11**

NOT within Heritage Overlay Area.

Description

The Howe Leather Factory is a large two-storey red brick building, with rendered and pressed cement details with the two principal elevations designed in a stripped Classical style with recessed bays between rectangular brick piers. The ground floor piers are paired and articulated with horizontal rustication. Above the ground floor windows are dentillated, painted render lintels running between the piers, above which is a continuous wide render band, painted a contrasting cream colour, the top edge of which forms the first floor window sills. Above the first floor windows are plain render lintels and a simple cornice with bracketed projections above the piers. Above the cornice is a plain cream-painted rendered parapet. The original double-hung sash windows have six-paned sashes and are tripartite to most bays. The original sashes have been replaced with single pane sashes at the south-east corner. Some bays have recessed brick panels in place of windows. A bricked-up bay on the east elevation forming a substation and an adjacent bricked-up former window opening are later alterations.

History

John Howe, after previously working at William Zwar's Parkside Tannery at 64-74 Mary Street, purchased his own tanning factory in 1910. Situated in High Street, on the corner of Warrs Avenue, the weatherboard and iron buildings valued at £85 were previously owned by tanner Thomas Davies.

The factory site had been occupied by tanners from at least the mid 1880s, and quite possibly from as early as the 1870s. The land was earlier owned by local South Preston farmer William Warr, and from 1882 he leased the site to tanner William Madsen, who ran the High Street Tannery. Preston's earliest surviving ratebook indicates that in 1886-7, the tannery and house valued at £60, while owned by William Warr, were leased to Maarinus Madsen. Madsen owned the property by 1891, but

Howe Leather Factory

was leasing it to William Stevens, a blacksmith. Later in the 1890s until about 1905-6, the factory buildings, were in the township of the London Bank.

When Howe purchased the site in 1910, it would seem that the previous owner, Thomas Davies, had been investing money in the site, as the value had risen from £10 in 1905-6 to £85.

By 1913-4, the value of the tannery had increased to £95 and Howe was also renting the four-roomed weatherboard house next door from tanner Alexander McLean. During the next five years, Howe developed the business and purchased the weatherboard house next door. In 1920, the present red brick premises were built after the original iron and weatherboard buildings were destroyed by fire. A year later, the 'brick offices and tannery' were valued at £350, including the house next door which had been absorbed by the expanding factory establishment.

During the 1940s, the Howe Company progressively bought adjoining shops between 105 and 115 High Street, expanding their street frontage to 93-115 High Street. Howe's neighbour on the Junction side was the bacon-curing firm J C Hutton Pty Ltd who, until the late 1940s, owned land and properties between 39 and 91 High Street.

Howe and Company specialised in patent and enamelled leathers, motor car and railway carriage seats and household furnishings. The first Parliament House in Canberra, built in the 1920s, was upholstered throughout with Howe's leather.

Thematic Context

Significance

The Howe Leather Factory is of local historical and architectural significance.

The site has been used for leather tanning since at least the early 1880s, apart possibly from a period in the 1890s and early 1900s, and has been occupied by the Howe tanning company continuously since 1910. One of the industries associated with local farming activities in the nineteenth century, the Howe factory is among the last tanneries remaining in Preston. The substantially intact and distinctive elevations facing High Street and Warrs Avenue form a notable local landmark.

Recommendations

Status confirmed

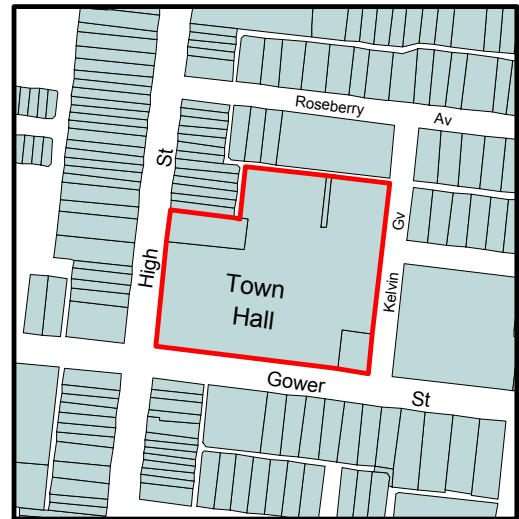
References

Primary Source: Allom Lovell & Associates: City of Darebin Citations, September 1996

Other Sources:

Preston Town Hall and Municipal Offices

350 High Street
Preston



Map Ref: **18 G12**

NOT within Heritage Overlay Area.

Description

Preston Town Hall and Municipal Offices comprise three main components: the original 1893-5 Town Hall facing High Street, the 1929-34 Town Hall facing Gower Street and extensions constructed in the 1970s on the north and south sides of the original building, which form a link to the 1929-34 building. The building as a whole is remarkable for the way in which the style of the original Birtwhistle and Scanlon building, which now comprises only a small part of the whole complex, has been consistently maintained in the later elevations facing High Street and Gower Street. The two-storey building is constructed from red brick with painted render and pressed cement dressings.

The original building has a symmetrical front elevation combining elements of the Queen Anne and French Second Empire styles. In front of the central entrance projects a columned portico, above which is an elaborate centrepiece incorporating superimposed pilasters and pediments. The original end bays have heavily moulded and pedimented dormer windows above parapet level in front of truncated pyramidal mansard roofs.

The 1934 facade to the 1929 Town Hall facing Gower Street is gabled, concealing the roof of the hall behind. The facade is divided into three bays with a raised pediment, with pressed cement decorative panels, above the central bay. In front of the building is a large flat-roofed porte cochère, with a parapeted roof supported on rusticated piers.

The 1970s extensions replicate in slightly simplified composition and most details the design of the original building. The arched porte-cochère to the 1921 Library and RSL Hall remains in front of the north wing.

Preston Town Hall and Municipal Offices

5

History

Preston Shire Council was renamed in September 1885 following the severing of the Northcote Riding from the former Shire of Jika Jika to form the Borough of Northcote. The Shire Council offices were located at the Junction Hotel, Gowerville until the opening in 1895 of a new Town Hall at the corner of High Street and Gower Street. The Council had held a competition for the design of the new building, which was won by the architects Birtwhistle and Scanlon with a striking and eclectic design including a tall clock tower with wide cantilevered balcony. The foundation stone was laid in August 1893. Conceived at the height of the Boom period and a monument to the Shire's civic aspirations, the building was a victim of the 1893 financial crash and the tower was not built.

A public library was constructed north of the Town Hall, apparently opened by c1905. Following World War I, construction of the Preston Memorial Hall, housing a Free Public Library and RSL Hall, and possibly incorporating the original library building, commenced in 1921. The existing Town Hall building, facing Gower Street east of the original building, was opened in August 1929. It was constructed, and possibly incorporating the original library building, commenced in 1921. The existing Town Hall building, facing Gower Street east of the original building, was opened in August 1929. It was constructed, and possibly designed, directly by Council staff. In 1934, the architects A C Leith and Associates, notable for their many Town Hall commissions in the 1930s, were engaged to design a permanent front to the building including a vestibule, upper level committee room and porte cochère.

The c1905 Library and RSL Hall were demolished in the 1970s to make way for extensive additions to the original Town Hall building, now used as municipal offices. The extensions on the north and south sides of the original building included a new council chamber.

Thematic Context

Significance

Preston Town Hall and Municipal Offices are of local architectural and historical significance.

Construction of the original 1893-5 Town Hall was associated with the period of suburban development of the Preston area from the 1880s and '90s. The incomplete state of the original building, without the intended clock tower, reflects the impact of the 1893 financial crash. The subsequent expansion of the complex reflects the growth of the suburb and the role of local government. The complex has important social associations because of its continuous role since 1895 as the focus of local government in Preston.

While smaller than many of the contemporary town halls that were built in more established inner suburbs, the ambitious architectural character of the original Birtwhistle and Scanlon scheme reflects the civic aspirations of the Shire of Preston and is representative of town halls of the period. The eclectic use of the Queen Anne and French Second Empire style is relatively unusual among town halls of the period, most of which used more conservative and monumental Classical Revival styles. The later extensions are remarkable for their deliberate stylistic unity with the original building. The 1934 Gower Street facade in particular contrasts with the use of the Moderne style and other contemporary styles in other town halls of the period.

Preston Town Hall and Municipal Offices

Recommendations

Status confirmed

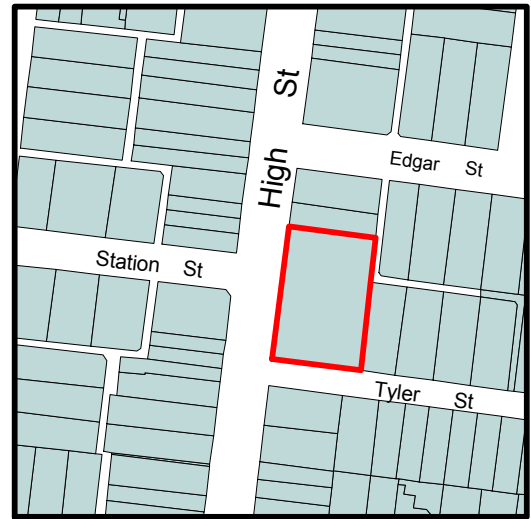
References

Primary Source: Allom Lovell & Associates: City of Darebin Citations, September 1996

Other Sources:

Uniting Church

Cnr. High Street and Tyler Street
Preston



Map Ref: **18 G9**

NOT within Heritage Overlay Area.

Description

The original 1863 Wesleyan Church is a simple bluestone Gothic building with cream brick detailing to the arches of the lancet windows to the nave and the front elevation and along the top of the gable parapets. A shallow gabled porch projects in front of the gabled west elevation facing High Street. The 1902 transepts are constructed from red brick, with render dressings to the gable parapets and pinnacles, and have stepped corner buttresses. The steep pitched roof is covered with slate.

The interior of the church remains largely intact apart from the removal of some pews and carpeting. The choir loft and the Fincham organ are located in the transepts. The two front lancet windows contain stained glass panels.

History

In 1850-1, when local farmer Samuel Jeffrey was holding the first Wesleyan Methodist services for the area in his bluestone barn, there were some 5,000 Wesleyans among a total of 77,000 Victorian colonists. Many Wesleyans had settled near Irishtown (as Preston was formerly known) following the initial settlement of the area by a small number of Irish Catholic farmers. Soon Preston's Wesleyans were requiring a permanent place of worship, and in 1852, Jeffrey donated land for the first church. This small timber structure, known as the Wesleyan Chapel, was built near the present church and was opened by the Rev William Butters in 1854. It was demolished in 1922.

The Preston and Heidelberg circuit was formed in 1863, and included Preston, Heidelberg, South Preston, Thomastown, Wollert, Yan Yean (now Mernda), Woodstock, Linton, Eltham, Greensborough and Alphington. The Rev F E Stephenson was the first appointed Minister and, as a qualified architect, designed the stone churches at Preston and Alphington. The bluestone church at

Uniting Church

Preston was constructed in 1863, and the brick transepts were added in 1902 to a design by Gardiner. The small cairn facing High Street, reputedly built of stones taken from the old barn, stands as a memorial to the generosity of Samuel Jeffrey.

In 1930, the Fincham organ (with two manuals and fifteen stops) was installed by Hill, Norman and Beard. It dates from 1877 and was transferred from St Peter's Anglican Church, Ballarat.

Thematic Context

Significance

The 1863 church was the second Wesleyan church in the Preston district and is the oldest surviving Wesleyan church in Preston. It has important social associations locally because of its continuous use as a Wesleyan, and later Uniting, church. Architecturally, the simple Early English Gothic style of the 1863 building, continued in the 1902 transepts, is representative of early church buildings in Victoria, particularly in rural areas. The 1877 Fincham organ, transferred to the church in 1930, is significant.

Recommendations

Status confirmed

References

Primary Source: Allom Lovell & Associates: City of Darebin Citations, September 1996

Other Sources:

House

339 Plenty Road
Preston



Map Ref: **18 H12**

NOT within Heritage Overlay Area.

Description

This single-storey house is of coursed bluestone rubble construction and has a hipped roof now clad with corrugated iron. The bluestone has been painted. The chimneys are of bichromate red and cream brick construction. The symmetrical front elevation has a central entrance with a single window on each side. The windows and the front door have been replaced; the original front door frame and rectangular fanlight appear to be intact. It is unclear if there was ever a verandah to the front elevation. Adjoining the house on the north side, and projecting forwards to the street line, is a single-storey brick shop, possibly constructed in c1930

History

George Duff Taylor purchased several lots of land from Jika Jika portion 145 in April 1870. Situated on the corner of Plenty Road and Gower Street, the land was part of the original 537 acres bought by Londoner Abel Gower at the land sales of 1838. It was not until after his death that his widow, Victoria Elizabeth Gower arranged for its sale in 1859. The first subdivision commenced in February 1860, attracting a number of Irish farming families. Taylor was also a farmer, and from 1872 into the 1880s he is listed in the Directories as farming on Plenty Road, Gowerville.

The date of construction of the bluestone house is now known. Although it is likely to date from Taylor's purchase of the land in 1870, it is possible that it was constructed by an earlier leaseholder occupying the property before its sale. In 1886, Taylor's house and land were valued at £70.

By 1891, the rateable value of the house and one acre of land was £16, and fenced land owned by Taylor, some of which may have been purchased in the intervening years was valued at £100. The ratebooks indicate that during these years, Taylor's house was the last building along Plenty Road

House

until Brock's mansion and farm property 'Oakhill' at the corner of Tyler Street.

Edwin Harden, a salesman, was renting the 'stone and weatherboard house' and just over six acres in 1896, the year Taylor sold the property Frank Madden, a Melbourne solicitor. Madden continued to own the house and land, as well as five adjoining acres until 1908, when he sold both to A W C Martin. During Madden's ownership, the house had been let to carpenter Harry Zeven and his family of five, and for a short period around 1902, the fenced land was let to clergyman James Watson.

By 1916, Mary and Albert Millman were the owners of the four-roomed brick and stone house, and they lived at this address with their family of six until the 1930s. Albert was a labourer and Mary, listed as a greengrocer and confectioner in the 1930 Directory, may have run a business from the shop on the corner of the property. The ratebooks do not indicate when the shop was built.

Thematic Context

Significance

The bluestone house at 339 Plenty Road, Preston is of local architectural and historical significance.

Although the Preston district was extensively settled by farmers in the 1860s and '70s, few bluestone farm houses from this period survive. Along with another bluestone and brick house in Summerhill Road, Preston, 339 Plenty Road is a rare surviving example in the Preston area of an early bluestone farmhouse. The house is architecturally representative of small rural houses of the period.

Recommendations

Status confirmed

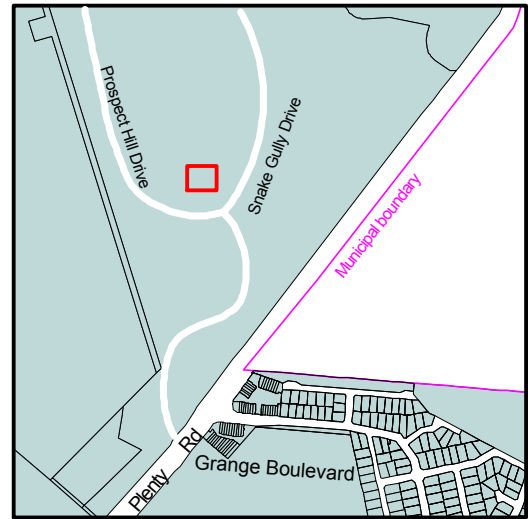
References

Primary Source: Allom Lovell & Associates: City of Darebin Citations, September 1996

Other Sources:

Bundoora Park Homestead

Plenty Road
Bundoora



Map Ref: **19 F4**

NOT within Heritage Overlay Area.

Description

Bundoora Park homestead is a large two-storey red brick and stucco residence designed in the Queen Anne style. The building has a dominant hipped roof and asymmetrical principal elevations, facing south and east, with projecting two-storey gabled wings enclosing a two-storey return verandah at the south-east corner. The principal entrance is located on a diagonal axis at the corner.

The slated roof has decorative terracotta ridge cappings. The original terracotta dragon gable finials have been replaced and the original terracotta chimney pots have been removed. The tuck-pointed red brick walls have stucco dressings, including coved eaves. On the two gabled wings, the first floor windows form Serlian motifs, with the casement windows framed by gauged and moulded brickwork. A number of the original casement windows have been replaced with awning windows. The verandahs originally had turned timber posts and Art Nouveau cast-iron friezes and balustrades. They have been partly enclosed, probably in the 1920s, with shingled balustrades replacing the original cast-iron panels. A single-storey day room extension and link were constructed on the east side in 1936. Two external fire escape stairs have been added.

Internally, the house has irregular planning typical of the Queen Anne style. The internal detailing displays some outstanding craftsmanship and reflects Arts and Crafts ideals in its use of decorative timberwork, stained and coloured glass in windows, fanlights and rooflights and the moulded plaster ceilings. The stained glass, thought to have been executed by the leading stained glass artist Auguste Fischer, and the set of approximately 100 pyrographic panels on the stair, thought to be the only major extant example of architectural pyrography in Australia, are particularly notable.

Apart from the addition of bathrooms and some alterations to the kitchen and other service rooms,

Bundoora Park Homestead

the internal planning remains substantially intact. Internal detailing to most areas, with the exception of original fittings in the service areas, the overpainting of most of the originally polished joinery and the addition of fluorescent lighting and wall-mounted panel heaters, also remains substantially intact. The Urban Land Authority propose to refurbish the house in the near future, ultimately for use as an art gallery or community centre.

History

The fourteen-room house was built in 1899 for John M V Smith, racehorse breeder and gentleman, to the design of Sydney Herbert Wilson in conjunction with Percy Oakden, on 606 acres of land acquired from the Commissioners of the Savings Bank, Victoria. The Bank had taken the property over after the failure of the Bundoora Park Estate Co, whose directors included Samuel Gardiner, a prominent local identity and cattle breeder, and the politician Alfred Deakin. The scale and opulence of the homestead reflected Smith's prominent social position.

The homestead and land were acquired by the Commonwealth Government in 1920 to house World War I veteran psychiatric patients. It was one of the first repatriation hospitals in Australia. Its acquisition reflected the urgency for accommodation and services for the care of war veterans at the time. Initially the homestead property was known as the Bundoora Convalescent Farm and was used for farming activities associated with the Mont Park psychiatric facility located across Plenty Road. In 1923, it was decided to use the property for treatment of psychiatric patients, and it was renamed the Repatriation Mental Hospital, Bundoora in 1924. The hospital was decommissioned in December 1993.

The property has a long association with horse breeding and racing. The property was used for horse breeding by Samuel Gardiner in the late nineteenth century. J V Smith is reputed to have been the owner of the famous racehorse Carbine. Among his other more famous and successful horses were Wallace, a son of Carbine, and Shadow King, who is reported to have beaten Phar Lap on at least one occasion. Several of Smith's stud buildings, including the large stable, the stud master's cottage, the blacksmith's shop and sheds, have survived and are now part of the adjacent Bundoora Park Museum. The Victorian Government purchased 456 acres of the property and established a Police Department horse stud, using the existing stables and other buildings, which operated from 1930 to 1952.

Thematic Context

Significance

Bundoora Park Homestead is of considerable architectural and historical significance.

The homestead is a substantially intact example of a large Queen Anne style house demonstrating outstanding craftsmanship in its interior detailing including joinery and plasterwork. The building contains an extensive scheme of stained glass, attributed to the leading stained glass artist Auguste Fischer, and which has considerable intrinsic artistic merit. The staircase and upper landing are decorated with a complete set of pyrographic panels that are outstanding in terms of their number and intact condition, and their rarity as an example of pyrographic decoration used architecturally.

Bundoora Park Homestead is associated with its first owner, John M V Smith, a prominent figure in the horse breeding and racing industry in the early twentieth century and reputedly the owner of the

Bundoora Park Homestead

racehorse Carbine. The house was designed by the prominent Melbourne architects Sydney H Wilson and Percy Oakden.

Bundoora Park Homestead was the principal building of the first repatriation psychiatric hospital established in Victoria. Its use from 1920 to 1993 as a repatriation hospital has important social and medical associations. Its initial acquisition for conversion to a hospital indicates the urgent need for care for returned service personnel following World War I. The property's isolation suited prevailing official and public attitudes the mentally ill, and at the same time provided a restful environment for rehabilitation and the opportunity for a degree of self-sufficiency in food production.

Recommendations

Status confirmed

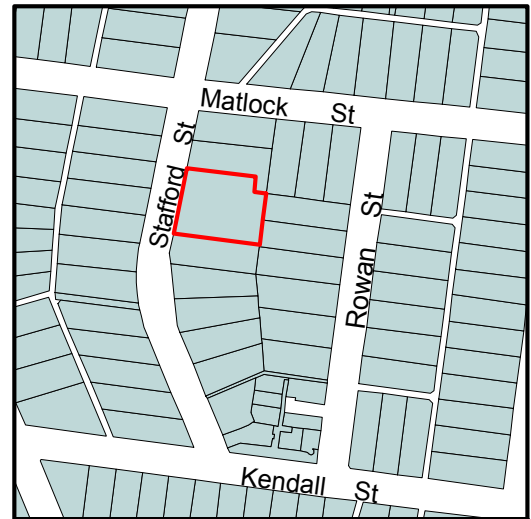
References

Primary Source: Allom Lovell & Associates: City of Darebin Citations, September 1996

Other Sources:

Oakover Hall

12 Stafford Street
Preston



Map Ref: **30 C1**

NOT within Heritage Overlay Area.

Description

Oakover Hall is a large two-storey residence, apparently of bluestone construction, with hipped roofs. The service wing to the rear is constructed from coursed bluestone rubble, now painted. The front sections of the house have a simplified Italianate character with bracketed projecting eaves and painted rendered walls with moulded render quoining to the corners, architrave surrounds to the windows and a projecting bracketed string course at first floor window sill level. The extent to which the original house was altered in the course of its reconstruction in 1875 is unclear from the available physical evidence, although it is thought likely that much of the existing external detailing and probably much of the interior dates from these works. The interior, which has been converted to flats, has not been inspected and its intactness is unknown.

History

Oakover Hall is located on land near the Merri Creek which originally comprised the 385 acres Jika Jika allotment 139, purchased by John Carey in the first sale of Preston land in 1838-9. When Carey sold the whole of this allotment in October 1849 to Thomas Goodwin for £1,800, he more than doubled his purchase price. Goodwin was listed as a pastoral licensee of the Crown and a Melbourne shopkeeper during the 1840s.

By January 1855, as advertised in the Argus, Goodwin was selling 'a few lots of 5 acres of choice land for farming or gardens' as well as a further '10 acres of land with comfortable two-roomed cottage built of stone and a large tank for water'. A third advertisement offered by private contract a 'most comfortable family residence with garden and every convenience and about 20 acres'. The cottage presumably has been demolished.

Oakover Hall

Two years later, the architect John Gill was calling for tenders to erect a new villa for T W Goodwin on the Merri Creek, five miles from town; this appears almost certainly to be Oakover Hall. When Goodwin put the property on the market five years later, the residence was described as ‘built of stone, stuccoed and slated, with tank, complete stone out offices, and 30 acres of first class land divided into gardens and paddocks’. The house did not sell, and a year later an extensive advertisement in the Argus announced the sale by auction of the property, detailing the seventeen rooms of the house as well as noting the coach house, stable and men’s rooms.

Abraham Booth became the new owner of the property. He is listed with his brother Salathiel, and their brother-in-law Edward Argyle as pastoralists between the 1840s and the 1870s, and he may also have been a butcher in Collingwood in 1845. After selling his share of 112,000 acres comprising the Duck Swamp Station on the Loddon River in 1852, Booth, in partnership with John Holloway, next purchased Tragowel Station nearby. Abraham married Hannah, the eldest child of John Holloway, and they had eleven children, eight being born at Oakover Hall.

A tender notice placed in the Argus in November 1875 by the well-known architects Crouch and Wilsen indicates that reconstruction of Booth’s residence following a fire was about to be undertaken. By 1886-7, the rateable value of the property was £200. A few years later, at the peak of the boom, it had soared to £412/10/-.¹⁴

Booth held Oakover Hall and thirty acres of surrounding land until his death in 1902. The family moved to Toorak in 1909, and Oakover Hall was let to a local farmer, Mr Shepherd, who ran the property as a dairy farm.¹⁵ By 1917-8, the 13-roomed house, reduced from the original seventeen rooms, on 3 acres of land had slumped to a rateable value of only £60.¹⁶ From 1918 to 1935, the ratebooks indicate that E A Sands, dairyman, occupied the property, with William Booth of ‘Ambergate’, Malvern holding the title. During the 1950s, Oakover Hall was divided into four flats.

Thematic Context

Significance

Oakover Hall is of local architectural and historic significance.

The house, originally constructed in 1857, is the oldest surviving residence in Preston. It is among the largest surviving nineteenth century residences in Preston, along with Pleasant View (formerly Lyonsville), 131 Wood Street, Preston). The original owner of the house, Thomas Goodwin, was a major landowner in the district in the 1850s. Its subsequent owner, Abraham Booth, was a prominent pastoralist and his purchase of the house in 1863 reflects the common practice among Victorian pastoralists in the nineteenth century of acquiring large suburban residences in addition to their country properties.

Oakover Hall appears almost certainly to have been designed by John Gill, one of the more prominent architects in the 1840s and 1850s in Melbourne. Although Gill designed a large number of residences from the mid 1840s, as well as churches and other buildings, Oakover Hall is one of relatively few surviving houses that can be reasonably definitely attributed to him, including Turinville, 53 Bernard Grove, Kew (c1847), possibly Invergowrie, Coppin Grove, Hawthorn (1849-50), Royal Terrace, Nicholson Street, Fitzroy (1854-6) and Grace Park House, Chrystobel Crescent, Hawthorn (1857).

Oakover Hall

Although the extent to which the existing house reflects the original Gill design or the 1875 reconstruction by Crouch and Wilson is unclear, the simplified Italianate character of the house is representative of larger residences in Melbourne suburbs from the 1850s to the 1870s.

Recommendations

Status confirmed

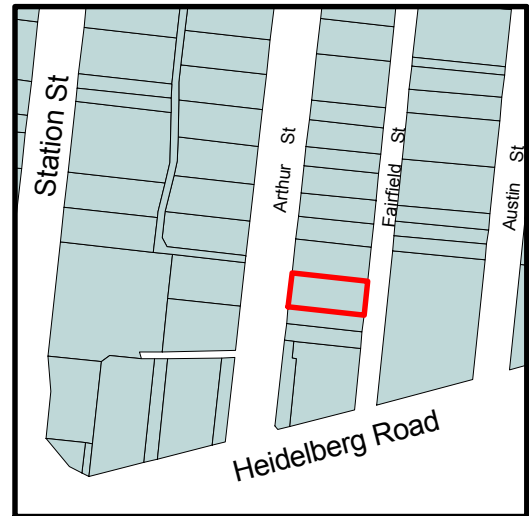
References

Primary Source: Allom Lovell & Associates: City of Darebin Citations, September 1996

Other Sources:

House and Shop

17-19 Arthur Street
Northcote



Map Ref: **30 F1**

NOT within Heritage Overlay Area.

Description

The house is of polychrome brickwork with a brick chimney, convex-roofed verandah with cast iron frieze work, and probably originally had a picket front fence. The 'shop cum factory' is much less distinctive but has similar brickwork, and it presents a gabled parapet to the street. The shop appears to have been altered and a new unrelated high brick fence has been added to the house.

History

John Hayes acquired Lot 17 as part of the Fairfield Park subdivision. In 1886 he built a single-fronted, polychrome brick house on the land (17 Arthur Street).

A shop was later constructed to the north of the residence using similar polychrome brickwork. It was used as both a shop and a factory, initially as James Thomas' laundry in 1898, followed by basket producer Henry Barker in 1905. It then functioned again briefly as a laundry run by Martin McMahon in 1916 before becoming a crumpet bakery, c1917, run by the Harding Brothers.

Mrs. Annie Burman occupied the residence for many years after 1900.

Thematic Context

Significance

17-19 Arthur Street is a survivor of a once common pattern of urban development – a combined shop and residence, which was a key characteristic of subdivision patterns in the 1880s, which demonstrate a mixed use of the area. Visually they form a distinct feature in the streetscape.

House and Shop

Recommendations

Status confirmed

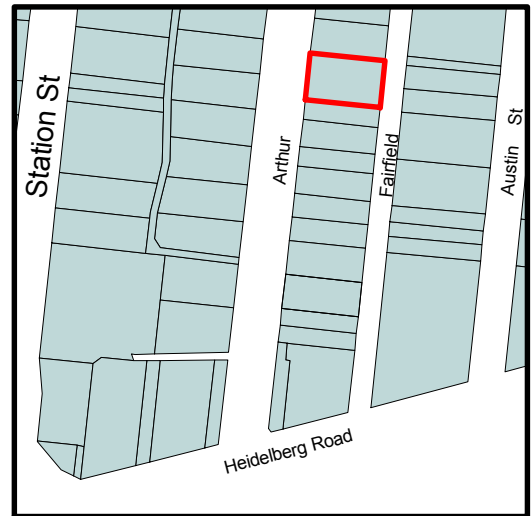
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

35 Arthur Street
Northcote



Map Ref: **30 F1**

NOT within Heritage Overlay Area.

Description

35 Arthur Street is a large, rendered, Italianate-style triple-fronted house with a hipped slate roof and concave-roofed verandah. Of note are the incised designs on the rendered walls and chimneys. The picket boundary fence has been recreated, as has the cast iron frieze work which decorates the verandah valance.

History

Built on an allotment of C H James' Fairfield Park subdivision, 35 Arthur Street appears to have been leased for most of its early life. J Williams owned it in 1890 and may have built it in that year. However, the land speculator, Charles Abbott, owned it one year later and leased it to a Mr Jolly. Other tenants who followed included George Chamberlain, John Baldie, Peter Tait and, by 1911, Joseph Gration leased the house from William J Brewer. He did so for over ten years. William Furlong and the Thomas family occupied the house during the 1930s and 40s, respectively.

Thematic Context

Significance

35 Arthur Street is typical of the dwelling style, double-fronted weatherboard villa, constructed on this subdivision (Fairfield Park). While typical, it is larger than most, is in near original condition, although the fence is not original, and also has unusual incised detailing.

Recommendations

House

Status confirmed

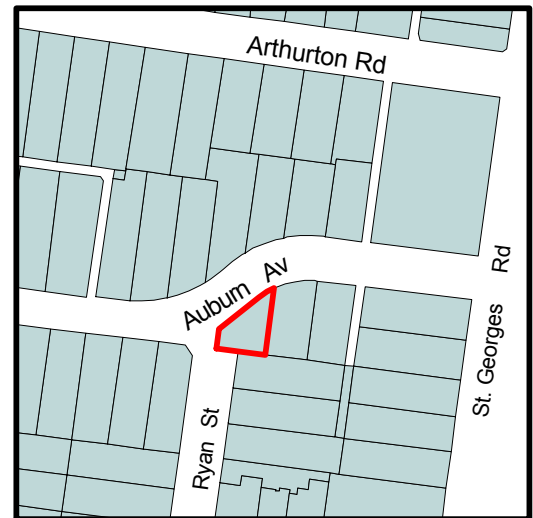
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

5 Auburn Ave
Northcote



Map Ref: **30 C8**

Within Heritage Overlay Area.

Description

Like Padua, the house is another late variation of the Federation Bungalow style. The Marseilles pattern terracotta roof tiles, the timber slatting to the verandah and their fretted onion motifs, the half-timbered gables and the bellied chimney caps are typical of the style. The plan is L-shaped infilled with diagonally placed verandah to suite the corner entrance. The main rooms of the house protrude under gabled bays on either side of the verandah.

Number 5 Auburn Avenue is in near original condition, including the boundary picket fence and timber lattice yard fence.

History

Like Padua (qv), 5 Auburn Avenue was built on an estate which was a further development, occurring after 1900, of the property Auburn Vale. The agent Stott, A. Stone and David Morgan owned many of the lots prior to the post World War I surge in building activity.

Among the many Morgan family allotments was an island-lot with street frontage on three sides, owned by David Morgan Jnr, a builder. He built 5 Auburn Avenue there in 1918. As a speculator, Morgan occupied 5 Auburn Avenue only briefly, selling in 1919-2- to Ellis Orchard, a printer.

Thematic Context

Significance

The house is a well-preserved Federation Bungalow style house which occupies a prominent site in

House

an Edwardian precinct. It is distinguished by its plan form and verandah design.

Recommendations

Status confirmed

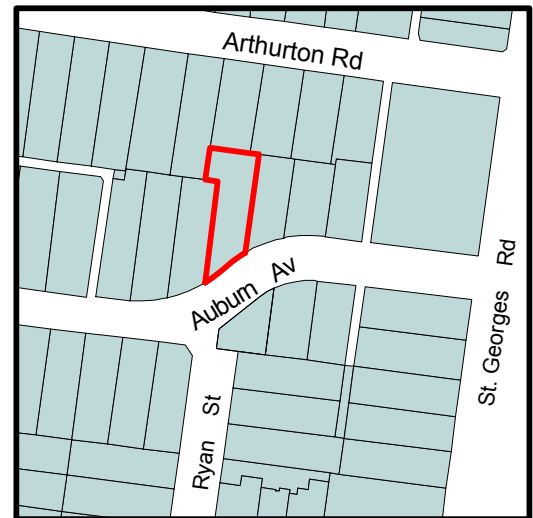
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Padua

8 Auburn Ave
Northcote



Map Ref: 30 C8

Within Heritage Overlay Area.

Description

Padua is a late example of the Queen Anne or Federation style of architecture. The Marseilles pattern terracotta roof tiles, the gables, half-timbering, bowed leadlight windows and the timber slatting to the verandah are typical of the style.

Padua is sited in an elevated position at the bend of Auburn Avenue and terminates the vista from St. Georges Road.

History

H L Worsley purchased Crown Portion 107 in 1840. Subsequently the property, Auburn Vale, was built south of Ashburton Road, which was then terminated by the Merri Creek. Solicitors, Lyons and Turner (in association with R W Best) subdivided Auburn Vale's grounds into frontages of forty feet. The auctioneer, Alfred Bliss, attempted a further subdivision of the land in 1883, cresting blocks with wider frontages.

Auburn Avenue now marks the southern boundary of the scheme; a water course being the eastern boundary which today is reflected by the bend in the street. By the end of World War I the area south of Auburn Avenue had been fully divided and house construction was commencing. Agents, Stott, Morgan and Stone, owned many of these lots, as well as those from the older division to the north.

A tramways employee, Marcus Kenny, and his wife, Margaret, purchased Lot 8 from Stott during 1917-18 and by the end of 1918 a timber villa had been erected on the land. Kenny lived there for a short period, leasing Padua by the late 1920s. As with 5 Auburn Avenue (qv), Padua may have been speculatively built by David Morgan Jnr.

Padua

Thematic Context

Significance

Padua is a prominently sited and near intact example of the Federation style Bungalow situated in an Edwardian precinct.

Recommendations

Status confirmed

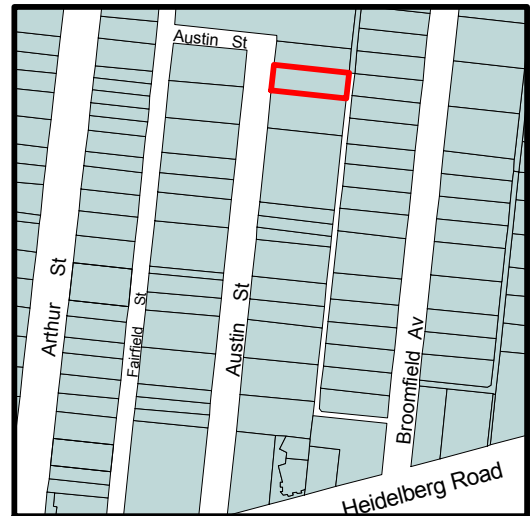
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

51 Austin Street
Northcote



Map Ref: **31 A11**

NOT within Heritage Overlay Area.

Description

51 Austin Street is a double-fronted, coursed basalt rubble walls which was an unusual construction method for urban dwellings in the 1880s. The verandah has cast iron frieze work and brackets similar to founder J Cochrane's pattern of 1887. The turned timber verandah posts support an ogee profiled corrugated iron roof. Other decoration includes eaves bracketing, sidelights to the front windows and door, and cream brick cappings to the chimneys. A picket fence has been constructed at the front. The verandah may have been replaced early this century, possibly the Sayce family.

History

Originally part of Thomas Winter's Crown Portion 115, Austin Street was created by C H James in his St John's Estate of 1884.

Five years later Thomas Sincock, aided by his builder brother, John, had erected 51 Austin Street. Major occupants of the house during this century, were the Sayce family. John Sayce sold the property in 1922 to the recently created St Anthony's Roman Catholic Parish. From then until 1961, it was used as a convent primarily for the Good Samaritan Sisters.

Thematic Context

Significance

Constructed using a technique of coursed random rubble which was unusual for urban dwellings in the 1880s, 51 Austin Street is one of only three existing surviving basalt houses in Northcote. Historically it is of some significance, having been used as a parish convent for most of the twentieth

House

century.

Recommendations

Status confirmed

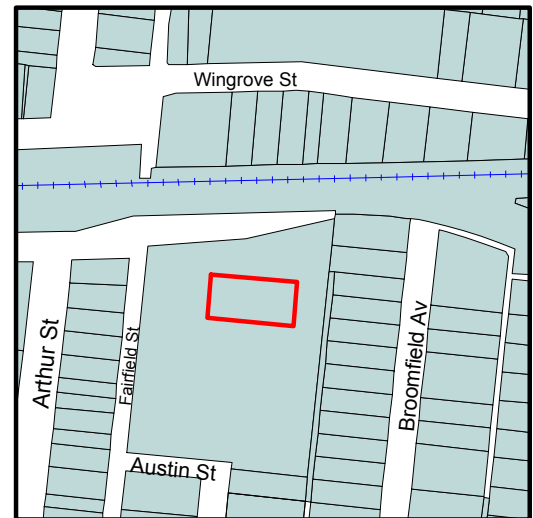
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Rosebank

59 Austin Street
Northcote



Map Ref: 31 A11

NOT within Heritage Overlay Area.

Description

Rosebank is a large, rendered brick house with a high pitched, slated hipped roof. The corners are articulated by heavy quoining and around openings, the entry door being arched. A return verandah remains, in part, but is not original; the earlier verandah being similarly shaped, with timber brackets and stop-chamfered posts. The verandah to the rear wing has been removed on the west and enclosed on the east.

Attached to the south-east corner of the house is a timber pavilion with a ventilated roof; this was probably the ballroom. It has a convex, formerly striped lower roof and timber pilasters between windows. This is the most distinctive element of the house.

Temporary partitions have been added internally, but generally the major rooms and hall are in near to original condition, with marble and timber mantles and one large overmantel

History

Thomas Winter purchased Crown Portion 115 in 1840. Forty years later the surveyor Thomas B Muntz had divided this deep pastoral holding into suburban sized allotments.

Samuel Nathan purchased about two acres from this estate and, sited near to the recently completed Clifton Hill to Alphington railway, he built Rosebank.

Nathan was a London born Jew who came to Melbourne in 1869. He commenced a general merchandising business in the next year and followed that with a furniture shop in Russell Street, moving to Bourke Street east in 1874. By 1882 he had a branch in Elizabeth Street and yet another

Rosebank

was opened in the new retailing area of Chapel Street. In 1887, Nathan claimed to be the first in Melbourne to establish a system of time payment.

Like many of the rising Melbourne merchant class, he had lived close to his business, in Carlton. However, as success allowed, Nathan purchased part of the new suburban estate and had built Rosebank by 1885, steadily improving the property over the next six years.

By 1892, Nathan appeared to be in financial difficulties and his property was taken by the London Chartered Bank. Rosebank was then leased to a number of persons, including Elizabeth and Ken McKenzie, until its purchase by the traveller Paul A Joske. Joske, who had previously resided in Rathmines Street, owned and occupied Rosebank until the Catholic Church acquired it for the presbytery of the new Parish of St. Anthony's, Alphington, (created in 1915). The Rev. Michael Joseph Hayes was the first parish priest and the first occupier of the presbytery when it was officially 'opened' in June, 1915; the St. Anthony's Church having been opened six years earlier further south in Austin Street. Priests such as Fr Daly, Fr Molan and Fr Casey occupied Rosebank until the construction of the new presbytery in 1978.

Thematic Context

Significance

Rosebank is a prominent house in the area. The adjacent St Anthony's school yard retains the aspect of the house's grounds and its siting axial to Austin Street terminates a vista from as far south as Park Crescent. Rosebank is, with Hillsvue (qv), a relatively original example of the large houses which were built within sight of the Yarra, by the industrialists and merchants of Melbourne, Collingwood and Fitzroy, during the period of economic expansion, 1880-90.

Recommendations

Status confirmed

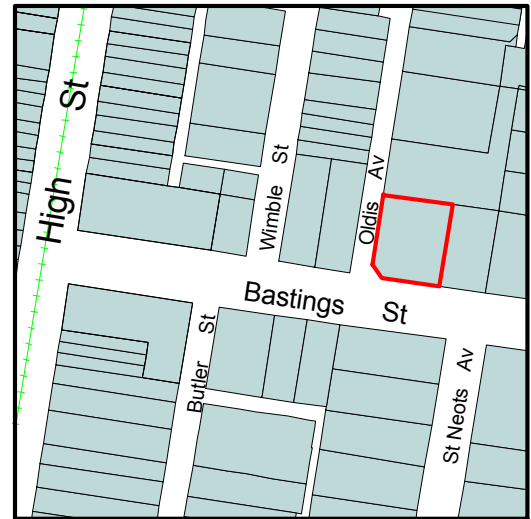
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Beaumont

11 Bastings Street
Northcote



Map Ref: **30 F9**

Within Heritage Overlay Area.

Description

Beaumont is a rendered Italianate style two-storey mansion. A concave-roofed return verandah is supported by coupled timber posts, and cast-iron panels of a unusual design form the balustrade. These panels were probably imported. The upper openings are arched, whilst those on the lower level are flat-headed with dog-toothed sills; they originally had shutters. The eaves are bracketed.

An arched entrance porch on the east elevation, is flanked by Corinthian pilasters and dog-toothing, decorates the architrave. The upper level window, placed above the entrance, has a cast-iron balconette.

The roof is clad with iron, whilst what may have been a timber observation tower has been removed from the roof apex. On the west there are single storey additions and on the east a timber escape stair has been constructed. Internally, little remains of Beaumont's former character and its grounds were reduced dramatically by a sub-division in 1929. Some mature trees remain, however, including a Canary Island Palm and a Moreton Bay Fig.

History

Bastings Street was created in 1853 by the Union Bank when it subdivided part of Rucker's forfeited Crown Portion. The existence of what was originally Rucker's mansion, in Bay View Street, and the fine views over the surrounding river valleys, prompted many city merchants to build large homes on the higher ground. From this vantage point the owner of Beaumont could also survey the orchards of the Yarra Valley.

John Gull Johnston was a fruit and produce merchant who traded in the firm, Johnson Brothers and

Beaumont

Co. of William Street. By c1864, Beaumont is shown on a plan of 'Upper Northcote' and 'Johnston' (sic) is written beside it. Johnson remained in Northcote until c1900 and, during that time, became involved only twice in local affairs. He was the first secretary to the Health League (forerunner to the Northcote Council) in 1889, and a member of the first Northcote Free Library Committee in 1891.

Edgar P. Johnson, a solicitor, took part of J G Johnson's land in 1899 after a brief period of ownership by Smith, Kenihan (q.v.) and Swan, who were presumably Johnson Senior's mortgagors. By 1900 Edgar Johnson owned and occupied Beaumont but, in the following year, had sold to Hearre. Within the next decade, Northcote's tanner, Joshua Pitt, had commenced a twenty year period of tenure. During that period he was to expand his factory in Sladen Street (now Gadd Street) and erect a chimney, one hundred feet high (c1916-17), which is a landmark on the Merri Creek flats. This factory made the original leather belting for the new Yallourn briquette factory and generally provide a large part of the material consumed in the Australian footwear market. After the establishment of a creche and kindergarten committee in July 1928, the chair woman, Annie Dennis, urged that the Northcote Council should acquire Joshua Pitt's deceased estate and Beaumont in March 1919. Other buildings have since been added.

Thematic Context

Significance

Beaumont is the oldest known of the mansions which were constructed in Northcote during the pastoral phase of its history and among a small number of houses which date from the 1860s. It is also the most elegant (externally) of this style of large house in the municipality and has similarities to other early houses such as Como, in South Yarra (1855 -), and Linden, in St Kilda.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

46 Bastings Street
Northcote



Map Ref: **30 F9**

Within Heritage Overlay Area.

Description

Twentyman brick-clad and rendered the original 1853 cottage and added a timber verandah to the west elevation, with panelled and scrolled cast-iron friezes (similar to founders, Holland and Hutchinson, 1873). The verandah, with its elegant curved timber brackets and slim Regency inspired posts, remains in part on the east face of 46 Bastings Street. A large room, a kitchen and an entrance hall, were added to the south of the cottage, probably early in the 1880s. Externally, a rendered pediment marks this addition. Marble and slate mantles were also installed in the bedroom and dining rooms. A timber porch was added c1913, and the dining room extended c1916.

Surrounding the house is a delightful wild garden with remnants from various periods of planting. A giant fig tree flanks the house on the north and clipped privet hedges lend a formal note to the original entrance on the east. Askew apparently planted the peppercorn trees along Waterloo Street.

History

Bastings Street and Waterloo Road were created in the 18534 subdivision of Rucker's Crown Portion 11. A plan of 'Upper Northcote', dated c1864, shows a cottage at the corner of these two streets, where 46 Bastings Street stands today.

When Edward Twentyman was first listed in the Melbourne Directories as a Northcote resident (1867), he was also listed as a furniture dealer and carpenter at 81A Queen Street. Twentyman purchased a four-room timber cottage at Northcote and moved there from his residence in Cardigan Street, Carlton. It is believed that the four-room cottage dates from c1853. Having been brick-clad by Twentyman after his arrival, this cottage has been preserved.

House

Twentyman came to Melbourne from Workington, Cumberland, England, in 1854. He travelled with his father, Daniel, who was apparently lured by gold, but Edward was content to pursue his trade as a builder whilst on the gold fields. He continued this in Melbourne until 1873, when he began a practice as an architect. In the same year that Twentyman moved to Northcote (1867) he married a recent emigrant, one Margaret Askew, whose younger brother, David, entered Edward's service in his joinery shop. Askew matriculated at Melbourne University, gaining his Degree in Civil Engineering in 1882. In that year the architectural firm of Twentyman and Askew commenced. The firm completed a number of warehouses which included those owned by Wallach, Connell, Duckett, Morris Roberts and Meeks. Askew lived at 46 Bastings Street with the Twentyman family until his departure to his new home, Deepdene, in Balwyn.

Near the height of the land boom, in c1886, Edward Twentyman returned to his native Cumberland and remained there until his death in 1917. His son, Edward Junior, apparently boarded out in the difficult 1890s and leased 46 Bastings Street. During this period he trained as a draftsman and eventually worked for the recently constituted Melbourne Metropolitan Board of Works. Edward married in c1900 and returned to Northcote. Flour mills were designed for Gillespie, Aitken and Scott, and the Cairns Memorial Church in East Melbourne was the subject of Twentyman and Askew's premiated design. Local projects included the former Carnegie Free Library and the Northcote Theatre (qv) both in High Street.

After Askew's death in 1906, Edward Junior was called upon to continue the firm. Before World War I, Edward designed a new residence for Benjamin E Johnson, the Northcote baker (Bay View Street), and the Northcote Free Library (qv). Edward died in 1960, but his sons, John and Robert, occupied 46 Bastings Street until recently, continuing what has been c115 years of tenure. The house was recently sold to a developer who are presently subdividing the land.

Thematic Context

Significance

46 Bastings Street is, in part, one of Northcote's older houses, if not the oldest. It is set in grounds which cover most of the original 1850's subdivision and contain some significant individual specimens. A substantial part of the house was built by Edward Twentyman, the principal of the prominent architectural firm of Twentyman and Askew, and was the major place of residence whilst in the colony. It was also the first place of residence for David Askew, who was later to become Vice President of the Royal Victorian Institute of Architects and executed a number of major architectural works such as Stalbridge Chambers, Fink's building, the Hotel Metropole in Sydney and the vast Colonial Sugar Refinery works at Port Melbourne.

Recommendations

Status confirmed

References

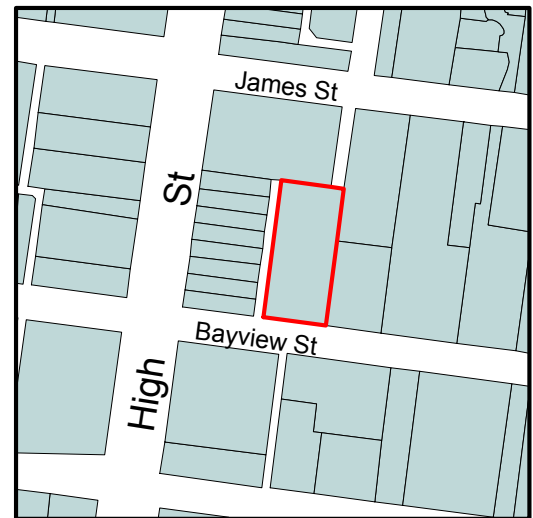
Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

House

Other Sources:

Epiphany Anglican Church

Bayview Street
Northcote



Map Ref: **30 F10**

Within Heritage Overlay Area.

Description

Williams designed an austere red brick structure situated on the highest part of the site facing High Street. Broad surfaces of brick are punctuated by pointed arched windows and are articulated by brick buttressing. Gothic motifs are simplified into geometric facets and planes, and have vertical emphasis, particularly in the tower. Dentilation and header courses give subtle counterpoint to the brick facets, whilst plate tracery stands out in contrast to the plain wall treatment. Large circular windows are located at the north and south gables.

History

Following the establishment of All Saints Church (qv) in the government township of Northcote during the 1850s, a new Parish was created in 1919, further north along High Street. Their place of worship was the Westleigh College Hall in James Street, which was reputedly the former ballroom of Sunnyside, the Rucker mansion.

This same mansion had given its site for the construction of a new brick church, during late 1926 and early 1927, to open in April after the expenditure of some £10,000. The opening service was conducted by the Archbishop of Melbourne, Dr Harrington Lees, assisted by the Venerable Archdeacon Hayman and the Diocesan Registrar, Mr. McLellan. The architect was Louis R Williams and the contractor, G A Winwood.

Thematic Context

Significance

Epiphany Anglican Church

The Epiphany Church is a notable and severe example of a Modern Gothic approach to traditional forms by the prolific church architect, Louis Williams. The brickwork detailing is notable and the building gains considerable distinction from its hilltop siting.

Recommendations

Status confirmed

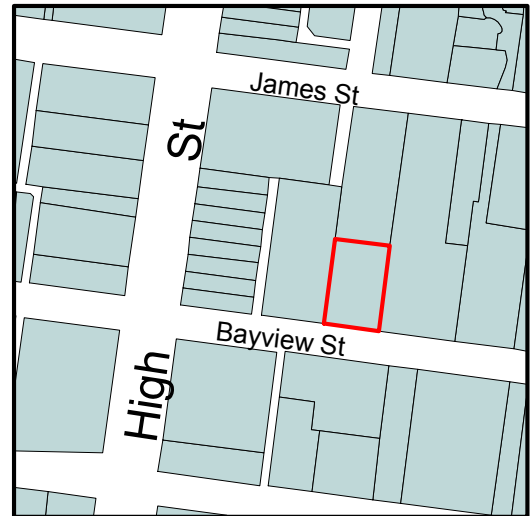
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Epiphany Church Vicarage

Bayview Street
Northcote



Map Ref: **30 F10**

Within Heritage Overlay Area.

Description

The vicarage is a single-storey red brick structure raised on a plinth to accommodate the sloping site, and has a hipped tiled roof with wide, overhanging eaves with exposed rafters. The entrance porch has brick piers and timber balustrading. The boxed sash windows have brick corbelled sills.

The building is largely intact but has been altered by the replacement of the original roofing with concrete tiles and the painting of some of the brickwork.

History

Unknown.

Thematic Context

Significance

Although the vicarage is of little individual architectural significance it harmonises with the adjacent and contemporary Epiphany Church (qv). The building has been associated with the Anglican Church in the local community over a long period of time.

Recommendations

Status confirmed

References

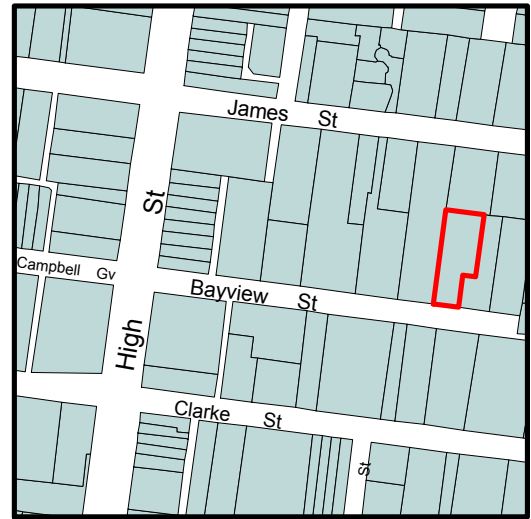
Epiphany Church Vicarage

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Merridale House

13 Bayview Street
Northcote



Map Ref: **30 F10**

Within Heritage Overlay Area.

Description

Merridale is a Queen Anne or Federation style house, comparable to other buildings in Northcote such as Mandalay and Lugano (qv). Characteristics include the asymmetrical massing, gabled projections, red brick work with contrasting roughcast render and leadlight windows. The gable ends and balustrading to the attic are clad with shingles. The front verandah is supported on Tuscan cement columns. Distinctive timber butterfly wing brackets decorate the attic balcony posts, and gargoyles are located on the apexes of the gables. Alterations include the replacement of the original roof tiles with black glazed tiles and the removal of the front fence.

History

Near William Rucker's mansion, Sunnyside, and on Crown Portion 95 purchased by Severin Salting from the Grantee, C J Gerard, Bayview Terrace was created in 1853.

Development spread to the east from Sunnyside when Benjamin John's son built a new house next to it and leased it for Westleigh College. Next to Johnson was Esther Demaine, widow of the printer, Charles Demaine, who leased a house there to George F Tutton, a gentleman. By 1912 this house was in the hands of Demaine's executors and in the next year, Walter S Stott, the successful Northcote estate agent, had become Tutton's new landlord in what may have been the new Merridale House. Stott sold to Thomas Plant in c1917 and Plant sold to Richard Bennetts, a manufacturer, in 1920. Bennett may also have been the builder, but the house appears to be earlier. Tutton had left after Plant's purchase and thus Merridale House had commenced to be owner-occupied: Margaret Fry (civil servant) was a later owner, as was George Theodorakakis.

As perhaps the builder of Merridale House, Stott had already achieved a name in Northcote from his

Merridale House

agency. He was a native of Australia, born in Brighton, and had spent 18 months with the auctioneer, F L Flint, as early training for his career; Flint carried out some of Northcote's early subdivisions. Stott went to Sydney for five years, but returned during the boom period of the late 1880s to start his own business in Northcote. This business has remained at Northcote ever since.

Thematic Context

Significance

Merridale House is of local architectural and historical significance. The house is prominently sited and has unusual detailing. It is also among the municipality's best examples of the Federation style and has associations with the important local Stott family, Walter Stott being a successful real estate agent.

Recommendations

Status confirmed

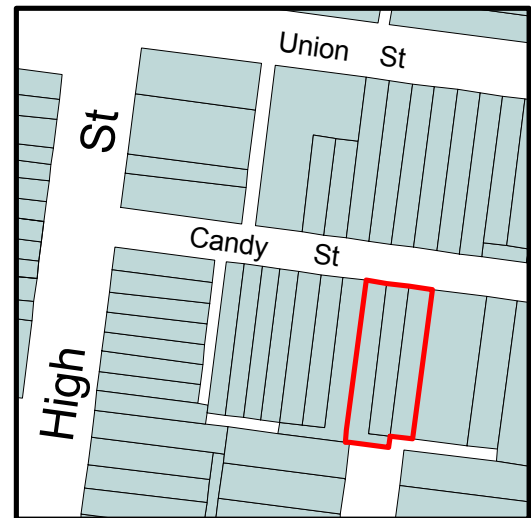
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Row Houses

16-20 Candy Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

Characteristic of the period, these single-fronted timber cottages have half-timbered gables with king-post trusses which have been set over roughcast rendered gable ends. Each house has a convex roofed, cast iron decorated verandah and bi-chrome brick party wall dividing each pair, as required by the building regulations. The front walls were clad with block-fronted timber boards. These latter aspects were typical of the late Victorian era, whilst the roof gables are characteristic of the Federation style.

Each row house has been altered in detail: the roughcast is missing from No 20 Candy Street, the gable truss from No 18, and the turned moulding to the end of the king-post on No 16. All of the original front and some of the dividing picket fences are gone. The cement urns to each party wall, however, have survived.

History

George Plant's paddock and trotting track once lay north of the Alphington railway line and east of High Street. The Railways Department acquired the land during the 1880s and twenty years later subdivided it into 117 suburban lots, selling most of them at an auction in March 1903. The streets were obligingly named after prominent Northcote councillors and were constructed by the Department in the following year, becoming the first owner-built streets since the municipality was created. Conveniently located near the proposed Westgarth station and not far from the old Northcote South (closed 1912, the new land owners were given free railway travel on the condition they commenced house construction immediately. William Laurence, the founder of the Westgarth dye-works, purchased some of these lots and built four houses almost immediately. They consisted of two attached pairs.

Row Houses

The first occupants included William Tilley, a pawnbroker, Charles Wheeler, a tramways employee, and Thomas Lynch who was a clerk. By the 1920s the houses were owner-occupied and the occupants included Williams Tyers (iron worker), Marie and Joseph Hyan (fitter) and William Graham.

Thematic Context

Significance

Although altered, these row houses are part of a precinct which is characterised by narrow building lots and single-fronted cottages. They are also a product of speculation by one of the city's oldest industrial families (Lawrence) and mark the onset of a new type of marketing by the Victorian Railways to enhance sales on their estates.

Recommendations

Status confirmed

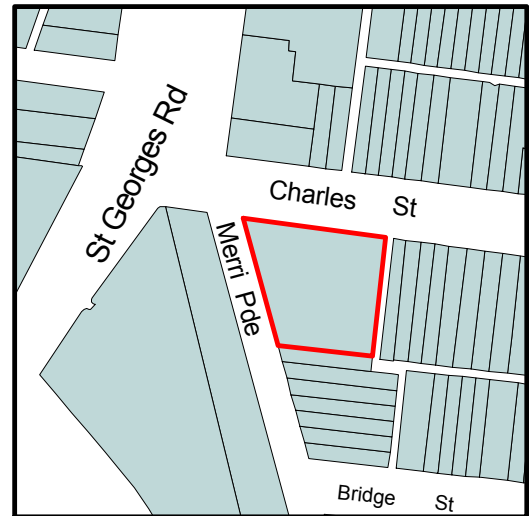
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Albion Family Hotel

2-10 Charles Street
Northcote



Map Ref: **30 E10**

Within Heritage Overlay Area.

Description

The Albion is a three-storey, rendered brick hotel with return verandahs to the south-west elevation. The original cast iron baluster panels, brackets and frieze work on the verandah have been removed. The plan has a typical splayed corner entry. Surmounting the splayed corner is a semi-circular arched pediment which contains the name of the hotel. The facade is articulated by moulded string courses and panelled pilasters. At the parapet, an arched pediment contains the hotel's name and the double-hung sash windows have moulded heads and sills. The facades are marred by the later addition of various types of signage.

History

Between Charles Street and Merri Parade a subdivision known as St. Georges Park was sold from 1885 onwards. Three years later, the same lots were auctioned as the Fitzroy Junction Estate, alluding to the Great Northern Railway which was to junction from the Heidelberg to Clifton Hill line in the next year. A tramway terminus in St Georges Road, south of the Merri Creek, as well as the proposed 'Grand Junction Central Railway Station' (now Merri), were close to where William Byrne had the Albion Family Hotel built in 1887.

His hotel was the type of 'Boom Style' building which was often located next to railway stations or termini: an highly decorated classically inspired edifice. The hotel also commanded views of the Merri Creek valley, just as the Grand View and the Tower Hotels (qv) were to overlook the Yarra River in Alphington. Here, as well as with the others, the emphasis was on family accommodation in a semi-rural setting.

The first licensee of the Albion, after Byrne, was one John Coleman. Michael Kelly followed in

Albion Family Hotel

1890, whilst the owner, Byrne, invested further in Charles Street cottages and a factory. Later licensees included Joseph Moon, in the first decade of this century, and Isabella O'Connor in the decade following: this was after the Carlton Brewery had acquired the hotel.

Thematic Context

Significance

Although the architectural design of the building is unremarkable, the Albion is a prominent and noteworthy building which marks the date of the area's first subdivision and provides a local landmark amidst predominantly single-fronted cottages. The architectural significance of the building is diminished by the absence of the original cast iron verandah details.

Recommendations

Status confirmed

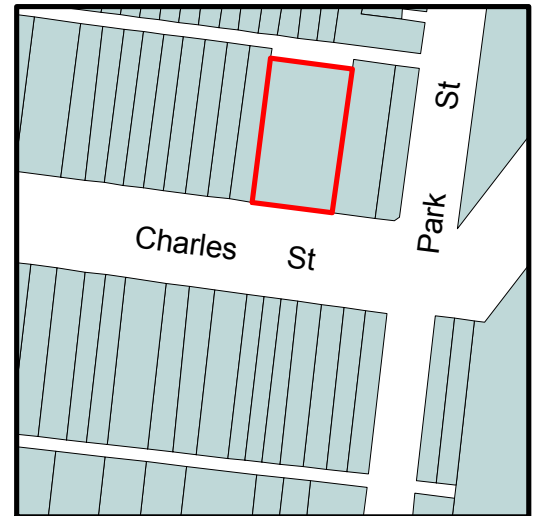
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Row Houses

61-69 Charles Street
Northcote



Map Ref: **30 E10**

Within Heritage Overlay Area.

Description

Numbers 61-69 Charles Street is a well-preserved row of single-fronted row houses which were constructed as part of the expansion of Fitzroy across the Merri Creek as new housing estates were developed.

History

The St Georges Park and Fitzroy Junction estates of 1885-8 heralded the extension of the suburban development of Fitzroy North, across the Merri Creek. Linked with this extension was the repetition of the building type of the row house.

Edward Bailey, land agent and later municipal councillor, purchased two half-chain frontages in Charles Street and divided them in two for row house construction. He built 61-69 Charles Street in 1889. His first tenants were John Cripps, a manager, Charles Miller, a stonemason, and Henry Richards who was a journalist. One house remained temporarily vacant.

The Royal Insurance Company may have financed this development for they became the owners after the difficult economic period of the early 1890s. George R Thwaites was the next owner, by c1904, and the row appears to have remained in one ownership ever since. A Mrs Christie owned them in the latter 1920s.

Thematic Context

Significance

Row Houses

no statement in citation

Recommendations

Status confirmed

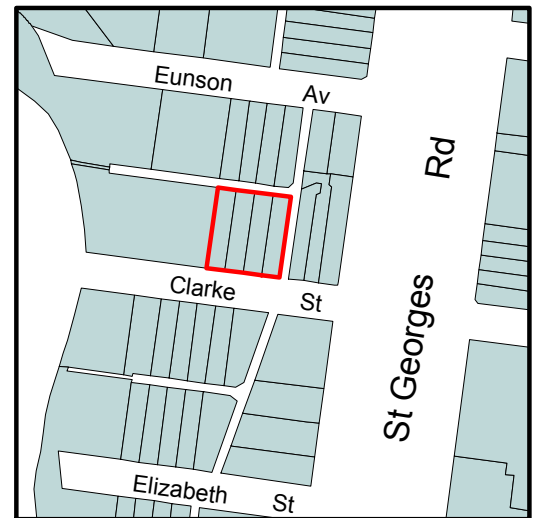
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Row Houses

5-11 Clarke Street
Northcote



Map Ref: **30 D10**

Within Heritage Overlay Area.

Description

Numbers 5-11 Clarke Street are single-fronted bi-chrome brick cottages. Dark brown and 'fancy whites' were used in the walls, with an ornament pressed above the verandah. Each has a balustraded parapet with a central scrolled pediment and dentillated cornice. Garlands or swags decorate the frieze below the cornice.

The cast-iron verandah friezes have been reconstructed on Nos 5, 7 and 11 Clarke Street, with the intact iron on No 9 providing the pattern for reconstruction. The original front fences were probably pickets but all have been replaced at various periods, their diversity disrupting the original visual uniformity of the row.

History

The Great Northern Railway was once proposed to run west of, and parallel to, St Georges Road, from the Clifton Hill junction to Whittlesea, thus this area was subdivided at a relatively early date. Alfred Bliss attempted to auction blocks, each of about two roods in area, south of Dr MacCarthy's inebriate asylum in 1878. Further subdivision occurred in the mid-1880s, creating frontages of twenty feet. James Eunson, who classed himself as an orchardist and a gentleman, lived in a stone house at the end of Clarke Street during this decade, (probably Cpt Andrew Clark's former home). It was his land that was subdivided to yield allotments for two brick duplex cottages: they were constructed in 1890.

The first lessees of these four houses included Walter Miller, a printer, Joseph Varey, an engineer, James Johnson, a cabinet maker, and Lewis Jones who was an insurance agent. The owner of Nos 9-11 Clarke Street changed quickly to become Walter Mitchell and, in the mid-1890s, the Standard

Row Houses

Bank of Australia took the other pair, indicating that Eunson encountered financial difficulties. Occupants came and went but Joseph Varey, who eventually became the owner of 7 Clarke Street, remained there well into this century.

Thematic Context

Significance

5-11 Clarke Street are typical and near original row houses, distinguished by Mannerist-inspired late Victorian pressed cement detail and constructed on the grounds of one of Northcote's early houses by its owner, James Eunson.

Recommendations

Status confirmed

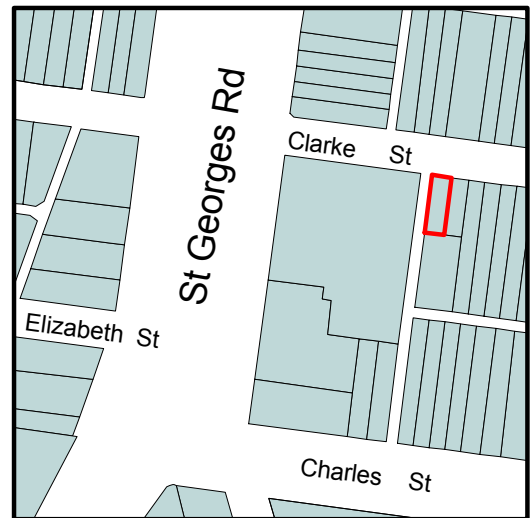
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Moravia

24 Clarke Street
Northcote



Map Ref: **30 D10**

Within Heritage Overlay Area.

Description

Moravia is a substantially intact shop and residence typical of the nineteenth century. The cast-iron barley twist colonettes and arches of the shopfront have survived, flanked by rendered pilasters and two doorways: one leading to the upstairs residence, the other to the shop. The cast-iron verandah and balustrading at first floor level is intact. The parapet was probably balustraded and the central raised pediment appears to have lost its crowning mouldings.

A bluestone pitched lane leads down the west side of the building, providing access for what appears to have been a workshop at the rear of this building dating from this century.

History

Clarke Street was created in 1854 as a subdivision of Gerrard's Crown Portion 95. Subdivision ensued in the 1880s, with row houses being constructed on both sides of Clarke Street, east of St Georges Road. Close to this growing population and the route they took from the tram terminus at the Merri Creek, William D Hodge purchased an allotment from John McMahon and built a baker's shop and residence. This was Moravia, built in 1887.

Hodge owned it until the mid-1890s, with Thomas Fairley and later R L Bond running the bakery until 1900. During Bond's tenure, in 1899, the Health Food Agency established a factory beside this building. Alfred Veitch followed Bond and William Brett followed him. The next owner, Leopold Hauser, stayed for over twenty years.

Thematic Context

Moravia

Significance

Moravia is a substantially intact example of a nineteenth century, free standing, two-storey shop and residence which is also particularly notable for its intact shopfront, a rare feature in Northcote.

Recommendations

Status confirmed

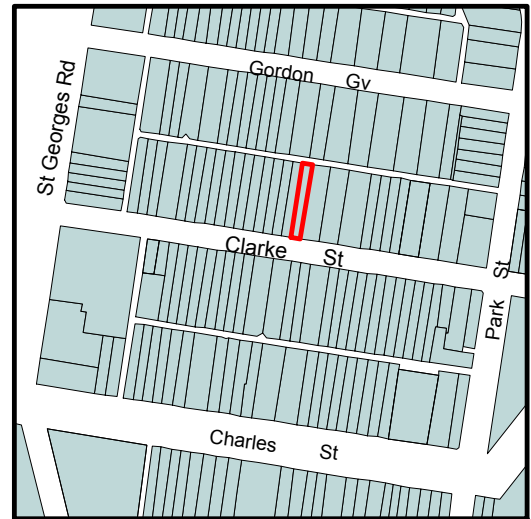
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Row Houses, Former

67 Clarke Street
Northcote



Map Ref: **30 D10**

Within Heritage Overlay Area.

Description

67 Clarke Street is a single-fronted polychrome brick house with a convex roofed verandah and cast-iron frieze work. A balustraded parapet has interlaced pressed cement circles with a central arched pediment. The original front fence and front verandah has been constructed.

History

Clarke Street was created in 1854, by Severin Salting, from Gerrard's original Crown Grant of 1840.

John H Hawkins owned five lots from a later subdivision of this area, each of thirty-four feet. On one of these lots he had built a pair of brick cottages, of which 67 Clarke Street is the survivor. Margaret and Joseph Heave who was a carter, purchased it on completion.

Caroline Heave inherited the house in 1899 and leased it to Harry Haines, an engineer. Others followed, such as William Penny, a cutter, and Harry Blackburn of the Tramways Department.

Thematic Context

Significance

67 Clarke Street is a typical small row house example which reflects the city's early phase of development as an extension to Fitzroy. The parapet and verandah of the adjacent No 65 house have recently been reconstructed.

Recommendations

Row Houses, Former

Status confirmed

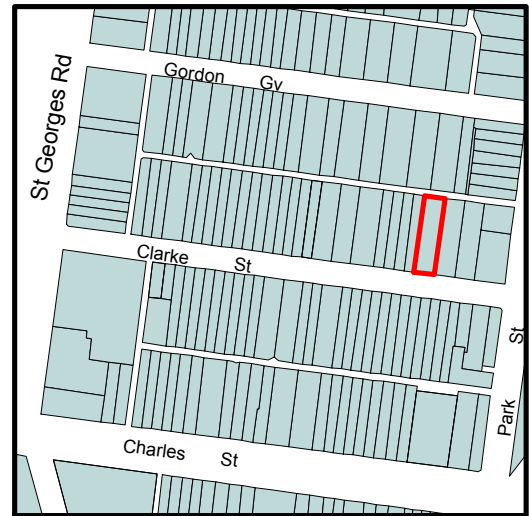
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

89 Clarke Street
Northcote



Map Ref: **30 D10**

Within Heritage Overlay Area.

Description

89 Clarke Street is externally a well-preserved house of a type which was repeated many times in Northcote and elsewhere, particularly during the period 1890-1905. The block-fronted timber boarding, the striped concave verandah roof, the bracketed eaves to a hipped roof and the cast-iron friezes are characteristic features. The front fence has been reconstructed.

History

Emanating from the 1854 land sales which created Clarke Street, further subdivision of allotments in the 1880s provided thirty-four feet frontages. Many were divided again, but 89 Clarke Street, which is a relatively late house in this part of the street, shows the enforcement of the Northcote Council's resolve to limit house frontages to a thirty-three feet minimum.

Henry Watson purchased the site from John Clarke in c1907 and built 89 Clarke Street in the following year. Normal Marshall, a butter maker, was the first to lease the house, but Frank Thompson, who was a driver, purchased the house for himself and his wife, Florence.

Thematic Context

Significance

89 Clarke Street is a well-preserved example of the transition from the speculative narrow frontages further along the street to a minimum 33 feet frontage width set by council to lift the residential amenity of the suburb which had hitherto been occupied mainly by industry.

House

Recommendations

Status confirmed

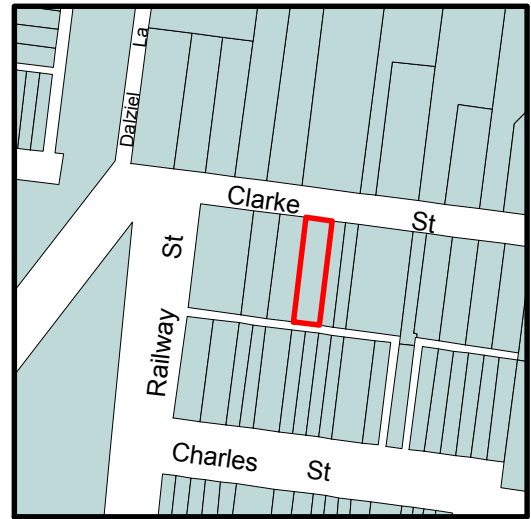
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

106 Clarke Street
Northcote



Map Ref: **30 E10**

NOT within Heritage Overlay Area.

Description

Henry Durston's double-fronted house is typical of houses built in Northcote during the period 1890 to 1905. It is of timber construction with a hipped corrugated iron roof and has a convex-roofed verandah. The verandah is supported on timber columns with cast iron capitals, and has cast-iron brackets and friezes. A distinctive feature is the timber gable set into the centre of the verandah, with its fretted rising-sun pattern. The street elevation is of block fronted timber boards.

The original fence has been replaced in c1920, but this is the only major alteration to the house. Remnants of the original colours are visible.

History

Severin Salting's 1854 subdivision of Gerrard's Crown Grant created Clarke Street.

On lot 14 of a subsequent subdivision, the merchant Henry Durston built 106 Clarke Street in 1891. Durston occupied this house until the early 1990s, when Frank Durston, a plumber, became the new owner-occupier. In the 1920s Frank Durston also owned a house at 104 Clarke Street, which was constructed on a similar 34 feet frontage.

Thematic Context

Significance

106 Clarke Street is a well-preserved house of a type which was typical of Northcote owing to the minimum 33 feet frontage set by the council, in contrast to the high densities dictated by narrow

House

frontages of other city municipalities. The house also has an unusual timber and iron verandah detailing and a notable screen door.

Recommendations

Status confirmed

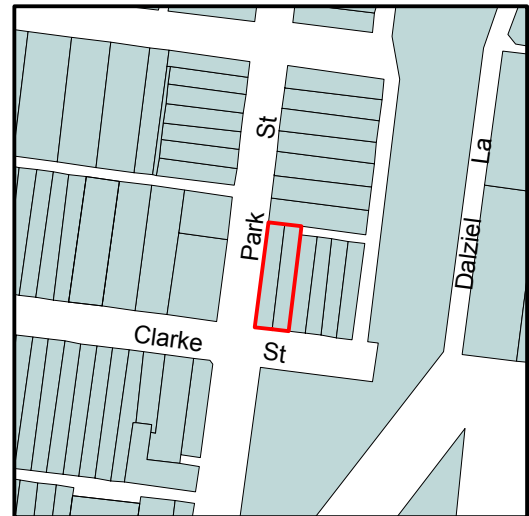
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Row Houses

107-109 Clarke Street
Northcote



Map Ref: **30 E10**

Within Heritage Overlay Area.

Description

107-9 Clarke Street is a well preserved pair of single-fronted, bi-chrome brick cottages which are distinguished by bay windows and hipped roofs with bracketed eaves. The iron palisade fences, ogee-profile wing walls with cast cement consoles (unusual in Northcote) are intact. No 107 Clarke Street has retained its verandah iron work and the dentillated fascia is intact on No 109. The friezes below the eaves are panelled and adorned with rosettes.

History

Lots of thirty-four feet frontages were created from Salting's first subdivision of Gerrard's Crown Portion 95. A J Eastment owned the site of 107-109 Clarke Street in 1890. In the following year he subdivided the allotment and built a brick cottage on the eastern half. He leased this to Police Constable Joseph Warren. Soon afterwards, Eastment built again in a similar style and leased this cottage to Ellen Warman; Douglas McIntosh, who was a mining agent, was to follow her. As was the fate of many investors in the 1890s, Eastment lost his property to his backers, the Colonial Bank of Australasia. James Gleeson was an owner-occupier of 107 Clarke Street by 1900, and the Colonial Bank sold No 109 to a civil servant, Joseph Cairnduff, soon after. Later owners were Thomas Gleeson and James Payne.

Thematic Context

Significance

Nos. 107-9 Clarke Street is a well-preserved pair of single fronted, bi-chrome brick cottages which is distinguished by bay windows, iron palisade fencing and brick fence piers with attached wing walls.

Row Houses

Recommendations

Status confirmed

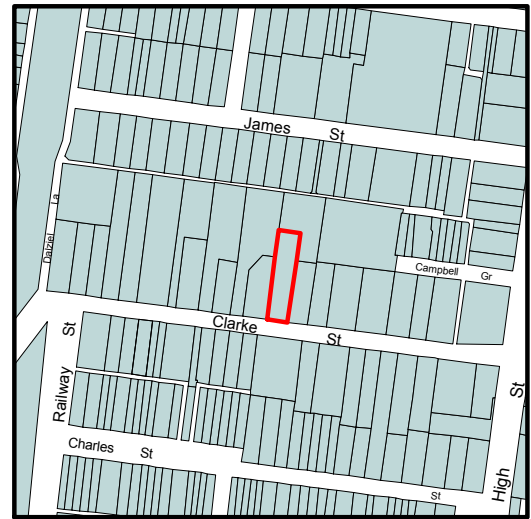
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

151 Clarke Street
Northcote



Map Ref: **30 E10**

NOT within Heritage Overlay Area.

Description

No 151 Clarke Street is of red brick construction with a hipped slate roof with a projecting gabled bay. Distinctive features include rendered quoining, pressed cement eaves brackets and a cast iron verandah.

History

Unknown

Thematic Context

Significance

This is a near original Edwardian villa which is among the minority of brick buildings in Northcote and is distinguished by unusual details. It also adjoins other notable houses from a similar era, providing a locally important streetscape.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building

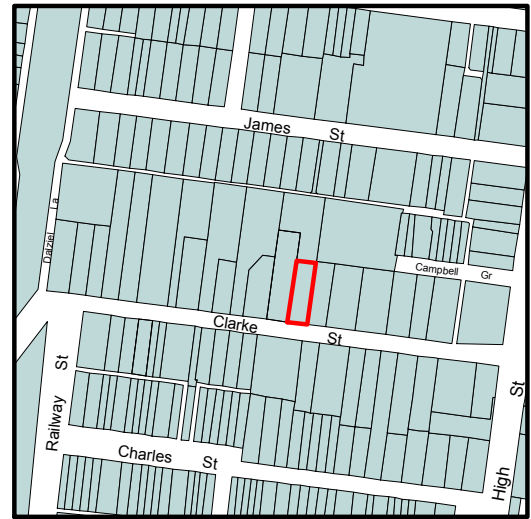
House

Citations, June 1997

Other Sources:

House

155 Clarke Street
Northcote



Map Ref: **30 E10**

NOT within Heritage Overlay Area.

Description

Worthing or Marienfels is a two-storey, rendered Italianate residence. The render remains unpainted. The eaves are bracketed, acanthus leaf mouldings decorate the impost mouldings on the upper bay window and cast-iron friezes and brackets enrich the recessed entrance. The entry door has panelled, incised ruby glass sidelights and coloured toplights. Over the entrance is a small balcony with a bellied cast-iron balustrade.

History

The Sydney grantee of 1840, Charles Gerrard, sold his Crown Portion to the Dane, Severin Salting, in 1854. Clarke Street was created by this subdivision and obtained its name from the location of Captain Andrew Clarke's home at its western end. Estate agent and builder Edward Bailey purchased a frontage of 48'6" from a subsequent subdivision of the area and built Worthing there in 1887. In the uncertain times of the 1890s, Bailey sold Worthing to a civil servant by the name of John R Jackson. Jackson was to occupy the house for a further twenty years. Bailey was to become a Northcote councillor in 1903-8.

Early this century the poet Marie E. Pitt purchased Worthing and renamed it Marienfels. Marie Pitt was the daughter of Mary and Edward McKeon. She married a law student by the name of William H Pitt who died soon afterwards, in 1912. Marie was to gain international recognition as a poet and author, with works such as *Horses of the Hills* (1911), *Collected Poems* (1925) and *A Song of Enquire* (1902), which won her the London Good Words magazine competition. Her children included the artist Evaline Marie Pitt.

Marie's lesser known works included many contributions to the magazines, *Socialist* and *Worker*.

House

She played an active role in the Belgrave socialist group and here associated with the writer Bernard O'Dowd.

O'Dowd was a confirmed socialist and was Victoria's most skilled Parliamentary draftsman, heading the department in 1931. Also of Irish parenthood and a native of Victoria, O'Dowd first published *Downward* (Poems) with the Bulletin Company in 1903. *The Silent Land* followed, among many others, including the inscription for the Shrine of Remembrance memorial stone. O'Dowd's son formed the Industrial Workers of the World Club in Melbourne in 1908.

In 1909, at the age of 54, he left his wife and family to join his literary confidante and a family friend, Marie Pitt, at Marienfels. Marie died twenty-eight years later, and O'Dowd died in 1953, aged 87.

Thematic Context

Significance

The hillside siting and the narrow frontage of the house create a dramatic skyline which underscores the romantic and historical associations arising from its long association with Pitt and O'Dowd, two of Australia's better known poets. Their role in the development of the socialist movement in Victoria was an important phase of Victoria's political history, which similarly reflects much of North's own left politician sympathies this century.

Recommendations

Status confirmed

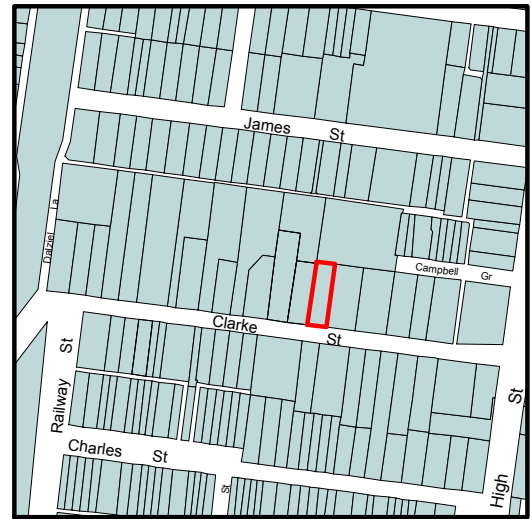
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

157 Clarke Street
Northcote



Map Ref: **30 E10**

NOT within Heritage Overlay Area.

Description

No 157 Clarke Street is a large red and clinker brick Californian Bungalow style house with a broad shallow pitched terracotta tiled gabled roof. A grand sweeping staircase leads to the verandah which has classical columns on brick piers and wrought iron balustrading. Clinker brick diamond patterns and bands decorate the street facade. The double-hung sash windows are arranged in groups of three, separated by barley twist columns. An unusual characteristic for a house of this era is the integral garage at lower ground level.

History

Built on Salting's original 1854 subdivision, 157 Clarke Street represents a later period in the development of the Clarke Street hill.

Henry P Gibaud, who was a manufacturer and formerly of Fitzroy, built this Californian Bungalow style house in 1928.

Thematic Context

Significance

157 Clarke Street is substantially intact and is a notable example of the Californian Bungalow style with unusual details and distinctive brickwork, prominently sited amongst a group of individually notable houses.

Recommendations

House

Status confirmed

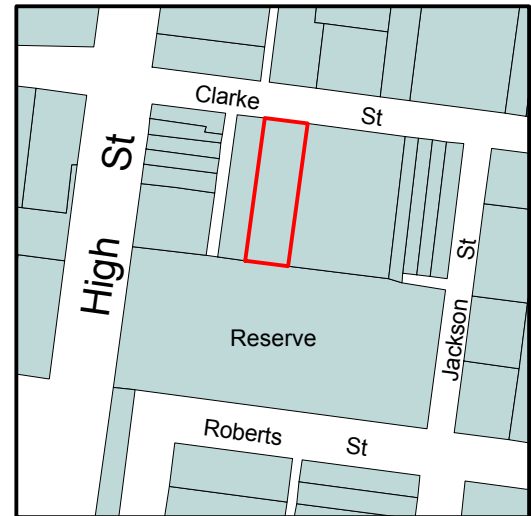
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

178 Clarke Street
Northcote



Map Ref: **30 E10**

NOT within Heritage Overlay Area.

Description

178 Clarke Street is an asymmetrical double-fronted timber house with a hipped roof, bullnose front verandah and subsidiary verandahs at the rear and side. The original building of 1885 appears to have been clad with square-edge weatherboards but a later, extensive addition of c1905 has replaced much of this cladding with the block-fronted timber boarding. A gabled bay, perpendicular to it, which has a large leadlight window facing to the west appears to be a later addition. Similarly the front verandah was replaced, using cast iron friezes and brackets registered by the founder E Walker and J McGray in 1888; the original form perhaps being similar to the side verandahs.

The interior reflects the Edwardian renovation with fretted arches, leadlight doors and windows, but retains the earlier character with an arched hallway and a marble mantle. Peculiarities exist such as a cupboard circular stair which links the two levels at the rear and a dumb waiter, which also serves the two levels.

History

Severin Salting first divided Charles Gerrard's Crown Portion in 1854. Plastering contractor, William Taylor, purchased a suburban allotment from a later subdivision of the land and by the end of 1885, he had built 178 Clarke Street.

William Taylor was born in Kent, coming to Victoria in 1854, at the age of twenty four. He worked with the property speculator, Hugh Glass, in Melbourne and then took his trade to Ballarat where he worked on the Bishop's Palace, staying in Ballarat for twenty years. On returning to Melbourne he joined his sons, William and George, to form William Taylor and Sons in 1885. Besides his own business, Taylor was involved in the eight hours movement on a national basis, being on the initial committee with Charles Jardine Don. Whilst in Ballarat, he was asked to go to Brisbane to organise

House

the first meeting there to agitate for the cause. He also became a Northcote councillor during 1889-95, representing East Ward.

Taylor died in 1900, and his wife, Sarah, occupied the house until c1901, when her executors leased the house to tenants including William Lamphier and William Sefton; Thomas L Taylor, a journalist and Taylor's son possibly took the house. John J Christian was a later owner, as was Eric Risstrom, a storeman, in the late 1920s.

Thematic Context

Significance

178 Clarke Street is typical of its two periods of construction and is well-preserved with distinctive features such as the large leadlight window on the west. It is associated with William Taylor, who was prominent in Northcote's civic life as well as in the labour movement.

Recommendations

Status confirmed

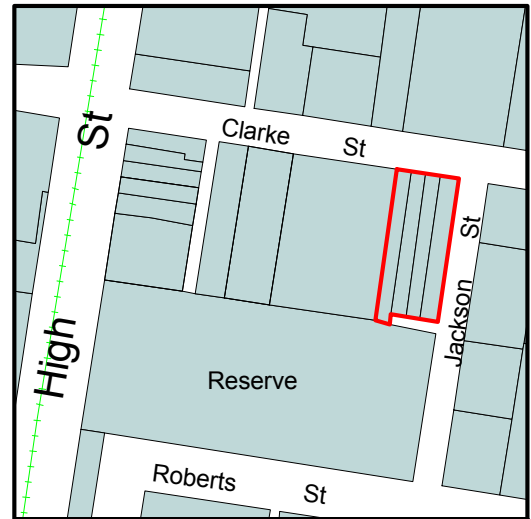
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Worthing (Marienfels)

186-192 Clarke Street
Northcote



Map Ref: **30 E10**

NOT within Heritage Overlay Area.

Description

This late Victorian row of two-storey terraces is of red brick construction with cement rendered decorative details. The two-level verandahs are separated by brick wing walls with recessed arched niches and have cast iron balustrading and friezes. Each house is terminated by a cement rendered moulded cornice, surmounted by a triangular pediment. Within each pediment there is a mask, surrounded by cement render plant designs, and acroteria are placed at the apexes and pediment ends. Scrolling, guilloche patterns and swags adorn other surfaces of the upper facade, and the urns are missing. The entrance doors are recessed within an arched portal.

It is the south or rear facade which is unusual in this row. The rear elevation, being prominently displayed on the hill, is also given a central pediment and acroteria. Below the parapet, cream brick voussoirs and diaper patterns enrich the face-brick walls. A further adornment is a lower-level balcony with cast-iron frieze work and similarly patterned walls below the roof line. As this facade overlooked Plant's trotting track, it is said that provision was made in the building for offcourse betting.

There have been various alterations made to the row; two rear balconies have been enclosed; the rear parapet has been altered; the brickwork on the north facade has been painted on all but one house and most have non-original timber picket front fences.

History

Clarke Street was created by Salting's 1854 subdivision of Gerrard's Crown Section 95.

In August of 1888, Charlotte Walker sold land on the south side of Clarke Street to Charles

Worthing (Marienfels)

Harrison. By December of that year Harrison had already constructed this two-storey row of four houses and mortgaged the property to the Fourth Victorian Building Society. The houses remained vacant until 1890 when Walter Forbes, Walter White (a carpenter), Joseph Matthews and Thomas Watts (labourers) leased the houses. Occupants varied over the years with the exception of John Shugg, a railway employee, who remained there until the late 1920s and became the owner of his house (186).

Thematic Context

Significance

The row at 186-192 Clarke Street is prominently site and is the only known row to have facades both back and front. As such it also draws attention to the position of the race course below and which could be overlooked from the rear.

The row has parallels with 178, 212 and 224 Clarke Street, as examples of the late Victorian-era development preceding the later and more extensive early twentieth century development of this part of Clarke Street.

Recommendations

Status confirmed

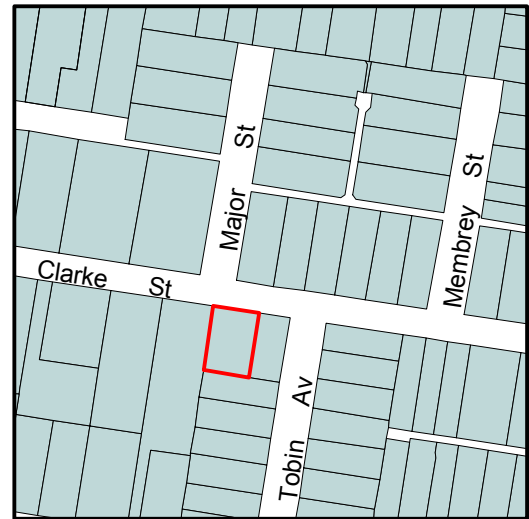
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Westleigh, later Westleigh College (part)

212 Clarke Street
Northcote



Map Ref: **30 E10**

Within Heritage Overlay Area.

Description

Westleigh comprises a number of stages of construction. All have slated and hipped roofs. The original building faced south, as evidenced by two bay windows and a pedimented entrance on this elevation, and originally had a verandah. The two-storey wing may have been for servant's accommodation. Subsequently, rough-cast render has been applied to the walls of the northern service wing and a house, Cambrea, was added in the late 1920s on the eastern side concealing much of the original building.

History

Westleigh was built on Salting's 1854 subdivision of the original Crown Portion 95 obtained by C J Gerrard.

The milliner, Thomas William Mason, moved from Edward Street, East Brunswick, to Clarke Street, Northcote, in c1879. Seventeen years before he had arrived from London on the Caroline Agnes to commence hat manufacturing with J K Bickerton. He obtained his own premises at 67A Collins Street East, in 1854, and worked there for near thirty years, prior to retiring to Westleigh. His son, George, carried on the business and Thomas made some improvements to Westleigh (c1885).

From here he interested himself in rowing, as treasurer of the Regatta Committee, and in gold mining, as a shareholder in mines at Walhalla and Sandhurst.

Thomas Mason died in 1901, and it was reported that the Westgarth sisters, Isabel and Jessie, had purchased the house as an extension to their Clifton Hill High School for Girls. It was considered conveniently placed for boarders: thus Westleigh College was commenced. A junior school for boys

Westleigh, later Westleigh College (part)

and girls was established there in 1902 and, afterwards, a kindergarten. The Westgarth sisters took over Miss Alice Davidson's Northcote College, which had been conducted in the old Wesleyan School room, and occupied Rucker's former mansion, Sunnyside, running part of their college in its galvanised-iron ballroom. In 1910 they leased an old mansion at 7 Bayview Street (demolished 1964) from Benjamin E Johnson and this site was to become the permanent home for Westleigh College until its closure in c1950.

Westleigh was then occupied by a nurse, Mrs M Phillips (1910), continuing as a rooming house, under the ownership of Clara and Ellis Richardson, during the late 1920s.

Thematic Context

Significance

Westleigh is one of the few remaining large houses established at Northcote in the 1860s and 1870s for Melbourne's merchant and manufacturing classes, exploiting the rural setting and views which have since been eroded by later subdivision. Westleigh was also the first Northcote home for the college of that name which served as one of the few private schools in the northern suburbs and played an important role in the education of many of Northcote's existing population.

Recommendations

Status confirmed

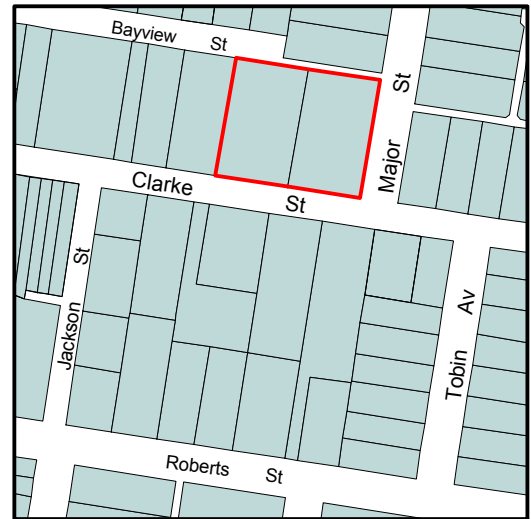
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Lugano and Mandalay

215-217, 219 Clarke Street
Northcote



Map Ref: **30 E10**

Within Heritage Overlay Area.

Description

Like the timber equivalents of this Queen Anne style villa, such as 18 Hartington Street (qv), the two houses are asymmetrical with a timber return verandah linking the two gabled bays. The gables are half-timbered and have either rectangular or semicircular bay windows. The picturesque composition is further enhanced by octagonal corner towers. The verandahs have a series of slatted timber, circular and segmented arches provide further decorative relief to the verandah fascias.

The roof is clad with Marseilles-pattern terracotta tiles and have decorative scalloped terracotta ridging, and the gable apexes are terminated by terracotta griffins. The tower roof is of fish-scale terracotta shingles and the walls clad with fish-scale pattern pressed metal.

At the apex of the roof is a lookout, originally with strap-pattern, cast-iron balustrading. Below it is the octagonal dormer to the attic-storey. Casement leadlight windows with toplights adorn the window bays; the patterns typically being of formalised plant motifs.

Internally, there is extensive use of pressed metal, Wunderlich brand ceilings, leaf-pattern cornices and plant-pattern cornice-friezes in both houses. Of particular note is the so-called 'Four Seasons' ceiling in one of the front rooms, and the timber mantles and overmantels of Lugano. However, inside Mandalay, extensive alterations have removed the room-context of many of the ceilings, despite their survival. Similarly, the attic-storey of Mandalay has been totally altered and extended.

Externally, Lugano is near to intact, apart from the absence of the cast-iron balustrading to the lookout. The north-west bay of Mandalay, however, has been removed and rebuilt to provide an upper storey to the northern side. Other alterations include the glazing of part of the verandah, the

Lugano and Mandalay

rebuilding of the piers to the stairway, and the removal of the tall picket fence at Lugano.

A garage has been added to the front yard of Lugano.

History

The site of Lugano and Mandalay was part of Crown Portion 95, purchased by Charles J Gerrard in 1840 for £4/15/- per acre. The Dane Severin Salting, subdivided the land and created Clarke Street in 1854.

Fifty-eight years later, the master builder, Lawrence E Edwards, built both Lugano and Mandalay in the one year, 1912. He lived in Lugano, and the first lessees of Mandalay were Hugh Haynes, an accountant, Eric Lesley, who was a chemist and, later, Alice Murphy, in 1916. Lugano was the left-handed plan and Mandalay the right-handed. Otherwise, they were identical.

Thematic Context

Significance

Both buildings re notable and substantially intact examples of the Queen Anne style in Northcote, and are distinctive for their elevated siting, picturesque composition and mirror image plans.

Recommendations

Status confirmed

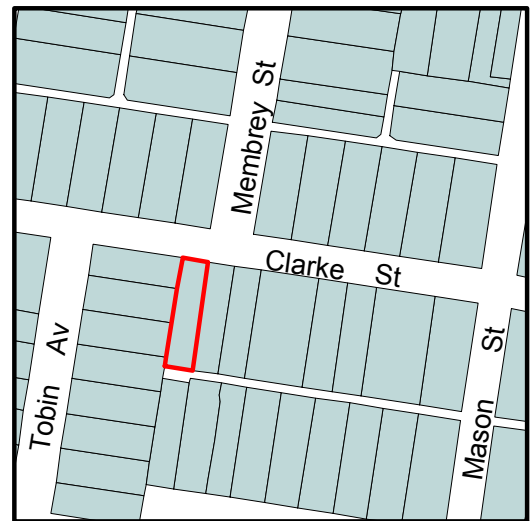
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

224 Clarke Street
Northcote



Map Ref: **30 E10**

NOT within Heritage Overlay Area.

Description

224 Clarke Street is a typical and substantially intact example of a late Victorian two-storey terrace house, common in the inner city municipalities, but rare in Northcote. The street facade is rendered with a two-storey verandah decorated with cast iron lacework and balustrading, whilst the side facades are plain and of face brick. Wing walls extend to each side of the verandah and are terminated by pressed cement orbs. The cornice has console brackets and is surmounted by a plain parapet with urns at each end and a segmented arched pediment in the centre flanked by pineapples.

At ground floor level the central window is arched with narrow sidelights, forming a Serlian motif, and the doorway has a spoked arched fanlight and sidelights. The tall picket fence is a recent addition.

History

On land first subdivided by Severin Salting in 1854, a builder, William Carnie, purchased allotment ten of a later subdivision, in Clarke Street. On a thirty-foot frontage he built this two-storey terrace house in 1890, and lived there for ten years. Peter Phillips, who was classed as a gentleman, purchased 224 Clarke Street in 1900 and lived there for a number of years. Agnes Taylor purchased the house in the late 1920s.

Thematic Context

Significance

224 is a rare and substantially intact example of the two-storey terrace house type in Northcote.

House

Recommendations

Status confirmed

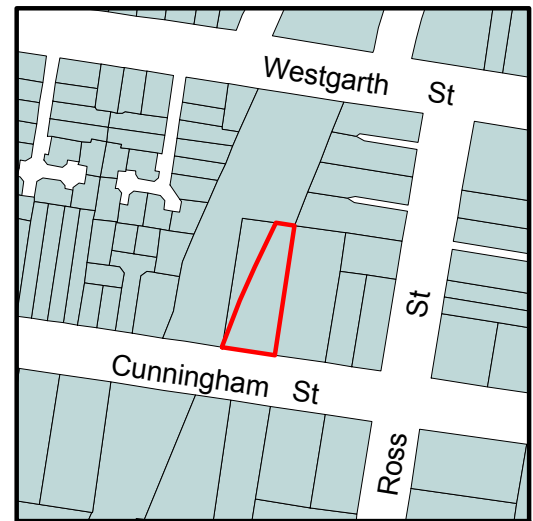
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

47 Cunningham Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

47 Cunningham Street is a double-fronted weatherboard house with a gabled slate roof and a concave-roofed verandah. The walls are clad in a shiplapped board made to resemble stone or ashlar. Of particular interest is the timber verandah with its elegant slim brackets and posts and turned pendant mouldings between brackets on the underside of the fascia. The fascia has fretted oblong and circular cut-outs along its length. The entrance door has panelled sidelights and highlights.

History

Crown Allotment 6, Section 4 of the Government Township of Northcote was purchased first by J Ball. From about 1866, Richard G (or Westlick, Westlock or Westleck), who was a sailmaker by trade, lived in Cunningham Street. It is probable that he built 47 Cunningham Street in that year and stayed there until the late 1890s. Presumably after Westlakes' death, Mrs L J Westleck (sic) resided there until Robert B Jones took the house. Architect Frederick Williams, called tenders for a timber cottage residence in Cunningham Street during 1872: this could have been the one.

Thematic Context

Significance

47 Cunningham Street is unusual in Northcote for its distinctive timber verandah, comparable to 46 Bastings Street (qv) and the verandah of 85 Cunningham Street (qv).

Recommendations

House

Status confirmed

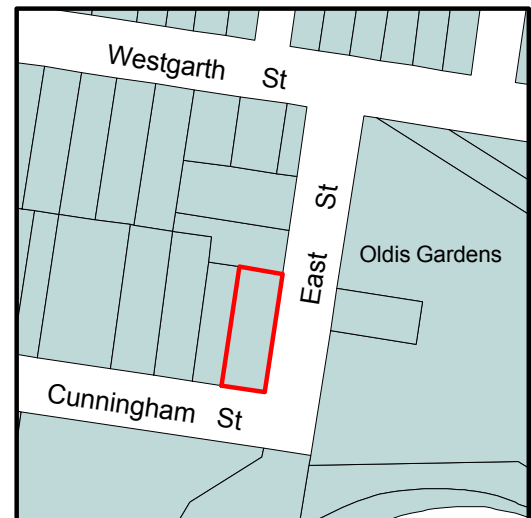
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Mayville

85 Cunningham Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

Under Mayville is a cellar which, considering its siting on a basalt shelf, may have been the source of the bluestone in its walls. Mayville is a well-preserved house from this era. It has a concave-roofed verandah with timber posts, capitals, brackets and frieze. The verandah floor is of large slate flags. The stonework is of coursed and tuck-pointed blocks with openings trimmed with red brick quoins which are also tuck-pointed. The chimney shafts are of cream and red brickwork with moulded cappings.

Old plans show Mayville as being square in plan, with the stone section forming an L-plan and the square completed by a timber section. This plan and a construction joint, on the west side, indicate that an addition, exactly matching the original, has been made at the north-west corner. The plan also shows a small orchard to the west. Internally the plasterwork is plain, with some ceiling roses; however, the marble mantles, in the two front rooms, are substantial. Subsequent additions include a brick skillion on the western side and recent additions at the north-eastern corner: only the latter work impinges on the building's street elevation. The picket fence is a reconstruction using a typical Edwardian pattern.

History

John May received Crown Grants for two allotments of the Colonial Government township of Northcote. His land was well situated, being on the corner of Cunningham and East Streets, and facing both a recreation reserve and the Merri Creek valley.

As was the case with most of the allotments in the government township, May's land remained vacant. He resided at Hanover Street, Fitzroy, and in 1872 at Charles Street, Carlton, where he

Mayville

pursued the bricklaying trade. In 1873 he is listed as residing in Cunningham Street, Northcote.

John May was born in Ballabay, Ireland in 1816. He was educated in County Monaghan and at the age of twenty-five emigrated to Port Phillip, in November, 1841. He married four years later and by 1887 had accrued nine children.

May's first involvement in Northcote's history was prior to his moving to Cunningham Street. Considering his Irish birth it is surprising to find that he was elected to a committee, in June 1857, whose purpose was to obtain land for the construction of an Anglican Church in Northcote. After negotiation for a government reserve, at the corner of Walker and High Streets, May was one of five trustees appointed for the land. The foundation stone of All Saints Church was laid in January, 1859.

May lived in Mayville until its purchase by one Thomas J Copperthwaite, then of Burnley Police Station, after 1900. During his occupation, May constructed another stone house in East Street (now rendered over), which he leased out. William Copperthwaite, another policeman, took up residence at Mayville after the First World War.

Thematic Context

Significance

Mayville is perhaps the second surviving house to be built within the government township of Northcote, (refer 47 Cunningham Street) and its bluestone construction is unusual for Northcote. It is externally intact and possesses some notable interior fitments. It was also associated with John May who was one of the city's early contractors.

Recommendations

Status confirmed

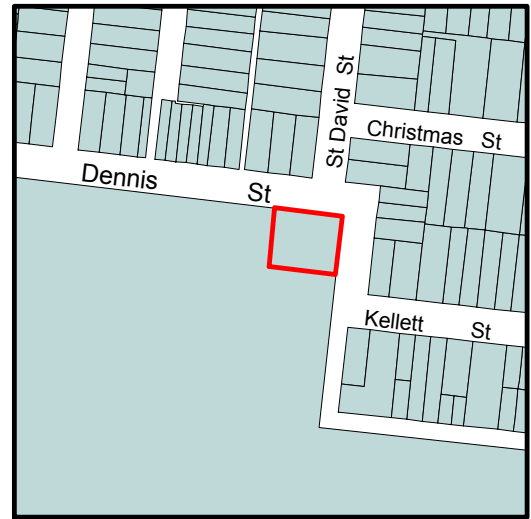
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

92 Dennis Street
Northcote



Map Ref: **30 G7**

NOT within Heritage Overlay Area.

Description

92 Dennis Street is a polychrome brick, double-fronted house with a slated hipped roof which extends into what was probably the timber walls of a tower or lookout. Two symmetrically placed chimneys extend above the tower roofline and a concave roof verandah, supported on cast iron columns and brackets, adorns the north face.

The building is externally substantially intact with the exception of the tower roof and part of the frieze work; the chain wire fence was installed in 1982 along with security shutters to openings.

History

Part of G S Brodie's 1839 Crown Portion was subdivided in 1878 as the Mayville Estate. On Lot 2 of what was then Mitchell Street North, F O Pearson built 92 Dennis Street. Pearson leased the house to George Wall, a tailor, during 1886; Donald Dinnie and a miner, Joel Northey, being the next occupants. James Gooley, a tanner, lived at 92 Dennis Street from 1889 until after 1900, the ownership going to C G Turner in 1891, to be taken over, in turn by the Australian Deposit and Mortgage Bank after the bank crash of 1893. All of this time the clay quarry of the New Northcote Brick Works was extending to the north from the first clay hole in Separation Street, eventually swallowing the allotments at the rear of 92 Dennis Street. By the 1920s the house was owned by the Northcote Brick Company and Thomas Hill leased it from them. Also, by 1889 Mitchell Street North had become Dennis Street.

Thematic Context

House

Significance

92 Dennis Street is a typical bi-chrome Victorian brick villa in a suburb better known for its timber buildings. The roof tower or lookout is unusual and has been repeated on a limited number of buildings in the state: there is nothing like it elsewhere in Northcote.

Recommendations

Status confirmed

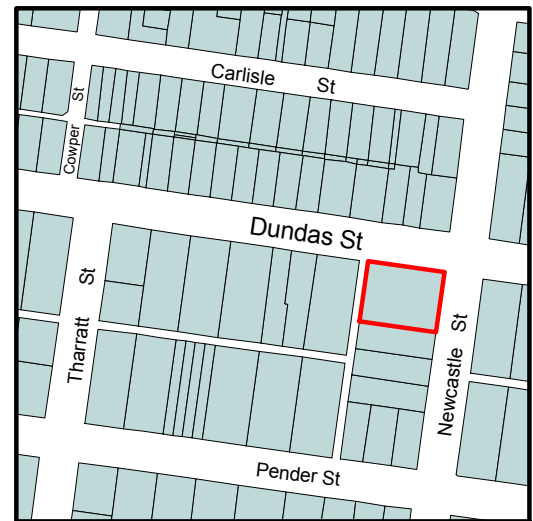
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Barunah

82 Dundas Street
Northcote



Map Ref: **30 G3**

NOT within Heritage Overlay Area.

Description

Barunah is an Italianate mansion, remarkably intact both internally and externally. It is a two-storey house with unpainted rendered brick walls, a two storey cast-iron verandah. Wall surfaces are articulated by rendering string courses, moulded window surrounds and bracketed eaves. A balustraded parapet exists between the corner piers of the tower and urns are mounted on these piers. The chimney shafts are pedimented.

Over the arched entrance porch is a heavy broken pediment supported on consoles. There are two towers; a two-storey octagonal tower and a three-storey square tower which in combination with chimney shafts and the asymmetrically-placed bay to the north, provide a picturesque composition of elements in the Italianate mode.

The entrance door has a fanlight and panelled sidelights with stained and painted glazing; the door being six panelled and bifurcated. An archway, supported on detached Ionic columns, divides the hallway from the stairhall where the diaper pattern encaustic tiling continued to the bottom landing of the stair. The plasterwork is ornate and marble mantles are liberally distributed throughout.

Alterations include the replacement of the boundary fence, which was most probably iron picket, with an inappropriate face-brick fence and the removal of the cast-iron ridging and finials from the roof-ridges. Part of Barunah's grounds, to the south, has been built upon relatively recently. The stable block to the west of the house is from the original construction but has been severely compromised by a large and unrelated brick garage attached to the north.

Barunah

History

Of all the Crown grantees of the allotments sold in 1839 at Northcote, Michael Pender was one of the few to use the rural sized lots for farming. His farm was called Pender's Grove. Pender was English born but had come to Victoria from Tasmania. He built his homestead near the line of Dundas Street and the Darebin Creek in the early 1840s.

As with the other large allotments, Pender's Grove was subdivided into suburban lots during the late 1880s; G. Langridge and Son, the auctioneers, were selling the first lots in December 1887. Frederick A Harris purchased four of these lots at the Dundas and Newcastle Streets' corner and, in 1889, commenced to build Barunah, completing it by 1892. Barunah stood virtually alone on the estate where only Dundas Street had been formed.

F A Harris was born in Flinders Street, Melbourne, working in his father's general produce business until 1872. Then he started the Pottery Works at Clifton Hill and won, for its products, awards at the Melbourne and Philadelphia Exhibitions of 1875. Three years later he started a new steam powered plant in Raglan Street, near Hotham Street, South Preston, which he called The Builders' Brick and Tile Supply Co. The products included flower and chimney pots, fire bricks, and pressed white and red bricks. This company was in liquidation by 1895 and Harris had lost Barunah to the Bank of New South Wales.

Paul Hardenack, a tanner, leased it from 1895. Other wealthy tenants followed until James Woods, a grocer, purchased Barunah in 1902.

Thematic Context

Significance

Barunah is a substantially intact, fully developed Italian Renaissance revival style mansion and is unparalleled in Northcote, and is among the best medium-sized Italianate villas elsewhere. The mansion is notable for its asymmetrical composition and fine details. The house also has associations with F A Harris, one of the area's more influential industrialists.

Recommendations

Status confirmed

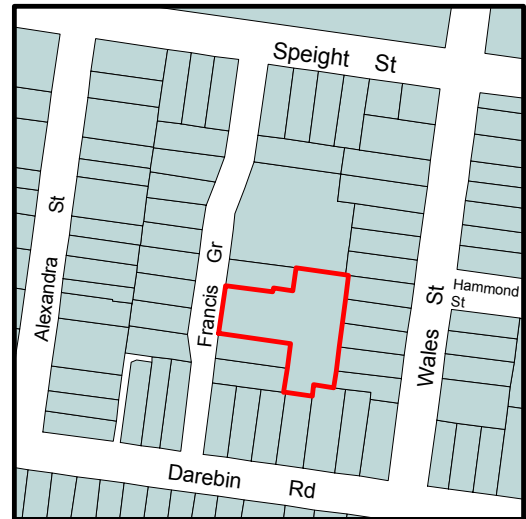
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Benvenula

6 Francis Grove
Northcote



Map Ref: **30 H6**

NOT within Heritage Overlay Area.

Description

Benvenula is a large Italianate style house which consists of a number of connected pavilions of one and two storeys. The hipped roofs are slated with bracketed eaves. An unusual element of the building is a tower which has at the corners four chimney shafts with moulded cappings. Between each chimney are cast iron balustrade panels.

Benvenula originally faced Wales Street and had a verandah on its eastern face: this has since been altered. Flat building has encroached on the south-east corner and substantial alterations have occurred to the building elsewhere.

History

C H James created the extension to the original 1878 Marysville Estate, at the end of 1886, from part of G S Brodie's Crown Grant of 1839. The McLean brothers, Thomas and Samuel, purchased about 3 ½ acres of the estate in the 1880s, and Thomas H McLean commenced to build Benvenula in 1885. Samuel built his house to the north.

The McLean brothers operated a tannery at Alfred Street, North Melbourne, also acting as leather merchants in Lonsdale Street East. About 1880 they constructed a new tannery at the corner of Dennis and High Streets, which they expanded in 1895. This building was burnt in 1904, having been inactive for some time. Meanwhile, Thomas had entered the Northcote Council, in 1890, to be among those who first used the new town hall. He was voted as mayor for two consecutive terms, 1895-7, and left the council in 1899. He died in Ararat nine years later.

By 1905 he had left Benvenula and Charles Trescowthick, the boot manufacturer, had replaced him.

Benvenula

Trescowthick had started a factory at Roseneath Street, Clifton Hill, in about 1891. By the early 1900s his three-storey factory was described as ‘one of the most flourishing businesses ... in the State.’

By 1919 part of Francis Grove was formed from Benvenula’s grounds, providing lots for subsequent Bungalow style housing. Ten years later, John Barclay, who was a builder, owned Benvenula and was selling more allotments for home building.

Thematic Context

Significance

Benvenula is of local architectural and historical significance. Benvenula was the home of Thomas McLean, a local industrialist and some time Mayor of Northcote. Later it was owned by Charles Trescowthick, another powerful Northcote industrialist. Architecturally, it is an unusual arrange of connected pavilions with a tower and distinctive chimneys. Most of the grounds have been built over in the Bungalow style in 1920s, and many of these now surround Benvenula.

Recommendations

Status confirmed

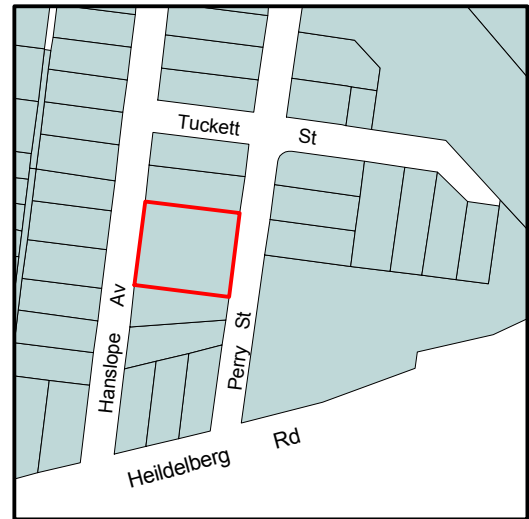
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Hanslope

12 Hanslope Avenue
Northcote



Map Ref: 30 A11

NOT within Heritage Overlay Area.

Description

Hanslope is an Italianate style rendered brick villa, with hipped slate roofs and bracketed eaves. Quoining exists on the south facade and a porch exists now where there was originally a verandah. A distinguishing aspect of the house was the arcaded tower which resembled that at the Grand View Hotel (qv): however, as with the hotel, the tower roof has been replaced and, at Hanslope, the arcade blocked in. Generally Hanslope has been extensively altered and non-matching face-brick additions constructed on the east side.

History

J W Gosling purchased Crown Portion 116 in June, 1840. As an early subdivision from this land, Thomas Tame, who was a bookmaker in Gertrude Street, Fitzroy, purchased about 6 ½ acres on the Heidelberg Road as well as allotments in the Lucerne and Knockando Estates. By the end of 1883, Hanslope had been constructed to face, across the Heidelberg Road, to the Yarra Valley. The architects, Twentyman & Askew called tenders for a large villa at Northcote in mid 1883: this could have been the one but it is unlikely.

Seventeen years later, Thomas died, aged 63 years, and his property was carried on by Anne Tame who was presumably his wife. By c1913, Ann resided at Waldemar Road, Heidelberg: Hanslope and one acre was leased to a Mr Kelton.

E A McKay appears to have lived there in the 1920s, followed by Mrs M Andresen and, more recently, Bruna Borgesi. Today Hanslope exists on a double block, the grounds having been subdivided and built upon in the 1920s. It is now used as a private nursing home

Hanslope

Thematic Context

Significance

Hanslope, like Rosebank (qv), Edgebaston (qv) and Hillsview (qv), are remnants of the large houses built in Northcote by the rising manufacturing class during the 1880s and the then, semi-pastoral banks of the Yarra.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

9 Hartington St
Northcote



Map Ref: **30 E9**

Within Heritage Overlay Area.

Description

9 Hartington Street is an asymmetrical timber double-fronted house. The house has a small bullnose-roof verandah, half-timbered gables and a bay window. Ashlar pattern boarding covers the house facade and the original spade-head picket fence surrounds the block. The house is notable for its restrained use of decoration: the verandah eaves are bracketed as are the main eaves, a key-hole fretted valance skirts the bay window roof and the arched verandah is dentillated with fretted scroll work in the spandrels. The roof is hipped with terracotta ridging. Of particular note is the horseshoe-shaped leadlight window on the south facade.

History

Mr J Cunningham's Crown Grant of 139 acres was subdivided as a continuation of the Kirk's Paddock Estate of 1883. Hartington Street was included on this first plan and extended in the next subdivision. It was not until after 1900 that the development of the area and the grounds of the mansion Thornbank ensued.

Alfred Hulett, a joiner, built 9 Hartington Street on Lot 17 of a subsequent subdivision. He and his wife Fanny lived there for over fifty years.

Thematic Context

Significance

9 Hartington Street is an intact example of its building type and era, with unusual detailing, possibly a result of its craftsman owner. It is also the terminating point of the notable Hartington Street

House

precinct.

Recommendations

Status confirmed

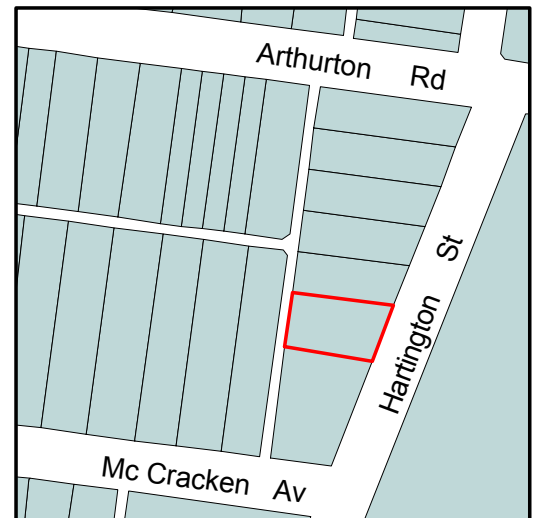
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

18 Hartington St
Northcote



Map Ref: 30 E9

Within Heritage Overlay Area.

Description

Land which had been sold to Rucker in 1840 at £7/10/- per acre, was redivided to create Hartington Street by 1883. By 1889 the Whittlesea railway had been located adjacent to the street, but it remained surprisingly devoid of housing and was undeveloped. Development after 1900 ensued on Cunningham's original block to the north of Rucker, and Hartington Street was extended north.

With the boom in housing, commencing around 1900 and increasing up until the First World War, Hartington Street received its present character.

Next to 18 Hartington Street, on the corner of McCracken Avenue, one Michael Fitzgerald, who was a builder, owned an allotment. He also owned the land at No 18. It is probable that Fitzgerald built, first No 17 in 1910, for himself, which he later sold to a wool merchant by the name of Albert Peacock and, two years later, built an almost identical house, at No 18, for one Thomas Tunnecliffe. Fitzgerald saved the corner site for himself.

Thomas Tunnecliffe, son of an Irishman but native to Victoria, first entered the Legislative Assembly for West Melbourne, 1903-4. Eaglehawk came next (1907-20) and as the Member for Collingwood (1921), he became Chief Secretary under the Prendergast Labour Ministry (1924), Minister of Railways and Electrical Undertakings (1927-8) and Chief Secretary to the Hogan Administration (1929-32). He was Acting Premier of Victoria in 1932 and was subsequently Leader of the Opposition. His second wife was Bertha Gross, whom he married in 1913; the Gross family rebuilt the Croxton Park Hotel (qv) in 1897. Throughout his career, Tunnecliffe was an essential part of the Socialist movement, in Victoria and nationally.

House

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Thematic Context

Significance

The house at 18 Hartington Street is a substantially intact example of the Federation style executed in timber. It is the more ornate of a near identical pair of houses, built by an owner-builder. It is of some historical significance owing to its brief association with the prominent socialist politician, Thomas Tunnecliffe, who was its second owner. It is a notable building in the Hartington Street precinct.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

24 Hartington St
Northcote



Map Ref: **30 E9**

Within Heritage Overlay Area.

Description

24 Hartington Street is perhaps the most ornate of the small timber villas in Northcote. It also has a close resemblance to other Hartington Street houses (17, 18 Hartington, qv). As a corner building it fully utilises the site, with an octagonal corner-tower and gabled bays facing each street. The tower has fish scale terracotta shingling to its roof and matching timber shingling to its walls: these would have been stained with creosote colours. The fretted gables have scrolled patterns and the half-timbering effect is achieved with metal 'rough-cast'. Under the roof gable, a further trussed and fretted gable covers a projecting bay window which also has bellied 'rough-cast' infill. A bullnose return verandah links the two main bays and encircles the tower. Cast-iron friezes adorn the turned verandah posts, where even the verandah eaves have tiny timber brackets. The ogee-profile spouting is intact throughout and the hipped and Dutch-gabled roofs have terracotta ridging and finials. The fence and colour scheme have been reconstructed.

History

Part of W F A Rucker's Crown Portion 101 was subdivided as Kirk's Paddock in 1883. Despite the Whittlesea railway shifting from its proposed location west of St George's Road to its present line in 1889, the existence of the mansion, Thornbank, in the area may have influenced the slow development of Hartington Street. Benjamin E Johnson owned lots in Hartington Street in the early 1900s and the agent, Stott, also had an interest in the site of 24 Hartington Street.

Michael Fitzgerald, a builder, constructed a house on this allotment in 1914 and immediately leased it. In the first year it became a doctor's surgery, under Siegwart Bruchl, but was still owned by Fitzgerald. He sold it to E M Rowell in the following year.

House

Thematic Context

Significance

24 Hartington Street is a substantially intact Federation style weatherboard house, and possesses a considerable array of distinctive timber decorative details. It makes a significant contribution to the important Hartington Street precinct (qv).

Recommendations

Status confirmed

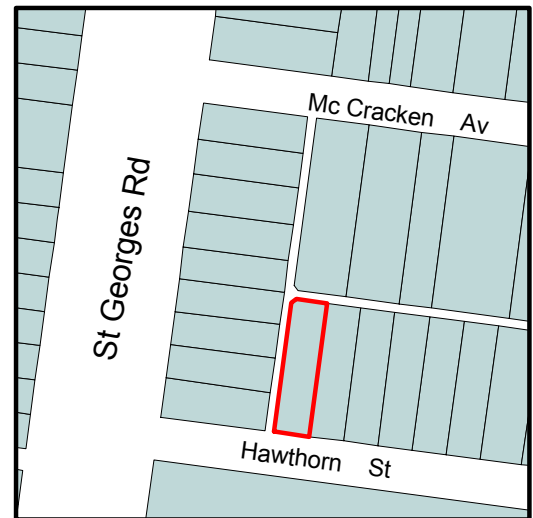
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

1 Hawthorn St
Northcote



Map Ref: **30 E9**

Within Heritage Overlay Area.

Description

No 1 Hawthorn Street is an asymmetrical Federation style house with gabled bay windows. Distinctive features include half-timbering to the gables, terracotta ridging, leadlight casement windows and a bullnose roof return verandah with cast iron friezes and turned timber posts. A timber picket front fence and a mature palm tree contribute to the character of the house.

History

1 Hawthorn Street occupies Lot 32 of a subdivision of part of Cunningham's original Crown Portion 106. The mansion, Thronbank, stood on this land and survived the subdivisions of the 1880s under Peter McCracken's ownership. Hawthorn Street was its access point and named after a previous owner, a Mr Hawthorn. Hawthorn Street is approximately where its gatehouse stood.

Benjamin E Johnson, who then lived in Bay View Terrace, owned many of the lots, including Lot 32, prior to its sale to estate agent cum entrepreneur, David Morgan in 1913. By the following year Morgan had built 1 Hawthorn Street and leased it to Edward Orton, an engineer, who became its owner in 1914-15.

Thematic Context

Significance

No. 1 Hawthorn Street is a typical example of a small house in its garden dating from the early twentieth century. It is also the termination of the Hawthorn Street precinct which marks the access to the original property Thornbank.

House

Recommendations

Status confirmed

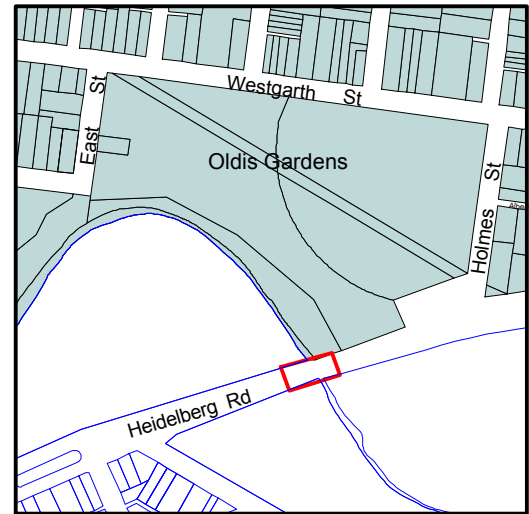
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Merri Creek Bridge

Heidelberg Rd
Northcote



Map Ref: **30 G12**

NOT within Heritage Overlay Area.

Description

The bridge is based on an elliptical arch, constructed in bluestone. At either end are piers with typical wrought iron strapping for balustrading between. On the piers are iron light standards which were introduced in 1936, possibly as replacements of earlier oil or gas lights.

History

The Heidelberg Road Trust erected a toll bar near the Yarra Bend Drive in late 1847; the money obtained allowed the metalling of the roadway east of the Merri Creek and the construction of a causeway across this creek in 1854. A substantial laminated girder bridge on stone piers replaced this in 1854. Floods took this structure ten years later, and it was rebuilt in coursed basalt masonry in 1867-8.

The bridge was designed by a Mr. George Francis after a competition in 1866. After alterations to the design and two tendering attempts, Reid Stewart and Co obtained the contract for £8,572. The stone balustrading, now just at the ends, of the bridge originally continued across the span, causing early cracking. It was replaced with the present wrought-iron balustrading after the opening in June, 1868, by builder, J Stewart, for £1,993: this was completed in late 1870. One Gerard Wight also won a competition to design a 'Merri Creek bridge' but it is unlikely to have been this one.

To match increasing traffic, the Country Roads Board doubled the bridge's width in 1936. They matched the stonework on the additional lane to the south, such that visible alterations include only the reinforced concrete soffit (contrasting with the brick vault) and the cast-iron lamp standards

Merri Creek Bridge

Thematic Context

Significance

The Merri Creek bridge is one of the few remaining bridges which replaced punts and causeways over Melbourne's watercourses and which enabled expansion into outer areas. The bridge has undergone various repairs and in 1936 was expanded, matching the same style as the original, to cope with increased traffic. Preservation of this bridge at that time has ensured its relatively unaltered condition at a site close to the City of Melbourne, where many of the early bridges have been replaced. Only the Barkers Road Bridge at Hawthorn is thought to be older (c1860).

Recommendations

Status confirmed

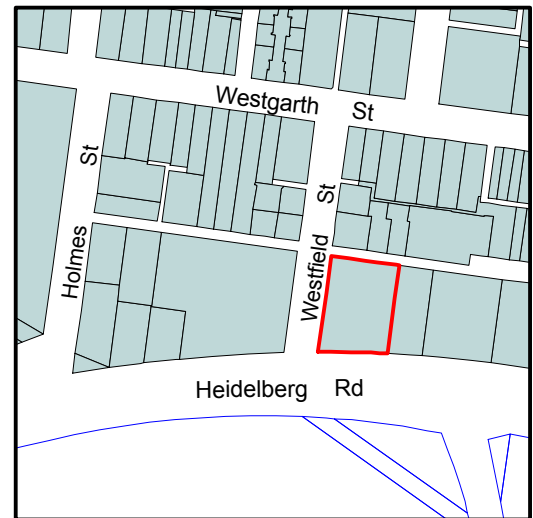
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Centenary Dairy Complex

184-187 Heidelberg Rd
Northcote



Map Ref: **30 H12**

NOT within Heritage Overlay Area.

Description

In the Old English style, the milkbar and dairy building is a complex of buildings of clinker brick construction. The principal facade of the milkbar has two flanking piers, a central gable and two pointed arch windows arranged symmetrically on the lower facade. A tripartite arrangement of ventilators is positioned centrally in the gable. Original sand-blasted lettering survives in the glazing.

The main dairy residence is an attic-styled clinker brick Californian Bungalow with Marseilles pattern roof tiles. Heavy piers and brackets give visual weight to the porch while detached Ionic columns frame the entrance.

The overlapping gables have Tudor style half timber ends. Another house of more modest proportions exists to the east which, although of little individual architectural importance, contributes to the character of the complex. The building has notable patterned clinker brickwork, original front fence and planting. Internally, the house is apparently original with murals to some walls.

History

Township allotments were surveyed and sold to the east of the Northcote Government Township, prior to and during 1884. This 'township' was proclaimed belatedly in 1906. By the 1920s, Mrs Agnes Cutts owned a corner allotment at Westfield Street (formerly Bower) and the Heidelberg Road, which had been first purchased by Samuel Lyons in 1884. By 1933 she had acquired the neighbouring allotment, which he had purchased in 1886, but which then belonged to Arthur and George Edwards and William Wethall. In the following year George and Agnes Cutts were the occupiers and owners of a brick dairy, house and milkbar, which they owned into the 1980s.

Centenary Dairy Complex

Thematic Context

Significance

Few of Melbourne's suburban dairies survive having been made redundant by bottled, and subsequently packaged, milk delivery systems. The Centenary Dairy is also notable as a shop/residence and is of considerable importance, having been designed in the Tudor domestic revival style, popular in the inter-war period.

Recommendations

Status confirmed

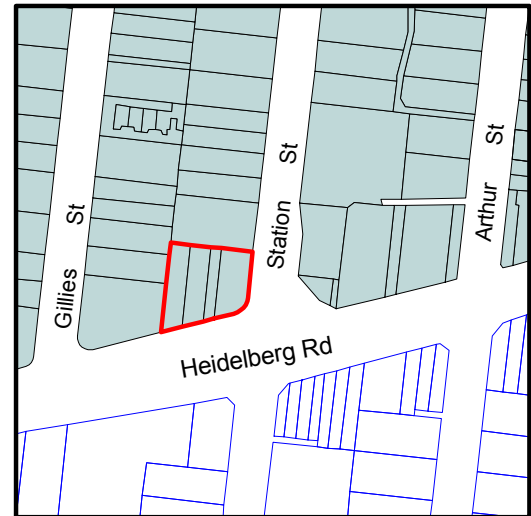
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Grand View Hotel

429 Heidelberg Rd
Northcote



Map Ref: **30 H12**

NOT within Heritage Overlay Area.

Description

The Grand View Hotel is a rendered, three-storey Italianate style building with a square tower placed centrally on the south facade. Each storey is articulated by a moulded string course. The splayed corner has an entrance at ground level, a pedimented niche containing a statue at first floor level and a panel bearing the name of the hotel, framed by swags, at second floor level. The ground floor is rusticated with semi-circular and elliptical arches. The double-hung sash windows at first floor level have segmented and triangular pediments with bracketed sills, and the second floor sash windows are arched with rendered archivolts. The building is terminated by an entablature with coupled consoles, and the pierced rendered balustrade has a circular motif. The building is substantially intact with the exception of the removal of the roof of the tower, the addition of signage and non-original external colours.

History

C H James created the Fairfield Park Estate from F Vidal's Crown Portion 114 (early in the 1880s). A railway had run through the estate from Clifton Hill to Alphington since 1883, but did not connect directly with Melbourne. The promise existed to extend this line to the then rural Heidelberg, which was realised in 1888. To augment this so far directionless line, James had constructed a horse tramway from the Fairfield Park Station, up Station Street for over a mile. He intended to take it to Preston. For this purpose he had obtained 45 lb rails, and a tramcar from Adelaide. Gas and water were also promised in 1885. When the Heidelberg Station was opened in May, 1888, so too did the Grand View Hotel. It was close to Fairfield Park Station and on the Heidelberg Road, cornering the two markets. In addition it commanded views of the Yarra River Valley. Alex C Lyons became the licensee in the mid-1890s and Florence Beresford in the early 1900s.

Grand View Hotel

Owner Dominic Norris was not content to merely run the hotel; he had also established tea gardens in what was then Fairfield Park, a tradition that continues today.

Thematic Context

Significance

The Grand View Hotel is a large and prominently sited example of a late Victorian Italianate hotel. Its strategic siting relates back to the extension of the railway line to Heidelberg and the continuing voluminous road traffic. The building is substantially intact to the extent of the exterior facades, with the exception of the removal of the tower roof.

Recommendations

Status confirmed

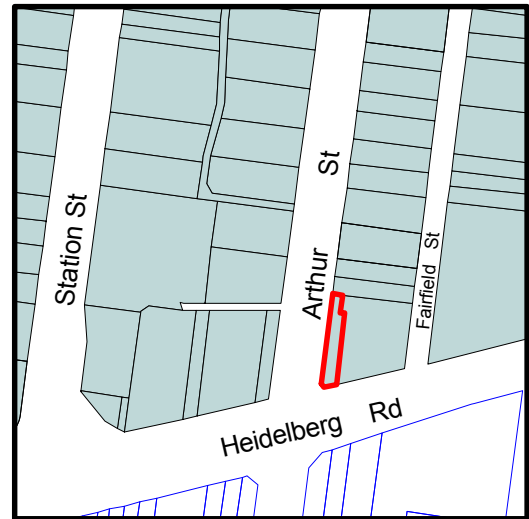
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Shop & Residence

457 Heidelberg Rd
Northcote



Map Ref: **30 H12**

NOT within Heritage Overlay Area.

Description

457 Heidelberg Road is a two-storey rendered brick building occupying a corner site, with an upper level residence and ground level shop. The shop entrance is located on the cut off corner and there are large shop windows on each street facade. A dentillated string course divides the two storeys. The first floor double-hung sash windows have bracketed hoods and sills, guilloche-pattern architraves and incised scrolling above the window heads.

History

C H James and Percy Dobson subdivided what had been Vidal's Crown Portion of 1840, in the period 1881-6.

Joseph Brown, a baker from Fifeshire, Scotland, purchased Lots 15 and 16 at James' Fairfield Park Estate in 1886. Brown had come to Melbourne only six years before from New Zealand. After six months as a journeyman baker with Thomas Reid of North Melbourne, Brown decided to establish his own business in the new suburb of Fairfield Park. He purchased the lots from Albert Kennedy and built 457 Heidelberg Road as a shop and residence, in 1886, and beside it he built a hay and corn store before 1889. The architect, Arthur Lewis, called tenders in 1886 for a two-storey brick shop and residence in Heidelberg Road, Alphington.

Brown, as well as being a baker, acted as postmaster in 1888, but gave up 457 Heidelberg Road, in 1890, to Hugh Clark, who was a grocer: Brown then used his former hay and corn store as a bakery. James Fegan followed Clark; Ann Kimpton and William Edwards followed Fegan; all were grocers. Fruiterers then took over, with Alfred Mewburn and Harry Rose in the 1920s, with Mrs Hamm and, in the 1940s, Mrs E Butler.

Shop & Residence

Thematic Context

Significance

Based on the Italian Renaissance palazzo form, 457 Heidelberg Road is a successful design for a corner lot. The fenestration is effectively used as concentrated points of ornament on an otherwise bland facade. The building marks the earliest surviving introduction of a commercial use in the residential subdivision of the 1880s along Heidelberg Road.

Recommendations

Status confirmed

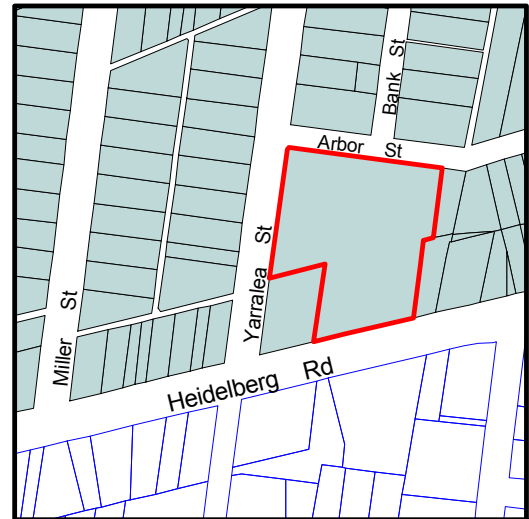
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Wesleyan Church, now Uniting Church

797 Heidelberg Rd
Northcote



Map Ref: **30 H12**

NOT within Heritage Overlay Area.

Description

Designed in the style of an early English Parish Church, the Alphington Methodist Church is constructed of coursed basalt rubble, smooth-faced, with openings formed in red brickwork. Simulated plate tracery has been used on the tree light windows at the eastern end, which have stop chamfered arises are the general finish detail on the frames. 'Fancy White' brick double-header courses are used as a capping for the gable, which is topped by a crocket finial. The church interior is simple and undistinguished.

History

Methodism was established in Alphington in 1856. Services had been conducted at Meagher's Barn in Greensborough around 1850 by the Rev S Waterhouse and the Rev J Harcourt, and in William Hordern's building at Heidelberg. Methodism officially commenced at Alphington when the bluestone Church was opened in 1859 on land which was originally part of Thomas Wills' Lucern Farm. The Reverends Henry Moore, H C Oldmeadow and Henry Saloway lived nearby from the 1980s to c1910, whilst the Rev W H Hodge presided over the opening of a new church in 1916.

Architect Robert Adamson called tenders for 'erection of a porch, sittings and general repairs' for the church in 1873. The porch was presumably of timber or proved too small for a brick porch was added to the design of the architect Thomas Crouch, in 1883. Timber and brick additions to the design of James Scott were made in 1892 and other minor additions have followed more recently.

Thematic Context

Wesleyan Church, now Uniting Church

Significance

Serving Manning's new Alphington Village of the 1850s, this church, like 156-158 Heidelberg Road, is an historic memorial to this early phase of Heidelberg and Northcote's development, in particular Manning's early subdivision. It has long served public gatherings in the Northcote area and is among the small number of stone buildings in the municipality. It is comparable in scale and style to the All Saints Church at 14-16 High Street (1859, qv).

Recommendations

Status confirmed

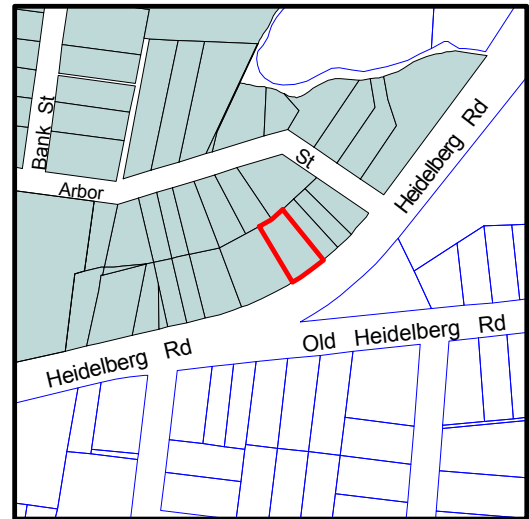
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Hills View

849 Heidelberg Rd
Northcote



Map Ref: **30 G12**

NOT within Heritage Overlay Area.

Description

Hills View is a large asymmetrical single-storey, rendered brick house with an extensive return cast iron verandah. The parapet is balustraded and features piers, urns and a pediment bearing the name of the house. The chimneys have moulded cappings and barrelled tops.

A continuous moulded string course articulates the lower walls and corners have rendered quoining. Beneath the pediment is a tripartite arrangement of arched double-hung sash windows divided by cast iron Corinthian colonettes.

Arched niches are set into the wall. An arched entrance porch opens from the verandah, leading to the richly decorated front door with a segmented arched fanlight.

Hills View has lost most of its cast-iron verandah balustrading and some of its parapet urns. Additions exist on the northern side. The Hills View Estate of c1920 has taken most of Hills View's grounds and its tennis court. Some mature conifers remain on the east but the boundary fence (picket) has been replaced

History

As a continuation of A D Hodgson's first subdivision of Wills' Lucerne Farm, in 1885, the Lucerne North Estate was created. This was land which appears to have been consolidated by William Manning in 1852, with his subdivision of Roemer's Crown Portion on the west, and later taken up by John Sharp Adams as part of his farming activities.

Indian rubber manufacturer Barnet Glass purchased five of these lots, next to the Darebin Creek, on

Hills View

the new alignment of Heidelberg Road. Here he constructed a 'handsome villa' called Hills View. Barnet Glass, who was Polish, arrived in Melbourne from Manchester in 1877, having learnt his trade there. He started in Lincoln Square, Carlton, manufacturing rubberised clothing for the first time in the Colony. By 1882 he had moved to Queensberry Street, North Melbourne, where he resided next to his three-storey factory. Expansion meant absorption of his residence and his decision to build Hills View in 1890.

After investigatory trips to England (when Hills View was leased out to Professor G B Halford) and the establishment of a branch in Adelaide, a new plant was brought from England and installed in large new premises at Kensington in 1898.

By 1903, Glass had sold Hills View to quarry owner, Thomas Adams, who was the son of John Sharpe Adams, storekeeper of Alphington. By 1930 Thomas's wife, Annie E Adams, lived in Hills View, whilst her son, Frederick Reginald Adams lived there in the 1950s. Frederick Adams, perhaps Hills View's last owner from the Adams family, was born at Alphington in 1892. Educated at Scotch College, Melbourne and Manchester Universities, he became a lecturer at Brighton Grammar before entering the A.I.F. for the First World War. He taught Economics at Manchester University and in 1929 became Head Master of Launceston Church of England Grammar School. By the 1960s, Hills View had become the Bretheran Home for the Aged.

Thematic Context

Significance

Hills View is representative of the substantial Italianate style houses erected by Melbourne's industrialists in the late 19th century. It was built as the home of Barnet Glass, Australia's first India rubber manufacturer and, subsequently, was the home of a pioneering Alphington family and successful quarry owner Thomas Adams.

Recommendations

Status confirmed

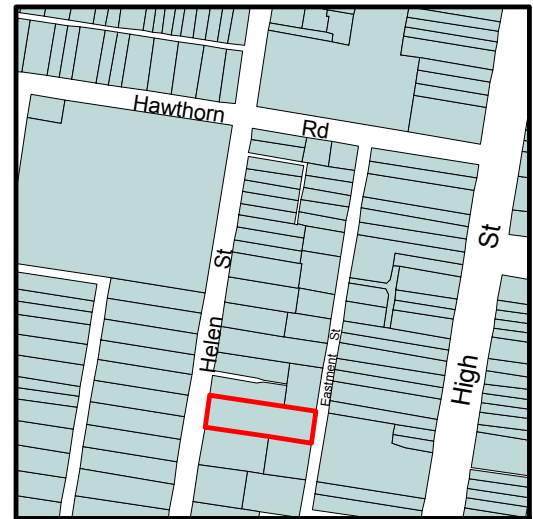
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Wesleyan Manse

26 Helen Street
Northcote



Map Ref: **30 E9**

Within Heritage Overlay Area.

Description

Number 26 Helen Street is a two-storey, asymmetrical rendered brick Italianate villa. It has a two-storey verandah with coupled composite order cast iron posts, friezes and balustrade panels. A dentilated string-course divides the bay window horizontally, whilst vermiculated panels underscore each opening and divide each eaves bracket or bracket pair. Segmented-arched and semi-circular arched openings have keystoned rendered archivolts. An impost moulding with attached rosettes decorate the verandah walls. The ruled render is unpainted. The original fence has been replaced and spouting has been renewed.

History

From Rucker's original Crown Portion 101, William Kirk (of Kirk's Bazaar) had purchased what became known as Kirk's paddock in 1853. Subsequently allotments were taken from it, including one for the Northcote State School and by the 1880s the area was virtually sold. The Wesleyan Church (qv) had established their new church on the west side of High Street in 1869-70 and the trustees of the church, Jeremiah Wimble, W H Dennis and R Burrows, eventually purchased a site for a manse from Kirk's paddock, situated in Helen Street. After its construction, in 1891, Henry Charles Ingamells was the first to occupy it, followed closely by the Rev Samuel Scholes in 1893. Other Methodist clergy have included Samuel Harris, Henry Bride Barber, Percy Knight and William Holtham.

Thematic Context

Significance

Wesleyan Manse

26 Helen Street is externally substantially intact, and its type and scale of building is unusual in Northcote. The building is of local historical significance owing to its association with the establishment of the Northcote Methodist Church.

Recommendations

Status confirmed

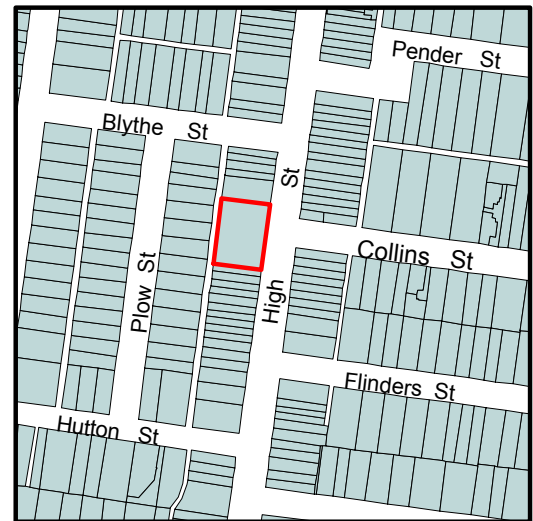
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Thornbury Regent Theatre

High Street
Northcote



Map Ref: **30 E11**

NOT within Heritage Overlay Area.

Description

The theatre has a three-storey face brick and rendered facade facing High Street, divided into 3 bays separated by rusticated pillars, with an ancillary two-storey section to the north. The centre bay has a large rusticated arch containing a bas relief of a chariot and horses. Windows at first floor level are casements with leadlighted highlights.

The roof is concealed behind a plain rendered parapet which is stepped at the centre. None of the original fabric at ground floor level survives, and the original face brickwork has been painted.

History

The Thornbury Regent opened in 1925, seating 2000 persons and built by Millsom Brothers: the theatre joined other Regents built in South Yarra (dem.) and Gardiner.

Thematic Context

Significance

The Thornbury Regent Theatre is of local social and architectural significance. The theatre is an early and substantially intact example of a cinema building constructed during the boom period of the motion picture industry. The building is a notable element in the local streetscape.

Recommendations

Status confirmed

Thornbury Regent Theatre

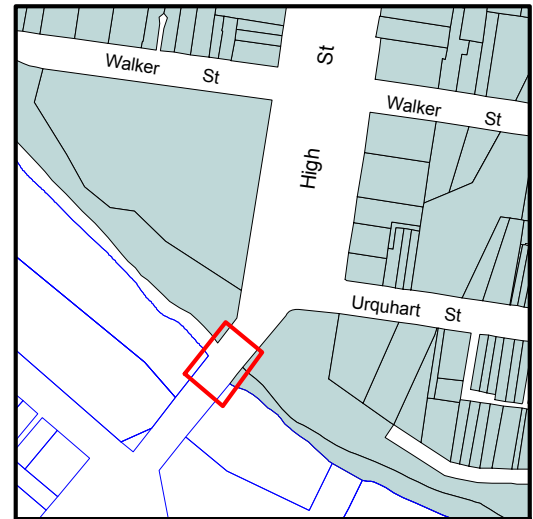
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Northcote (Merri Creek) Bridge

High Street
Northcote



Map Ref: **30 E12**

Within Heritage Overlay Area.

Description

The bridge is of load bearing masonry design, comprising two large segmented arched spans. The piers are of quarry-faced bluestone and the arches are of face red brick English bond brickwork. Above each pier are coupled bluestone Doric pilasters, and a bluestone Doric entablature runs the entire length of the bridge. The metopes between the triglyphs in the Doric frieze contain vent openings. At road level, the rendered brick and steel balustrading appears to date from the 1930s.

History

The bridge across Merri Creek at the south end of High Street was one of the most significant projects undertaken by the Jika Jika Shire in the 1870s. Though the bridge was funded through road tolls and contributions from the Fitzroy and Collingwood Councils, the construction of the bridge, together with a general reduction in rates, almost forced the Jika Jika Shire into bankruptcy.

The Jika Shire engineer, Evander McIver, called tenders for a brick and stone bridge over the Merri Creek at Northcote in 1874. Plans were available at the Department of Railways and Roads. The design was by T E Rawlinson and was constructed of red brick and Malmsbury stone.

In 1890 the bridge was widened to accommodate the new High Street tramline. The works were supervised by the Melbourne Tramways and Omnibus Company Engineer George Duncan.

Thematic Context

Significance

Northcote (Merri Creek) Bridge

The Northcote Bridge is a rare surviving nineteenth century bridge in the Melbourne Metropolitan area. The large scale and fine architectural detailing are distinctive features.

Recommendations

Status confirmed

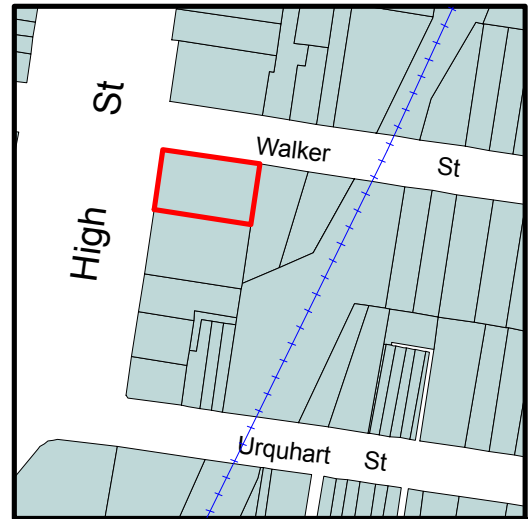
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

All Saints Church

14-16 High Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

All saints is typical of the Early English parish church of the thirteenth century with its simple gabled form and raking buttresses on the side elevations. The church is of random coursed bluestone and the steeply pitched roof is slated. Stone crosses mark the apices of the gable ends. Windows are tall, narrow with pointed arches and dressed stone quoining. At the west end of the church there is a tripartite arrangement of pointed windows, the sills of which are interrupted by the 1885 porch.

History

What had been originally a Police Reserve in Hoddle's Northcote township of 1853 was subdivided to provide a temporary reserve for the Anglican Church.

The reserve became permanent when the Crown Grant was issued in January, 1861, a year after the foundation stone of All Saints Church was laid. Architect Nathaniel Billing had called tenders for the first stage of construction in November 1858, and Bacchus Marsh basalt was to be quarried for the purpose. Two months later the Governor Sir Henry Barkly, laid the foundation stone of a church estimated to cost £2,500. The first service was held at All Saints in August of the following year. George Cox called tenders for outbuildings to the church in 1864.

Architect Frederick Wyatt called tenders for additions to the church in 1873. During the term of the Rev Digby Berry (1885-8) the number of parishioners increased dramatically. Renovations to all Saints Church took place again in 1885, probably to the design of W Pritchard. New Cedar pews replaced the old pews and new gabled porch was added at the west end. A vestry, at the east end, was added in 1896, but has since been rebuilt.

All Saints Church

In 1885, additions and repairs were also made to the parsonage. George Cox had designed the original building for construction during 1869-71.

Once the first stage of the church was completed in 1860, the Brunswick Parish (of which Northcote was a part) applied to the Denominational Schools Board for the salaries of a headteacher and an assistant. Like the Wesleyan Chapel, All Saints became the church, day school and Sunday school, all in one under headteacher Mr Sweetman, until a separate school room was opened, south of the church, in 1861. It functioned as a school until its closure in 1874. It was demolished and another built in its place in 1896 to the design of Richard Whitaker. This, in turn, was demolished for the present vicarage which replaced the former vicarage, at the corner of Ross and Cunningham Streets. The old vicarage was purchased for an Aboriginal hostel in 1958.

Thematic Context

Significance

All Saints Church is of local historical and architectural significance. The building is typical of many parish churches of its construction date throughout the State, although its bluestone construction distinguishes it from most other public buildings in the municipality. The church performs a key role in the High Street 'garden' precinct entry into the city. Historically it is Northcote's oldest intact church or public building.

Recommendations

Status confirmed

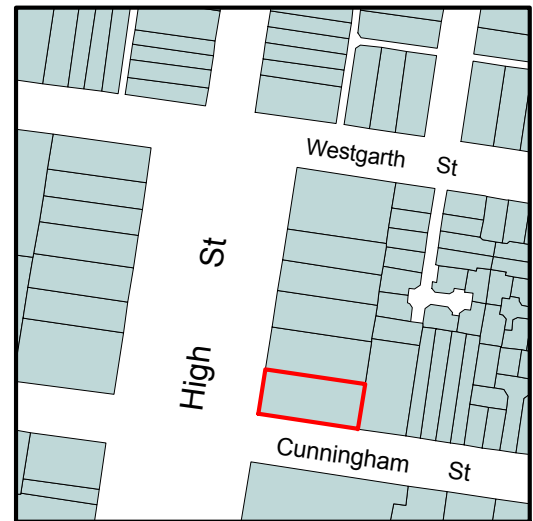
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Durham

38 High Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

Durham is a large and early example of this typical house-type in Northcote. Apart from the bullnose cast-iron verandah, 'ashlar' timber facing and double-fronted construction, the house was given further bays, one of which faces Cunningham Street, helping to distinguish it from similar buildings in Northcote. The original fence has been replaced and the verandah floor concreted.

History

From the Township of Northcote, surveyed and declared in 1853, one M Blundell acquired two blocks at the corner of High and Cunningham Streets.

The Cunningham Street resident and land developer Joseph Wigg owned these allotments around 1900, selling them to Winifred Anderson in 1903. She built Durham in that year, leasing it on completion, to Alex Cornwell who was a traveller. Winifred Anderson, it appears, also resided there and continued to do so until the mid-1920s. By 1929, William Anderson resided there and continued the family occupation until the early 1940s.

Thematic Context

Significance

Durham is a well preserved example of the weatherboard housing constructed in Northcote in the period 1900-1910. The house also contributes to the 19th and early 20th century character of the High Street southern entry to Northcote.

Durham

Recommendations

Status confirmed

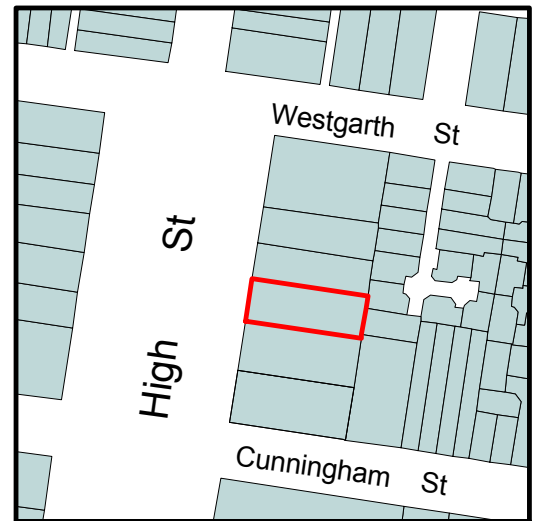
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Shop

42 High Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

42 High Street is a double-fronted Flemish bond brick house with a hipped roof, cast-iron details and a bullnose roof verandah, the side walls of which are built from different brickwork to that of the house. It is likely that Wyatt replaced the original verandah when he purchased the house in c1902. Beside the house is a basalt pitched laneway which leads to an original stables and coach-house building at the rear, possibly being connected with Toennies' original dairy.

Alterations include the replacement of the front fence with a chain wire timber-framed fence. The pergolas at the gateways, presumably from the 1920s, are notable.

History

M Blundell purchased two allotments in the Northcote Township of 1853, at the corner of Cunningham and High Streets. Part of the Allotment 20 was divided off and one Henry Toennies, a dairyman, purchased it and constructed 42 High Street in c1882. Toennies and his wife, Sophia, operated a dairy there until the sale of the premises to the grocers John Scott, in 1885.

Scott was born in Dublin in 1827, and first went to Adelaide in 1854 before coming to Melbourne soon afterwards. He was a contractor and then a hotelier at the Collingwood Rochester Hotel, eventually commencing a grocery business at 56 Johnston Street, Collingwood. He chose 42 High Street as his private residence until his death in c1897. Eliza Scott then leased the house to Charles Rumbold, an accountant, followed by Victor Patterson, a confectioner, and Ernest Wyatt, who was a printer. Wyatt eventually purchased it.

Shop

Thematic Context

Significance

This house, being of brick construction, is unusual among Northcote's early dwellings. It also has been linked with a figure known across the metropolitan area (Scott) and one of the city's early providers (Toennies). It also contributes to the 19th and early 20th century character of the High Street southern approach to Northcote.

Recommendations

Status confirmed

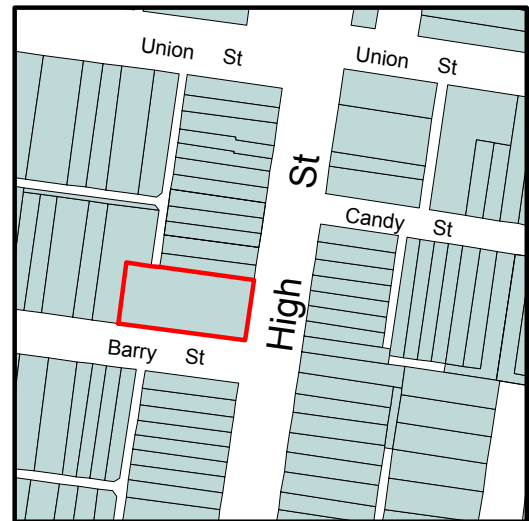
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Westgarth Theatre

89 High Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

Constructed of brick, the Westgarth Theatre features a classically inspired exterior, render finished on the principal east facade and the return edge of the side south facade only. The remainder of the side walls are of face brick, articulated by engaged piers and metal framed windows.

The imposing principal facade was designed in the post WWI eclectic Free Classical architectural style, often used for commercial buildings, and based on a Renaissance Palazzo with its division into three distinct horizontal sections: a street level base, the main central section, and a parapet. The principal facade is also formally articulated by engaged piers that divide it into three vertical parts comprising a wide central section flanked by two narrower tower-like sections. The tower-like impression is further emphasised through its repetition on the return edge of the south facade.

At street level, beneath the building's cantilevered awning, is the central entrance to the theatre and two flanking shopfronts – one of which has been unsympathetically altered. The main horizontal section above the verandah extends over two-storey, features smooth banded rustication of the rendered surface, and is punctuated with windows of varying shapes and sizes. The vertical division of the facade is further accentuated by the different design treatment of the central vertical part compared to the flanking, narrower parts.

This central part features a thin, oriel-like advertising sign, stretching almost the full-height of the main horizontal section, with the words 'WESTGARTH PICTURES' constructed of glass lettering within leadlight. The sign is flanked on either side by a set of leadlight windows comprising an arched window placed above a squared window; the area between is decorated with a plain, rectangular panel. Above both sign and flanking windows, a smooth rendered panel exhibits the

Westgarth Theatre

theatre name in raised lettering. The two narrower side sections each feature a pair of multi-paned windows, placed one above the other with the area between featuring a large decorated panel. A small, rendered balconette with recesses formed to represent balustrades has been placed at the base of each lower window, while each uppermost window is surmounted by an arched hood-mould.

A deep, dentillated cornice separates this main horizontal section from a decorative parapet which is used to complete the facade. The central division of the parapet contains a segmental arched centre which features a recessed panel displaying a large shield-like medallion badge with decorative mouldings. This medallion is now somewhat obscured by a more recent vertical advertising sign. The two side sections of the parapet feature recesses formed to represent balustrades in a similar manner to the balconettes.

The entrance vestibule features a terrazzo floor in red, brown, beige and white and a fibrous plaster ceiling with geometric ornament and recessed leadlight panels. The vestibule comprises a ticket office, sweets counter in wood veneer, and a central staircase with metal balustrade and wooden handrail. The shop in the south-eastern corner of the building has been converted into male and female toilets. The shops in the north-eastern corner currently operates a video cassette library. The mezzanine foyer, with moulded plaster ceiling, extends the entire frontage of the building and comprises male and female toilets, sweets counter and dress circle staircase in polished wood. The auditorium retains its original vaulted ceiling with an elaborate plaster decoration illuminated by fifteen recessed light panels. The walls of the theatre, at stalls level, are finished in timber panelling. Above this panelling the side walls feature eight large circular light panels with a diamond motif. A similar lighting motif is employed for the ceiling above the stage. The seating capacity of the theatre is currently 712.

[Source: National Trust of Australia (Victoria) 1994]

History

The Westgarth Theatre was officially opened amid great ceremony on October 20 1921 by S Dennis, the chairman of the Westgarth Theatre Pty Ltd. Erected at a cost of £25,000 and designed by a local builder, J Seccull, the theatre presented a moderately imposing facade in rendered brick with a central entrance secured by a folding gate and flanked by shopfronts. The entrance foyer featured a terrazzo floor with a central marble staircase and fibrous plaster ceiling with electric lights 'diffusing their radiance through flat and angled glass'. The dress-circle foyer extended the entire frontage of the building and featured blackwood panelling, 'soft carpets' and 'restful coaches'. The auditorium, with seating for 1421, featured a 'richly embellished' vaulted ceiling illuminated by fifteen 'veiled lanterns'. The projection room was located in the back stalls and the films screened on a pure white wall at the rear of the stage.

From its beginnings in 1896 as a variety turn in a Melbourne vaudeville theatre, the cinema had become, by the close of the 1920s, one of the most influential components of Australian popular culture, and the picture theatre the most ubiquitous of community institutions. In 1929 there were over 1,250 cinemas in Australia representing an investment of £25,000,000 and attracting an annual audience of 126 million. The picture theatres of the period are an appropriate symbol of this industrial strength and popular appeal.

The Westgarth Theatre was managed by E C Yeomans, a land and estate agent who, prior to the opening of the cinema, had occupied the position of city valuer for the Northcote Council. Eric

Westgarth Theatre

Charles Yeomans was to become a prominent figure in the Victorian film industry. In 1924 Yeomans was appointed secretary to the Melbourne Cinema Alliance, a group whose objective it was to protect the interests of independent showmen from the major exhibition circuits. By the late 1930, Yeomans operated the Grand (Footscray) and Sun (Yarraville) Theatres and had shares in the Vogue (Hawthorn), Camden (Caulfield), Broadway (Elwood), and Glenferrie Theatres. In November 1939 the energetic Yeomans was elected president of the Victoria Independent Exhibitors Association.

In July 1923 the seating arrangement in the stalls was altered, increasing the capacity of the theatre by eighty seven. In August 1929 alterations were made to the theatre entrance and projection room for the introduction of sound films on 9 September. The folding gates were replaced by eight entrance doors in panelled 'Tasmanian oak'. The projection room was demolished and a new cabin, 20 feet (6.1 metres) long and 7 feet 6 inches (2.3 metres) wide, was constructed at the rear of the dress circle. It is probable that the geometric detail in the entrance foyer, erroneously attributed to Walter Burley Griffin, was completed for the conversion from silent to sound films.

In 1934 the seating platforms in the front section of the circle were regraded and the seats replaced. Three years later, the theatre's mechanical heating and ventilation system was modernised. The work was undertaken by the Metropolitan Gas Company and involved the construction of an additional storey to the machine room at the rear of the building. In the following year, the firm Cowper, Murphy and Appleford converted a section of the Women's toilet adjoining the circle foyer for use as a men's lavatory. In 1956 the pelmet and curtain track of the proscenium was altered and the stage widened by 10 feet (3 metres) for the introduction of Cinemascope. In May, the shop in the south-eastern corner of the building was converted into a toilet block for male and female patrons.

The Westgarth Theatre was acquired in November 1966 by Cosmopolitan Motion Pictures under whose direction the theatre screened Greek-language films. The arrival in Melbourne of large numbers of European migrants following the Second World War promoted the successful operation of cinemas devoted entirely to non-English language programmes. Post-war migration coincided with the period of financial uncertainty caused by declining audiences and the introduction of television. The first 'continental' cinema in Victoria was established in 1959 at the Loco Theatre in North Melbourne. By December 1966 Cosmopolitan Motion Pictures were screening Greek and Italian language Programmes at the National (Richmond), Sun (Yarraville), Empire (Brunswick), Paramount (Oakleigh), Kinema (South Melbourne), and Westgarth Theatres.

In 1980 a sweets counter erected in the entrance vestibule in 1969 was removed to the shop in the north-eastern corner of the building. Access was provided by an opening in the northern wall of the entrance foyer. The stage was extended 4.5 metres into the body of the theatre reducing by fifteen the seating capacity of the front stalls. These alterations, supervised by the firm Holger and Holger Pty Ltd were completed in October 1980.

In December 1987 the Valhalla Cinema moved from Richmond to the Westgarth Theatre at Northcote. An 'art-house' audience had emerged from the film society movement of the 1950s and 1960s. Its evolution was in part a reaction to the monotony of commercial film exhibition, part an attempt to establish the cinema as a serious medium for the communication of ideas and art. The introduction of screen courses at secondary and tertiary level in the early 1970s facilitated this process and enabled several cinemas screening 'revivals' and non-commercial released to operated

Westgarth Theatre

successfully. The first cinema to adopt the 'one-night stand or daily double' format was the Valhalla in Richmond, which was established in the disused Victoria Theatre in 1975. The cinema was followed by the Carlton Moviehouse in August 1979, and in September 1982 by the Astor Theatre in St Kilda

[Source: National Trust of Australia (Victoria) 1994]

Thematic Context

Significance

The Westgarth Theatre, erected in 1921 for the Westgarth Theatre Pty Ltd, is of local significance as an early and essentially intact example of a cinema building constructed in a decade of unprecedented growth in the motion picture industry. The oldest operating purpose-built cinema in Melbourne, The Westgarth Theatre is historically significant for its association with a major form of popular entertainment in the twentieth century. As a Greek language cinema (1966-?) and later, as an 'art-house' cinema (1987-), the theatre has contributed to the major developments in post-war film exhibition practice in Australia. Architecturally, the former Westgarth Theatre is a significant, but not influential, example of the cinema buildings of the 1920s. The use of classical motifs had been established in the previous decade at the Hoyts De-Luxe, Bourke Street (demolished) and on a smaller scale at the Northcote Theatre and the Barkly and Grand Theatres in Footscray. The Westgarth is notable however for its interior decoration, in particular the geometric details of the entrance vestibule and stairs to the mezzanine section.

[Source: National Trust of Australia (Victoria) 1994]

Recommendations

Status confirmed

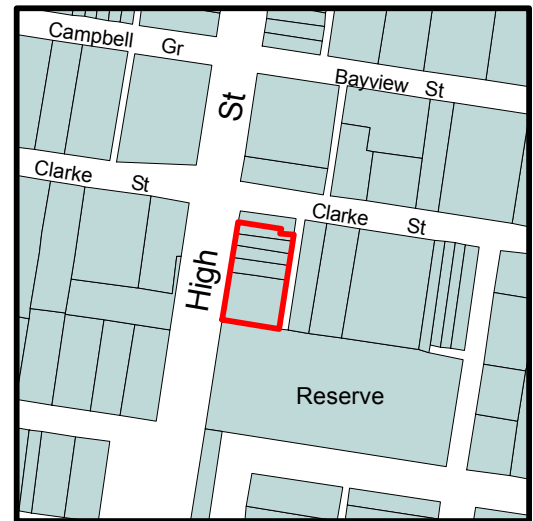
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Houses and Shops

136-144 High Street
Northcote



Map Ref: **30 E9**

NOT within Heritage Overlay Area.

Description

136-144 comprises a series of single-storey, single and double-fronted shop residences of various construction types.

No 136 High Street is of red brick construction with a recessed entrance. The building is terminated by an elaborate cement rendered cornice surmounted by a plain parapet. The original door and window openings have been boarded over and the brickwork defaced by graffiti.

No 138 High Street has been recently demolished.

No 140 High Street is a small double-fronted weatherboard cottage with a hipped corrugated iron roof, set back from the street. The four-panelled entrance door is flanked by double-hung sash windows. The timber picket fence is a recent addition.

No 142 High Street is a single-fronted house of weatherboard construction with a rectangular parapet. The house has been considerably altered by the replacement of the original window with a metal frame window and the removal of the original verandah.

No 144 High Street is a single-fronted rendered brick house with a tripartite double-hung sash window and skillion roofed verandah with a cast iron frieze. The street elevation is terminated by a rendered moulded cornice surmounted by a plain parapet.

History

Unknown.

Houses and Shops

Thematic Context

Significance

Nos 136 and 144 High Street are of little individual architectural significance and have been substantially altered. Some of the buildings may date from c1856, and are therefore among the oldest in the municipality.

Recommendations

Status confirmed

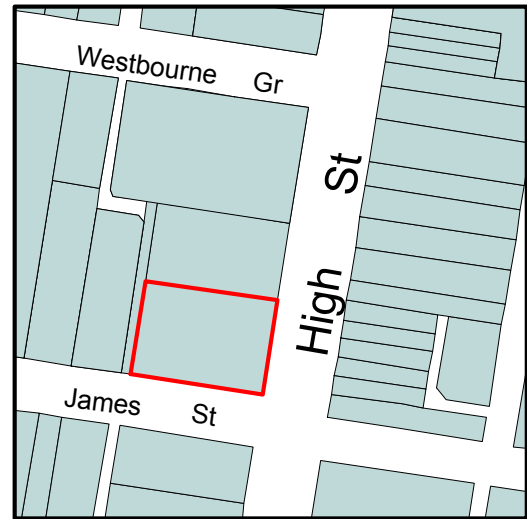
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Northcote Free Library

185-187 High Street
Northcote



Map Ref: **30 E9**

Within Heritage Overlay Area.

Description

The design, possibly to Carnegie's dictation, was of a conservative classical revival manner which harmonised, by the repetition of prominent pediments, with the town hall of 1888. The stylised ornament, as seen in the pilaster capitals, the widely spaced triglyphs, and the simple parapet entablature, and the axial open planning of the interior, suggest the influence of the Beaux Arts. The building is single-storey, raised as a high, quarry faced bluestone plinth. The projecting portico has coupled Tuscan columns and is flanked by two pedimented wings set back from the street. Window details, the foliated tympanums, the fenestration colonettes, and the balustrading are all derived from the earlier building. Alterations include the painting of the render the replacement of the entry doors, the absence of the handles from the portico urns and the replacement of the former grassed, rockery enclosed forecourt, by asphalt. The interior has been renovated.

History

Rucker's Crown Portion 100 was subdivided, in 1854 by the Union Bank. Thirty-one years later, a piece was redivided as Bellevue Park and sales continued under auctioneer, E Parslow, from January to May of 1884. James Street was part of this subdivision. In 1911 The Free Library was constructed on the corner of James and High Streets.

Richard Robin suggested, in 1889, that the funds of the defunct Health League, of 1883, be used to establish a library in Northcote, and that a deputation approach the Council for a room in the new town hall. The space allocated to the library in the original design had been taken by the surveyor, but a room and a corridor were found, in 1891, after further urging by the new Leader Proprietor, R J Whalley (among others). Under a council appointed committee of Councillors and residents, the first library came into being during January, 1893, in a room in the town hall.

Northcote Free Library

The library committee president was the mayor, G R Candy, and the secretary was E C Blamy.

Nine years later, land adjoining the Municipal offices in High Street was acquired by Council for £530, and extended to James Street in the following months.

In the years following, R J Whalley again sought better library facilities by approaching the American philanthropist Andrew Carnegie for a donation. Carnegie replied with a conditional grant of £3,000 and certain stipulations were made about local architect Edward Twentyman's (Jnr) [of Twentyman & Askew] design for the building. The foundation stone was laid by the mayor, Cr R Archbold, in February, 1911, and it was opened six months later by the State Governor, Sir John Fuller. The builder was E Browness.

Thematic Context

Significance

The Northcote Free Library is, externally, a near-original example of an imposing classical revival style building which has been designed as a complement to the Town Hall. It is also one of the few known Carnegie libraries in the State and has served as a public building over a long period.

Recommendations

Status confirmed

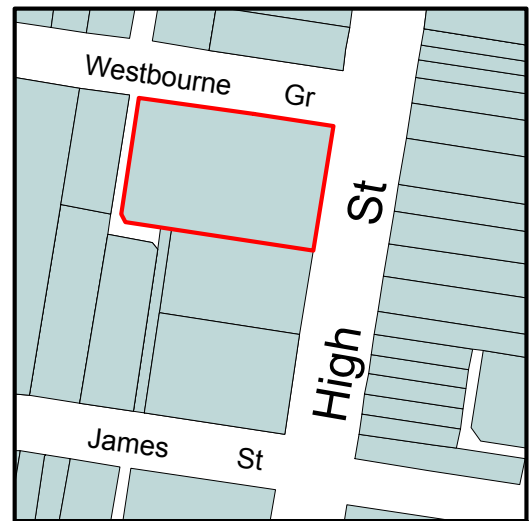
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Northcote Town Hall & Municipal Offices

197-201 High Street
Northcote



Map Ref: **30 E9**

Within Heritage Overlay Area.

Description

The Northcote Town Hall and Municipal Offices comprises two main sections: the original building facing High Street, constructed in two stages between 1888 and 1891 originally containing the council chamber, offices, court house and post and telegraph office, and the 1912 addition facing Westbourne Grove, containing the new town hall offices. The two-storey rendered brick building is in a French Second Empire style, commonly used in Australia for public buildings in the nineteenth century.

The High Street building has a symmetrical facade comprising three pedimented projecting pavilions connected at ground floor level by an arcade. The facade is articulated by superimposed Corinthian and Doric pilasters and is highly modelled and richly decorated with vermiculated rusted bands, diaper patterned panels above windows, panelled and moulded piers and moulded archivolt. Ground floor windows have segmented arched heads and cast iron colonettes, a typical Johnson motif, whilst the first floor windows are arranged in groups of three and have semi-circular arched heads and semi-circular balustraded balconettes. The exuberant style and plasticity of the design contrasts with Johnson's comparatively more severe town halls at Fitzroy and Collingwood. Alterations include the loss of all the parapet urns and the painting of the render. The lamp brackets on the facade appear to date from the c1930s.

The 1912 Westbourne Grove addition continues the pedimented pavilion and arcaded design but with simplified classical detailing.

History

Part of the Bellevue Estate of 1884 was purchased for a town hall site at the corner of Westbourne

Northcote Town Hall & Municipal Offices

Grove and High Street. Councillors, Bastings, Dennis, Wallis and Verso, paid £715 of their own money for the site, pending the achievement of a loan by the new Council.

The site was fenced during 1884-5, and the Council obtained temporary offices and a council chamber in the Wesleyan schoolroom.

Made more financial by the subdivision of the municipality's broadacres, the council called for designs, in 1887, for a permanent town hall. Architects, Sydney W Smith, Fred Harrison, Alfred Dunn and George R Johnson submitted designs, the latter being successful due to recent triumphs with the Collingwood and Fitzroy Town Halls. Johnson's design was described as overly expensive, but was gone ahead with, in part, as the first stage. A tower, similar to that at Collingwood, was omitted from the construction.

The Mayor, Cr Verso, laid the foundation stone in August, 1888, and presided over the first meeting at the hall in the future post office on the 4th of October, 1889. The post office, which attracted a \$3,000 subsidy from the government, the court house and the council chamber, were completed by March 1891.

Tenders for the next stage of the works were accepted from J Potter (the first stage contractor) for £3,053. Within these works were a public library (which became the Surveyor's office), the town clerk's office, the rate collector's office and the mayor's and magistrate's rooms which opened off the municipal chambers, and the post and telegraph office in the north-east wing of the building.

The furnishings, like the building, were based on those at the Fitzroy Town Hall: three hundred Vienna chairs were ordered, two-thirds with walnut seats and the balance with blackwood. One armchair was to be made to match and Wallach's obtained the commission. The councillors' chairs were to be of walnut frames with leather upholstery.

In time, the space used as the town hall (originally designed as a supper room) proved too small and a descendant of the unsuccessful architectural competitors of 1887, Sydney Smith and Ogg, designed a new town hall in 1912. Mayor Cr B E Johnson laid the foundation stone in December, 1912. From the arcaded gallery facing Westbourne Grove, a large pedimented wing, with arcading at two levels, was extended to meet what was the Police Court.

Further work at the town hall included its redecoration in 1926 by J Ross Anderson, the original decorator of the 1890 stage. Harry Norris, the architect who had designed the Memorial Hall (qv), was called upon to rebuild the town hall lobby in 1930. Morrison Brothers were the builders and the work consisted of a new staircase and renovation of the space it served on two levels. The town hall interior was also refurbished, just twenty years after it was built.

V J Bradley, the city engineer, is said to have designed a lavish Jazz-Moderne inspired layer of fibrous plaster over the interior walls (probably designed by Norris). A reinforced concrete balcony for the orchestra was added at the west end: the proscenium was redesigned with recessed lighting and heavy velvet curtains; balconettes with floodlights within were attached to the walls and upward facing light fittings were placed at the base of new pilaster. Seven feet high, panelled dadoes of Queensland maple, which carpenters Kerr and Smith installed, were integrated with sunbursts and timber over-doors. Bronze finish metalwork pervaded and three large electroliers hung from octagonal plaster roses in the ceiling. The geometrically-shaped plaster work was by Clifton Hill

Northcote Town Hall & Municipal Offices

Plaster and reports of the day took pride from the fact that the project was almost totally designed and executed by Northcote residents.

The decorative colour scheme comprised old ivory tints with gold leaf enrichments. Comparison may be drawn to the contemporary renovations undertaken at the Collingwood Town Hall, where Egyptian or Aztec-inspired colours picked out motifs against the old ivory. The decorative treatment, although a little thinly applied, is quite successful and remains an outstanding and original example of Moderne style plasterwork.

From the Victorian period, the former police court represents a fairly original interior; most others have been modified.

Thematic Context

Significance

The Northcote Town Hall and Municipal Offices are of considerable local historical, social and architectural significance.

Construction of the original 1888-91 building is associated with the period of suburban expansion of the municipality in the late nineteenth century. Externally the building is a largely intact nineteenth century town hall and, like many other town halls, the building possesses considerable landmark qualities in the local area, dominating the Northcote hill precinct. The ambitious architectural character of the original Johnson design reflects the civic aspirations of the Shire of Northcote at the time, deriving considerable distinction from its scale and exuberant Second Empire style. The subsequent expansion of the building reflects the growth of the suburb and the role of local government.

The town hall continues to provide a community focus for civic activity. The building has important social significance because of its role since 1888 as the focus of local government in Northcote.

The building is one of six town hall buildings designed by prominent architect George R Johnson and even without the intended clock tower it is one of the more significant works completed to his design. While extensively altered internally the fabric of the original nineteenth century building is still evident in many areas, contributing to the building's significance. The original 1890 and later 1926 redecoration of the town hall were undertaken by the prominent decorator J Ross Anderson, and the 1930 renovations were designed by architect Harry Norris.

Recommendations

Status confirmed

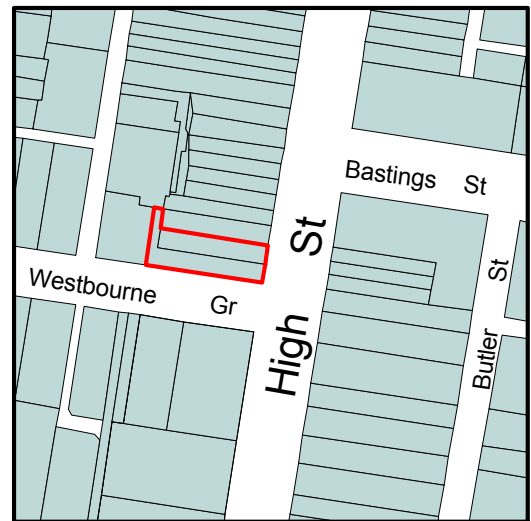
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Shop and residence pair

203-205 High Street
Northcote



Map Ref: **30 E9**

Within Heritage Overlay Area.

Description

Numbers 203-5 High Street are a pair of two-storey rendered brick, each with a pedimented parapet, a pronounced bracketed and dentilated cornice, and arched windows to the first floor. Each building is bifurcated by a pilaster enriched with acanthus leaf consoles and fielded panel mounding.

Pairs of pressed cement rosettes occur above the windows which have moulded archivolt and bracketed sills. Beneath the sills is a moulded string-course. Originally there was no verandah and the proprietor's nameboard extended under this moulding. No 205 originally had its residential and shop entrances at each end of the facade, with a splayed shop window. The corner building had its residential entrance in Westbourne Grove, allowing a larger shopfront. Both shop fronts have since been replaced and a cantilever verandah erected.

History

Westbourne Grove lies on Rucker's Crown Portion 100, granted to him in 1839 and subdivided by the Union Bank in 1853.

At its corner with High Street, storekeeper Edwin Bastings owned some allotments next to his bluestone premises. He demolished the timber house that formerly stood there and constructed in 1888 a trio of stucco brick shops with residential accommodation on the upper level (the northern one has been demolished).

His first tenants were two well known Northcote names. At the corner was J Latrobe Bagley, of Bagley Brothers auctioneers and land agents, and next to him Samuel Angior, who had been a chemist in Northcote since its beginning.

Shop and residence pair

J L Bagley was born in Galway. Arriving in Victoria in 1863, he received his education at Scotch College which enabled him to rise quickly within the National Bank organisation and to become first relieving manager and then manager of the Northcote branch (qv). After ten years at Northcote, he witnessed the development of the land boom there and left the bank to join his brother, Samuel, as land agents at the corner of Westbourne Grove and High Street. They established the Northcote and Preston Permanent Building and Investment Society as a subsidiary to their business.

By the end of the century, Bagley was living in Grange Road, Toorak, whilst in his place Richard Chester, a painter and decorator, had been leasing 203 High Street since c1893, and in Angior's place William Hayes, the builder, had his business. Edwin C Wedgwood, an ironmonger, continued the association with the building trade, taking both shops in 1904. Next to the pair the estate agent firm, Stott and Bastings, practised; this firm eventually moved to the corner (now F W Stott & Co) to restore the original use of the building.

Thematic Context

Significance

This pair is sited opposite the town hall (qv) and the complements its render decoration. The buildings association with Bastings, perhaps Northcote's most well known pioneer, and the boom period firm of Bagley Brothers also makes them of local historical importance.

Recommendations

Status confirmed

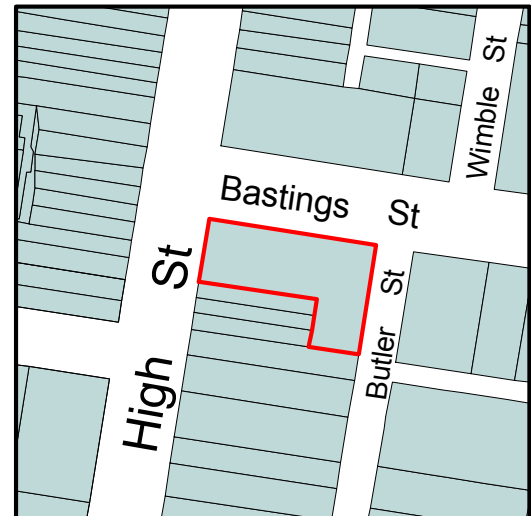
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Peacock Hotel

210 High Street
Northcote



Map Ref: **30 E9**

Within Heritage Overlay Area.

Description

The Peacock Hotel is a building of the c1890 which has been faced with pseudo Egyptian-style rendered decoration and glazed dado-tiling; the parapet has been cut back, except at the central entablature, and the roof-line taken through to create overhanging eaves which are boxed in to form a curved profile. Two bas-relief papyrus plants are placed symmetrically on the High Street facade, dividing pairs of arched double hung sash windows at first floor level. The name of the building is inscribed in raised lettering on both facades within Art Deco influenced decorative panel.

History

Rucker's Crown Portion 100 was subdivided by the Union Bank in 1853. In 1854 the Basting Brothers, Horace and Edwin, built a general store on one side of High Street and an hotel, the original Peacock, on the other. This was Northcote's second hotel. George Plant, a Yorkshire man, came to Victoria in the following year aged 21. He indulged in road contracting, greyhound racing and butchering. Plant became a municipal mayor and councillor (1884-91) and eventually owned the Peacock Hotel. The old building served under Plant until it was rebuilt in 1890 to the design of Powell & Whitaker, and renovated in 1897. During that time the licensees, after Plant, were William H Clark, Richard Walker and Catherine Plant. The adjacent 208 High Street was a shop owned by Plant and occupied by him in the 1880s. The steep gabled roofline may be seen above a parapet, to the south of the hotel. It was leased by Palmer Smith, a printer, for a long period and Mary Ann Smith followed him. Thomas Plant lived and conducted a business at the shop in 1900. Plant died in 1895.

Another phase began when a new facade was constructed around 1932, under the licensee and owner Martha Coghlan. Architects for the hotel may have been Peck and Kempster.

Peacock Hotel

Thematic Context

Significance

Although of little architectural importance, the building is notable as the only c1930s Egyptian/deco style hotel in Northcote. It is of local historic significance, occupying the site of one of the earliest hotels in the municipality.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Northcote Theatre

212-220 High Street
Northcote



Map Ref: **30 E9**

Within Heritage Overlay Area.

Description

The Northcote Theatre was designed in a manner followed by many other cinemas such as the Pavilion in Brisbane (c1913), the Empress in Sydney (1913) and the Melbourne Majestic Theatre (1912) which was also an Amalgamated Pictures outlet.

The two storey facade is divided into 65 bays, separated by rusticated pilasters. The central bay has a large moulded arch, above which is a decorative pressed cement festoon, and surmounted by an arched dentilated cornice. The first floor windows at each end of the facade have segmented arched pediments. The name of the theatre is inscribed in raised letters within moulded frieze panels. The roof is concealed behind a pierced parapet. The original arched cast iron street verandah with scrolled wrought iron end infill has been replaced by a cantilevered awning, and the ground floor has been substantially altered.

History

W F A Rucker's Crown Portion 101 was subdivided by the Union Bank in the 1850's. On part of this original subdivision was a vacant site at the High and Bastings Streets' corner, on which the Northcote Picture Theatre Company constructed a new, rendered brick picture theatre. With the advent of feature-length films, which first occurred regularly between 1910-12, the company purchased land from William Edgar and W R Burrows. R J Whalley, the Leader proprietor, with the baker, B E Johnson and solicitor A M Lonie formed the company at about the time that Whalley was instrumental in having the Free Library built south in High Street. Local architect Edward Twentyman Jnr (of Twentyman & Askew & Richardson), designed both buildings. The builder was F G Farr.

Northcote Theatre

The theatre was opened by Robert McLeish in June 1912 and remains perhaps the earliest surviving 'permanent' picture theatre designed in Victoria (contrasting with open-air or temporary theatres). It possessed a balcony, stalls, its own electricity generator and a stage, which was adaptable for vaudeville. As such it was the first building in Northcote to be lighted by electricity. Amalgamated Pictures Ltd supplied the theatre with its silent cinema and the Northcote Mayoral Ball was held there late in 1912. Robert McLeish remained as its general manager, but was to also become the President of the Cinematograph Exhibitor's Association and Chairman of the Hoyts Victorian Executive. The cinema closed in 1960.

Other theatres of this era include the Barkly, Footscray and St Georges, Yarraville, both 1914.

Thematic Context

Significance

The Northcote Theatre is the oldest purpose-designed cinema in Northcote and Victoria, and is possibly the oldest surviving in the country. Designed by architect Edward Twentyman, it also contributes to the High Street commercial and civic streetscape character.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Wallis Buildings row, shops and residences

223-243 High Street

Northcote



Map Ref: **30 F8**

Within Heritage Overlay Area.

Description

The Wallis Buildings are conventionally designed two-storey rendered brick shop and residence buildings. The buildings are stepped, following the slope of the ground. Arched and architraved windows occur on the upper level, linked by a continuous impart mould. The parapets are balustraded and the central building is pedimented.

The original cast iron verandahs have been removed and, in some cases, cantilever verandahs have replaced them. The parapet balustrading is gone from 223 High Street, all of the parapet orbs are missing, and superficial alterations and attached signs are numerous. Remnants of the original shopfronts may be seen on 225, 229 and 233 High Street.

History

W F A Rucker's Crown Portion was subdivided by the Union Bank from 1853. In a subsequent subdivision of this land, allotments were purchased by Northcote builder William Wallis who commenced construction in 1886. By the end of that year he had built five shops and residences; three centred around 231 High Street and two located to the north, being Nos. 241-3. He occupied one and leased the others to N Neilson (draper), Moran and Cato (grocers), Henry Pearch (bookseller) and H L Saunders (tailor). Three years later he had added three shops and, by 1891, the total was the current eleven. Wallis was born in England and arrived in Victoria in 1853. He is shown in early maps of Northcote occupying the site of his row and claimed to have arrived there in c1855. He stood for the first council election in 1883, but narrowly missed election, polling 191 votes. By 1884 he was a councillor, remaining so for two years. After Wallis' death his property was gradually purchased by Edmund Allchin, leaving some of the row in the hands of The Trustees, Executors and Agency Company.

Wallis Buildings row, shops and residences

Occupiers in 1905, listed from 223, included William Angliss and Co., butchers, Fanny and Laura Thompson, fruiterers, Charles Field, Chemist, J Ward, watchmaker, W Barry bootmaker, Moran and Cato retained their centre position, Mitchell Brothers, estate agents, David Peach, plumber, F Groves of the Singer Sewing Machine Company, J Sicree, a cigar manufacturer, and William Dimmick, a bootmaker.

Besides the Wallis Buildings, Wallis claimed to have constructed over 100 private residences, mainly in the northern suburbs.

Thematic Context

Significance

Although the Wallis Buildings possess little individual architectural importance, their homogeneity of scale, finish and detail contribute to this important part of the High Street commercial streetscape. It is among the longest two-storey commercial rows in the State.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Shop row

226-232 High Street
Northcote



Map Ref: **30 F9**

Within Heritage Overlay Area.

Description

The row is two-storey and rendered. The parapets have vermiculated piers and are surmounted by pediments. The cornice is bracketed. The double hung sash windows are grouped in pairs and have rendered moulded architraves hoods and sills. The wall surface is articulated with widely spaced horizontal bands. Blind hoods survive on 226 but the upper panes on 230 have been sheeted over and an air unit added to 228.

The original cast iron post verandahs have been replaced with cantilever verandahs and the shop fronts have been all extensively altered, except at No 232 High Street. The render has been painted in various colours, obscuring the unity of the rows, and a panel applied to No 230 obstructs the fenestration.

History

Following the 1850s subdivision of W F A Rucker's land, Nehemiah Wimble, Ralph Brown and Robert Burrows became the owners of further subdivided lots along High Street. Wimble lived at St Neots, which was where St Neots Court is now located, and was also secretary of the Lands Department. Burrows was an estate agent, but little is known of Brown.

The group built a row of four shops and residences on the site, in 1889-90. Early occupants were Cornelius Fields, a chemist (228), and William George Smith, a bootmaker (232). At the turn of the century, Francis Rowe, who was a grocer (230) and Alfred Sim, a carpenter (236), leased shops from the current owner, William Duncan, who had taken over from Burrows in c1895.

Shop row

Thematic Context

Significance

226-232 High Street is one of a number of important Victorian shop rows in this area, providing a strong visual continuity in the streetscape leading up to the Town Hall.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Shop row

234-240 High Street
Northcote



Map Ref: **30 F8**

Within Heritage Overlay Area.

Description

Almost identical to the row to the south, Nos 226-232 (qv) and 234-40 High Street differ only in its greater decorative richness and narrower frontage. The buildings have similar parapets, but without pediments and bracketed cornices. The original parapet urns have been removed. Double hung sash windows are grouped in pairs and have rendered moulded architraves, sills and hoods. Original shopfronts and verandahs have been replaced. A verandah has recently been added to No 236.

History

Like 226-232 High Street (qv), this row was built on land owned by Nehemiah Nimble, Ralph Brown and Robert Burrows, which had been originally part of the Union Bank's subdivision of Rucker's Crown Portion. By 1893, when this row was built, Burrows, an agent, was the sole owner.

Jones and Son, the undertakers (234), David C Wright, a plumber (236), and grocers, William Shedden and Sons (238), were tenants of this row soon after its construction. Shedden remained there for many years, whilst John Hunter, a tea merchant, leased No 234 and Howse Brothers, butchers, leased 240 High Street.

Thematic Context

Significance

The two rows (226-32, 234-40) combine to create an important part of the nineteenth century High Street elevation, combining further with the Wallis Buildings (qv) opposite, to create a strong Victorian-era precinct.

Shop row

234-240 High Street is one of a number of important Victorian shop rows in this area, providing a strong visual continuity in the streetscape leading up to the Town Hall.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Shop and residence

245 High Street
Northcote



Map Ref: **30 F8**

Within Heritage Overlay Area.

Description

The rendered facade has quoining at each end and a cornice surmounted by a plain parapet. The three double hung sash windows at south floor level had wide moulded architraves and bracketed sills. The original ground floor shopfront has been replaced and cantilevered awning constructed. Number 247 High Street, having been originally of a similar design to 245, has suffered much more from subsequent alterations. The current paint scheme on 245 is intrusive.

History

The Union Bank subdivided William Rucker's Crown Portion 101 in 1853. A number of allotments were sold along High Street (then Plenty Road), among them Edwin Bastings' land which became the site for his store. Angoir, the chemist, and the baker, Wimble, owned premises to the north of Bastings' store during the 1860s, and William Wallis had his timber yard and residence nearer the second Wesleyan Church by the 1880s.

Today two buildings adjoin this church; at 245 and 247 High Street, the latter having been altered extensively. Robert Burrows, the storekeeper, had 247 High Street in 1883, and Thomas Miles, a draper, leased No 245 High Street from the timber merchant William Wallis. Later occupiers of this shop included Joseph Edwards (c1890), Mrs Kate Stephens (c1895-95) and F A Smith (c1905-10) who were all drapers. By the 1920s the use had changed to a furniture dealer's establishment owned by George Lucas and leased by Arthur and Didier Paul.

Thematic Context

Shop and residence

Significance

This shop and residence probably shares a similar date of construction to 358-6 High Street (qv) and, similarly, represents the early commercial development of the High Street which was overwhelmed during later periods of development in the 1880s and 1900-20. Hence it is of high local importance. Unlike 358-6 High Street, this shop is at the first commercial centre which was situated around Bastings' store and post office and the hotel opposite. However, also unlike 358-6 High Street, this shop has been altered.

Recommendations

Status confirmed

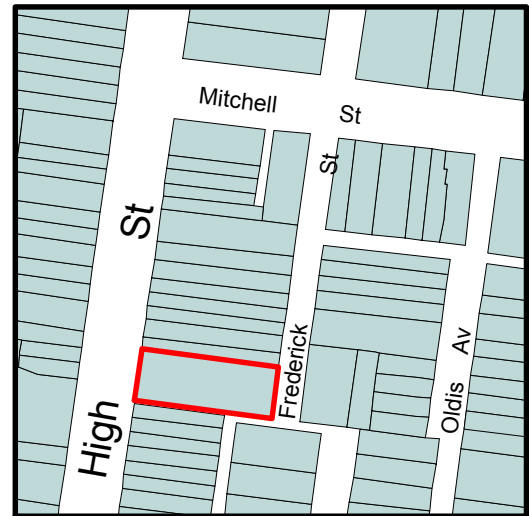
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Wesleyan Chapel & School Room, former

248-250 High Street
Northcote



Map Ref: **30 F8**

Within Heritage Overlay Area.

Description

The former Wesleyan Church exists in three stages: that of the coursed rubble of 1854 and 1855 and the Colonial bonded brickwork of c1889. Both the stone and brick sections have a simple, gabled form, with oculi centred within the gable ends. On the brick wing, a double header course forms the parapet. Inside, the building presently serves as auction rooms. Prior to 1908, this primitive classical building was set back behind a spade-head picket fence. The gable-parapet was rendered as were the quoined architraves to the two front windows. Between these windows was an arched doorway with a fanlight and, on the side walls, were five hopper-vented diamond-pane windows. Within the gable was an oculus with a trefoil-shaped piercing and the roof was of corrugated iron.

History

W F A Rucker's Crown Portion 101, forfeited to the Union Bank in the late 1840s, was subdivided and sold in 1853.

With the growth of the local population caused by this release of land, a post office was established and opened at Basting's store on August 1st, 1854. Additionally, the Wesleyans began to construct a bluestone school and chapel, twenty-two feet square, on the opposite side of Plenty Road (High Street). They were initially in the Melbourne circuit but, when this building was completed, Northcote was included in the Brunswick area.

Robert S Bunn, a schoolteacher opened the school in October, 1854, and received an average attendance of fifty-five children who probably paid a small fee for the privilege. The Denominational School Board had provided £300 of the £700 estimated cost of the building and were requested to pay Bunn's yearly salary, as well. As more allotments were sold, and as it was the only school in the

Wesleyan Chapel & School Room, former

area, the Wesleyan schoolroom was forced to expand to twice its original length, one year later. Thomas Crouch, later the architect-director of the Northcote Brickworks, designed the extension to the schoolroom and it is likely that he designed the first stage.

In 1875, the architect Edward Twentyman called tenders for lining the ceiling of the schoolroom and other sundry repairs. Further additions and alterations were designed by Twentyman in 1879.

As Northcote's first public building it was also its first formal place of worship, first common school, first Sunday School, first School of Design, first Court of Petty Sessions and, in July 1883, the first meeting place for the Borough Council. Then two rooms were hired in the schoolroom to serve as municipal offices. Meanwhile, Richard Tobin had taken over as head teacher in c1863. Ten years later, the schoolroom was reported to be in poor order and able to accommodate 110 pupils. The Helen Street government school was constructed in 1873-4 and Tobin became its first head teacher: the Wesleyan school then ceased. However, as the official town hall until 1894, the building was used as a meeting place for the public, as well as a Sunday school.

With the boom years of the 1880s and the rapid rise in population, the Wesleyans also enlarged their Sunday school: calling tenders, in 1888, for a design by architect, James Birtwhistle. Although this was for a timber building, the construction extension appears to have been of brick and was completed in 1889.

In 1908 a new Sunday and day school was established next to the church and it was reported that the old school would become offices. This was probably when the present shops were built across the front. Before then, the schoolroom had been leased by Miss L Roxburgh, Alice Davidson, and before her, a Miss Williams and Mary Holt, under the style of the North College. It was later absorbed into Westleigh College (qv) by the Westgarth sisters.

In 1910 it was the premises of Angove and Fetting, jewellers, whilst Ernest Lees, auctioneer and estate agent, took the other half.

Thematic Context

Significance

The former Wesleyan Chapel and former schoolroom are of considerable local historical significance. During the first forty years following its construction in 1854, the building served various religious, municipal and social purposes. The original bluestone building was probably designed by prolific church architect T J Crouch. The later additions, by architects Edward Twentyman and James Birtwhistle reflect the growth of the suburb in the late nineteenth century.

Although the original fabric has been modified and completely obscured by later additions, the building itself is of historical importance being the site of Northcote's first formal place of worship, first common school, first Sunday school, first court of petty sessions and also served as the first meeting place of the Borough Council.

Recommendations

Status confirmed

Wesleyan Chapel & School Room, former

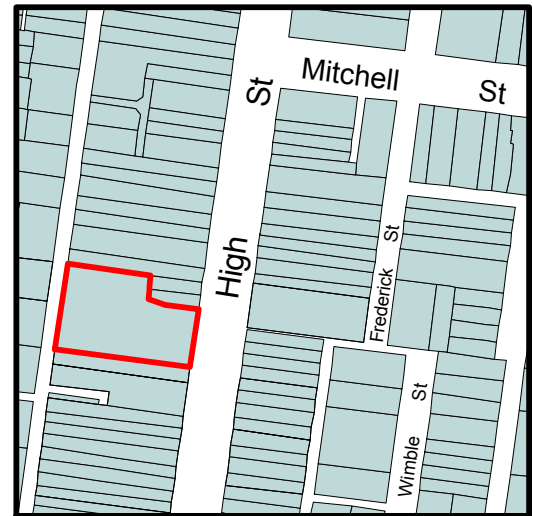
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Former Wesleyan Church

249-251 High Street
Northcote



Map Ref: **30 F8**

Within Heritage Overlay Area.

Description

The Wesleyan Church is built in the style of an Early English Parish Church. Coursed basalt rubble is used in the walls with rendered dressings and white terracotta and the roof is slated in both a plain and a fish-scale pattern. The High Street elevation is subtly asymmetrical, with one of the two gabled porches located at the base of the slightly projecting tower. The raked cappings of the buttresses echo and reinforce only the northern porch, counterbalancing the visual weight of the asymmetrically located tower.

Decoration is confined to a quatrefoil piercing within the main gable oculus, which is repeated in the rendered porch gables. The pointed arched windows at the east end have diamond-pane leading. Originally, an unusual timber spire and belfry was constructed on the tower-base that remains at the south-east corner. A picturesque effect was achieved by quatrefoil piercing and similarly profiled archways below, to each side of the octagonal belfry. The spire and belfry have been demolished, as has the scalloped picket fence to the street frontage. The church is otherwise externally intact with some mature Roman Cypress trees surviving in the grounds.

History

The site of this church was obtained from Rucker's Crown Portion 101, granted in 1839. The Northcote Wesleyan, as part of the Brunswick Circuit, purchased an allotment of 60 feet by 150 feet in High Street in 1869, almost directly opposite the old Wesleyan Chapel (qv) of 1854. This allotment was to be the site of a larger place of worship; the foundation stone being laid in November, 1869. The architect was George Wharton who called tenders for the church late 1869. A Californian Minister, the Rev William Taylor, laid the stone and the opening service was conducted eight months later, by the Rev Dr Waugh, Joseph Dare and J Eggleton, all of the

Former Wesleyan Church

Brunswick Circuit. The cost was £1,400 and the capacity was 250 persons.

With the increasing population, generated by the numerous new subdivisions, extra land was purchased in 1884. In 1886, £1800 was collected to allow the addition of the transepts organ loft and choir, at the west end. The seating capacity was increased by 300, at a cost of £1,577. Wharton was the designer of the additions. Further building activity occurred in 1909 when a new Sunday school was built adjacent to the church, whilst the old chapel, opposite, was sold as 'offices'.

Thematic Context

Significance

The Wesleyan Church is of local historical significance. The church is one of the oldest public buildings in Northcote and continues to serve as a place of worship. The architectural significance of the building is reduced by the absence of the original spire and belfry.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Shop and Residence

262 High Street
Northcote



Map Ref: **30 F8**

Within Heritage Overlay Area.

Description

262 High Street is a typical shop and residence, with an upper-level balcony. The cast-iron posts, friezes and balustrading are intact, as are the segmented arched pediments and vermiculated parapet piers. The original parapet urns must have been removed. The shop front has been altered, and the original cast iron verandah replaced with a cantilevered awning. Obtrusive signage and an unsympathetic colour scheme diminish the building's appearance. It is an isolated and relatively original element in the High Street streetscape.

History

Built on Rucker's Crown Portion which was subdivided in 1853 by the Union Bank, this shop and residence was erected for William James Jordan who had previously occupied a wooden shop on the same site. Jordan, who was a fruiterer, built 262 High Street in 1889, at the height of the land boom, and remained there until soon after 1900, when James Oats, another fruiterer, occupied the shop.

Thematic Context

Significance

This shop and residence is a typical example of rendered commercial row buildings constructed in Melbourne in the late 19th century. The first floor decorative verandah is a distinctive feature.

Recommendations

Status confirmed

Shop and Residence

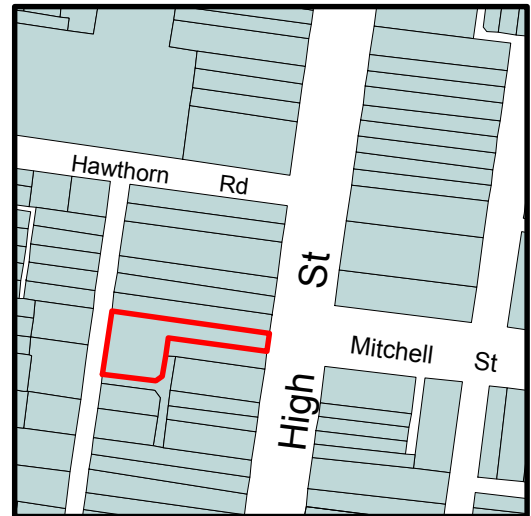
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Shop and Residence

285 High Street
Northcote



Map Ref: **30 F8**

Within Heritage Overlay Area.

Description

285 High Street is an ornate, two-storey rendered and face brick shop and residence. At first floor level a large rendered arch supported on squat reeded and fluted piers with foliated capitals is flanked by narrower arched openings, all with rendered moulded archivolt. The principal cornice breaks forward at the centre, beneath which are two ornate scrolls on either side of the arch keystone and mask. Diaper patterning fills the space above the side arches. The facade is terminated by a balustraded parapet with panelled piers and a large stilted pediment flanked by scrolls and containing an eight pointed star. The original draped urns have been removed. The wall behind the arcaded loggia is of red brick, with a tripartite arrangement of double-hung sash arched windows. The original case iron post verandah, now removed, was of an unusual design with multiple gables and ornate friezework. The original shopfronts have been altered.

History

In 1891, the architects, Laity & Wheat called tenders for a shop and dwelling for a bakery in High Street, Northcote, for a Mr Harry Doidge.

Thematic Context

Significance

Constructed just prior to the economic recession of the 1890s in Melbourne, No 285 High Street is a particularly exuberant and substantially intact example of Italianate boom style commercial architecture. The decorative rendered details and first floor arcaded loggia are distinctive features. The buildings assertive character is a notable element in the local landscape, and terminates the vista

Shop and Residence

down Mitchell Street.

Recommendations

Status confirmed

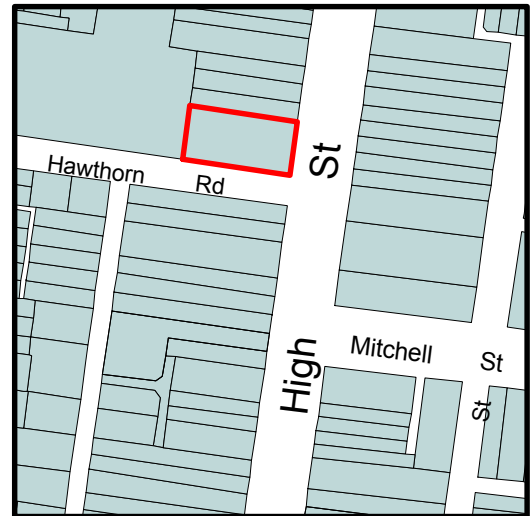
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Commercial Hotel

301 High Street
Northcote



Map Ref: **30 F8**

Within Heritage Overlay Area.

Description

The Commercial Hotel is a two-level, stuccoed brick building, patterned on the Italian Renaissance palazzo manner and built to a traditional splayed-corner plan. A simple cornice and string-mould divide the storeys and the upper fenestration has keystone segmented-arches and bracketed sills. A cast-iron balconette decorates the corner window. This same fenestration originally existed at ground level, forming windows and doors, linked by an impost mould. Today this simple design has been completely altered at ground level, although the basic form and the upper level has survived. A deep bluestone plinth down the side elevation has been painted.

History

Although it has little architectural importance, the Commercial Hotel gains historical importance as a vehicle for many public gatherings and meetings, one of which led to the birth of the Labor Party in Victoria. It is also an old hotel site in the city, dating back to the street's role as a dray track to the Plenty.

Thematic Context

Significance

Although it has little architectural importance, the Commercial Hotel gains historical importance as a vehicle for many public gatherings and meetings, one of which led to the birth of the Labor Party in Victoria. It is also an old hotel site in the city, dating back to the street's role as a dray track to the Plenty.

Commercial Hotel

Recommendations

Status confirmed

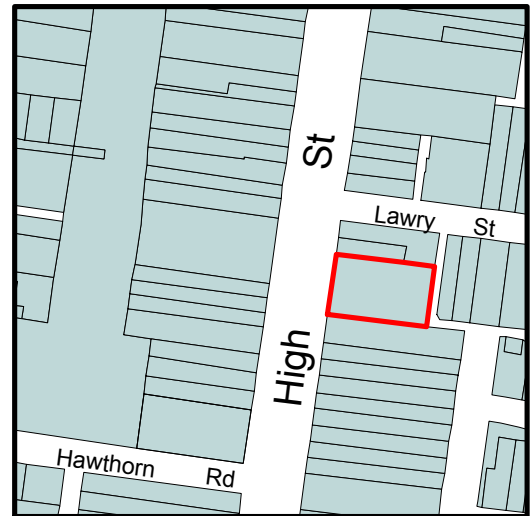
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Former National Bank of Australasia

312 High Street
Northcote



Map Ref: **30 F8**

Within Heritage Overlay Area.

Description

The Northcote National Bank is a rendered building designed in the High Italian Renaissance revival style. The two-storey classical composition is divided into five bays, and comprises a rusticated ground floor superimposed by an arcaded first floor loggia. The ground floor has arched double-hung sash windows. The central arched entrance is flanked by engage Corinthian columns supporting a pediment containing the bank's crest. A panelled pedestal course rests on a bluestone plinth. The first floor arched openings are flanked by pilasters which are coupled on the slightly projecting end bays. The openings are balustraded and have moulded archivolts with keystones. The central section of the entablature is embellished with garlands. Above the entablature is a balustraded parapet with a central crowning acroterion. Each parapet pier is surmounted by an orb. Alterations include the addition of an illuminated sign and the replacement of the side fence which was originally of capped corrugated iron.

At ground floor level, interior was designed with a banking chamber, manager's room, strong room, dining room, kitchen and scullery. The remainder of the residential accommodation was located on the upper-level, including a drawing room, five bedrooms, and a housemaid's sink on the rear verandah.

Other National Banks designed by Jobbins include one at Newstead (1886-7), at Boort (1889), Newlyn (1889), Nhill (1888) and many others for the Colonial Bank. Most of these designs are more conservative than at Northcote, being derived from the Palazzo designs of the Italian Renaissance. Only the Colonial Bank at Brunswick (1888) matched the vigour of Northcote which, with its exuberant styling, appears relatively Baroque.

Former National Bank of Australasia

History

Crown Portion 106 was purchased by J Cunningham in 1840. Further subdivisions allowed the National Bank of Australasia to purchase a thirty three feet allotment in High Street and erect bank premises during 1890.

The National Bank had commenced in Victoria in 1858 during the post-separation, post-gold rush boom which had spawned many other banking groups. At Northcote the bank had taken over the original branch opened by the Commercial Bank in 1876, who had decided to close their agency following the Kelly bushranger scare of 1878-9. Architects Terry & Oakden had designed alterations to this building in 1882.

After the Primitive Methodists had vacated their old church the National Bank had acquired and occupied the old building.

In December 1889, architect George Jobbins called tenders for the removal of the old bank premises and the excavation of the site for the foundations of the present building. Builders William Pierson and Thomas Wright, were successful, among twenty-two other tenderers, in acquiring the main contract with a price of £4,483. The contract was signed in February of 1890 and the bank opened that year under manager, Gerald Moulden. Other managers who followed include F Smith and B Rattray.

Thematic Context

Significance

The former National Bank of Australasia is of local architectural and historical significance.

The building is one of a number of banks designed by architect George Jobbins for the National Bank of Victoria. Construction of the bank in 1890 is associated with the growth of the banking sector during the 1880s-90s economic boom. The building is a substantially intact nineteenth century bank designed in the High Italian Renaissance revival style, reflecting the prevailing optimistic mood of the community. The building is a notable element of the local streetscape due to its fine detailing and large scale. The bank has served the local community over a long period of time.

Recommendations

Status confirmed

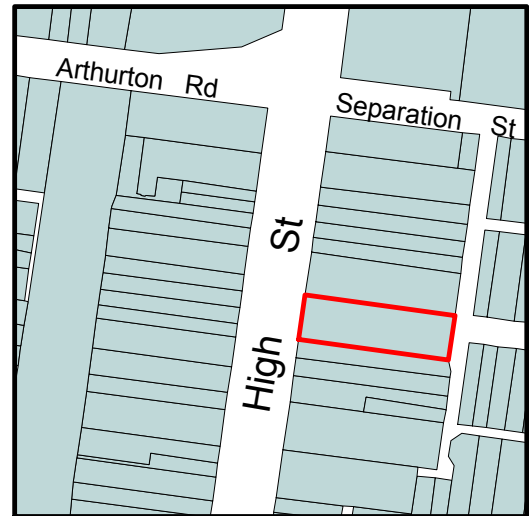
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Former London Chartered Bank of Australia

342 High Street
Northcote



Map Ref: **30 F8**

Within Heritage Overlay Area.

Description

The former London Chartered Bank is a rendered building designed to the High Italian Renaissance Revival Style. The two-storey classical composition is divided into five bays, and comprises a rusticated ground floor superimposed by an arcaded first floor loggia. The ground floor has arched double hung sash windows. A panelled pedestal course rests on a bluestone plinth. Above the first floor entablature is a balustraded pedestal course. The central arched entrance is flanked by engaged Tuscan columns. A secondary entrance exists within one of the arched openings. The first floor arched openings are flanked by Corinthian pilasters which are coupled at each end of the elevation. The arched openings are balustraded and have moulded architraves with keystones. The centre arch is flanked by engaged Corinthian columns supporting a pediment containing the Bank's crest. The spaces above the arches are embellished with pressed cement ornament.

History

Within the same Crown Portion (106) that the National Bank (qv) had purchased their allotment, so too did the London Bank, in October, 1889.

The London Bank, with two other English banks, first opened in Victoria in 1852. Their first branch was opened in Northcote at the south-east corner of High and Lawry Streets in November, 1887. After their second building at 342 High Street was opened in October 1891, the old premises reverted to a shoe shop run by Agnes Glew; William Blecher remaining the owner. The manager of the new bank was Gilbert F Major and he remained so until 1917. Early in the bank's history, architect Leonard Terry designed many of their branches, including the Collins Street chambers. The Northcote branch was designed by the inheritors of his practice, Percy Oakden, G H Addison and Henry Kemp.

Former London Chartered Bank of Australia

Three years after the building was opened, it was temporarily closed during the bank moratorium of 1893. The Northcote municipality held its account there then, but was little effected by the crisis.

The E S & A Banking Company absorbed the London Bank in 1921, later merging, in 1970, with the ANZ Bank.

Thematic Context

Significance

The former London Chartered Bank is of local architectural and historical significance. The building was designed by prominent architectural firm Oakden Addition & Kemp for the London Chartered Bank. The building is a substantially intact nineteenth century bank designed in the High Italian Renaissance revival style, built during the boom period of the late 1880s and 90s. The building is a notable element of the local streetscape due to its fine detailing and large scale. The bank has served the local community over a long period of time.

Recommendations

Status confirmed

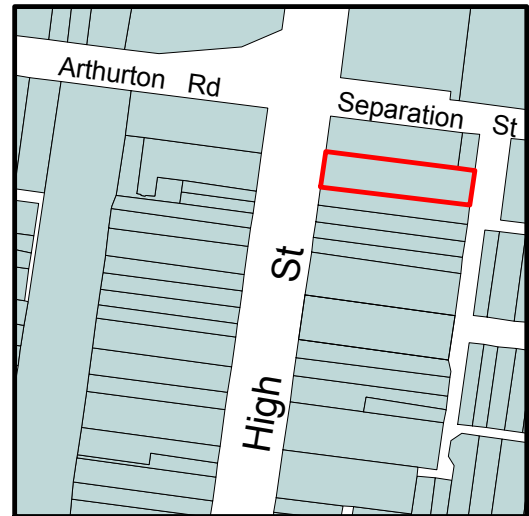
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Shop and Residence

356-358 High Street
Northcote



Map Ref: **30 F8**

Within Heritage Overlay Area.

Description

The shop and residence is a two-storey building which has been described as being of stone (probably basalt). It has a simple parapet cornice and a steep, hipped corrugated iron roof behind.

The original concave-roofed, timber-post verandah has been replaced, as has the shopfront. The original first floor windows have been replaced with aluminium framed windows. The brick residence (c1884), beside it, has been given a false parapet and a shop front in place of its window and door.

History

William Shade purchased a lot near the corner of High and Separation Streets from Dr Peter Macarthur's subdivision of H Worsley's Crown Portion in September of 1852. Prior to this, Shade and his family had apparently lived, since 1848, in a tent near the site of Bastings' Store' probably following the ironmongery trade.

William Shade was first listed in the Melbourne Directory of 1863 and was first rated by the new Northcote municipality in his wife Mary's name in 1883. By that date a small brick residence had been built beside Shade's shop, which was to be occupied by Edmund Shade, a plumber. From 1885, Mary Shade leased the shop to Henry Hansen (also an ironmonger), and then to Henry Bayliss, a greengrocer. Butchers James and Bostock leased it in 1890, whilst Henry Grant had it in 1906 when a Miss Facey, who was a dressmaker, occupied the little brick building attached on the south. Mary Shade continued as the owner of the shop until well into the present century.

Shop and Residence

Thematic Context

Significance

The shop and residence at 356-8 High Street is a remnant of the pre-township days of Northcote, when farms and passing coach traffic on the Plenty Road were supplied with ironmongery, and may relate, in its construction date, to the first ironmonger's shop in Northcote and until the 1980s still dispensed goods of this type.

Recommendations

Status confirmed

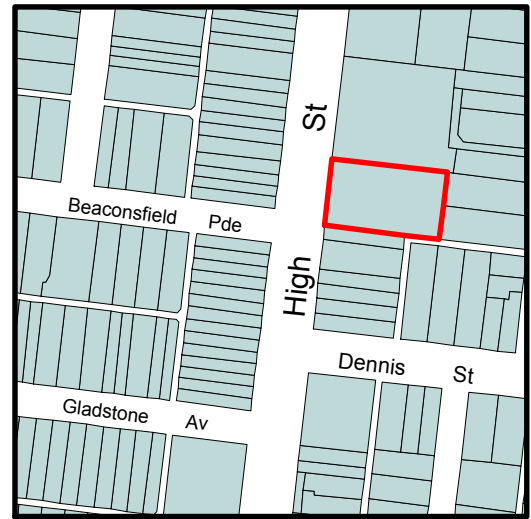
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Northcote Soldiers and Sailors Memorial Hall

496 High Street
Northcote



Map Ref: **30 F6**

NOT within Heritage Overlay Area.

Description

The Memorial Hall had been designed in a classical style, fashionable for contemporary buildings and reflecting the Beaux Arts traditions of architectural training of Europe and North America. The Beaux Arts style was considered appropriate where monumentality was required such as war memorials.

The single storey rendered building is set back from the street, creating a small forecourt enclosed by curved garden walls with a broken column on a pedestal in the centre. The entrance is marked by an inverse curve articulated by a Doric colonnade. Wall surfaces are rusticated and the windows have restrained classical surrounds. The parapet contains panels inscribed with names of places that were the scenes of significant battles.

Alterations include the replacement of most of the leadlight windows with aluminium framed obscured glazing, the replacement of the entry doors, the replacement of the basalt garden borders with concrete, and the painting of the rendered finish.

History

Two thousand Northcote men enlisted for service in the First War. One-eighth were killed in action and an honour roll in their memory was erected in the town hall vestibule (1918). Additional funds were raised for the construction of a memorial hall for the use of those who had returned. Northcote council contributed £2,500 of the total £6,000 finished cost of the building.

Architect Harry A Norris designed what was perhaps the first major building in his long career. Builders Bennett & Son won the contract. The Memorial Hall foundation stone was laid by the Chief

Northcote Soldiers and Sailors Memorial Hall

Commissioner of Police, Sir John Gellibrand KCB DSO, in August 1921 with the mayor Cr C W Timmins attending. Cr McDonnell opened the building while the governor of Victoria, Lord Stradbroke, unveiled the broken column in the forecourt.

Thematic Context

Significance

The hall is an unusual example of a World War One memorial hall, distinguished by its curved entry colonnade and forecourt design with broken column monument. The architectural style probably reflects the influence of war service on its designer and the continuing influence of the European Beaux Arts in Victorian architectural circles. It is also the first major project for the prolific and notes designer Harry Norris, and provides a contrast with his later Moderne style. It has served as a public building for many years in the city and remains the focus for commemoration of sacrifices made in war by the municipality's residents.

Recommendations

Status confirmed

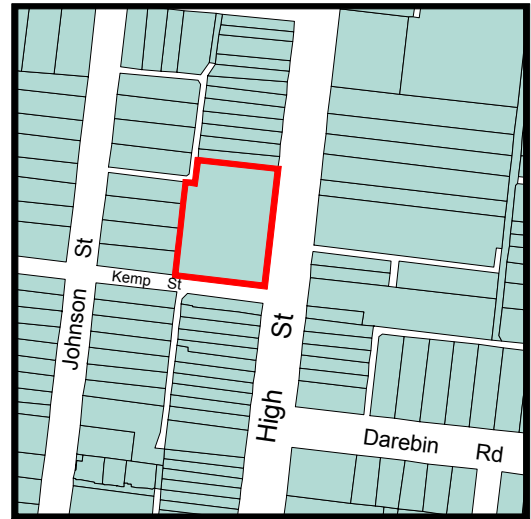
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Croxton Park Hotel

607-617 High Street
Northcote



Map Ref: **30 F6**

Within Heritage Overlay Area.

Description

The Croxton Park Hotel is a typical 19th century classically inspired hotel. The two-storey building is of face brick and render with a two-storey cast iron verandah. The building has been significantly altered. The ground floor window openings have been enlarged and the ground floor verandah and columns replaced. The render and face brickwork have been painted.

History

The original hotel on this site, and the first in Northcote, was the Pilgrim Inn which was reputed to have been built in 1850 for Robert Duff. This was on Thomas Ritchie's Crown Portion 131 of 1839. The hotel catered for travellers and teamsters: hence the name. This changed to the Red House, named after an English inn with sporting pretensions when it was acquired by J Goyder who promptly painted the building red. Job Smith allowed Goyder to use part of his Thornbury Farm which adjoined the hotel on the west for horse racing.

The new owner in c1878, a Mr Hutchins, remodelled the Red House and changed the name to the Croxton Park. He was a billiards champion. A wrestler, Donald Dinnie, followed him and later, James H Randall operated the hotel for its owner, Bernard Marks who renovated the building in 1889-90.

In 1881, the Australian Trotting Course was laid out on the grounds to the design of Michael Egan, including forming, draining and fencing the ground with over one mile of seven feet high fencing. It was soon ranked second only to Flemington as a sporting venue and with a primitive grandstand and large stables, the ground catered for international foot racing, championship pigeon matches, rabbit coursing and of course, horse racing. This venue was to last until well past 1900.

Croxton Park Hotel

The London Discount and Mortgage Bank took Marks' property in the mid 1890s and by 1897, Sydney Gross owned it. Gross reputedly rebuilt the hotel 1897-8, with Jane and James Randall continuing as licensees.

Randall died in 1919 but, before this, battled against rechabite pressure to close the Croxton Park grounds. This was despite its use by the Northcote Football Club and, after 1911, for showing moving pictures. Randall owned the hotel and developed the grounds with a new grandstand and training rooms, in 1909. The grounds have since been subdivided but during its boom period of c1870-90, it was one of Melbourne's better known sporting centres.

Thematic Context

Significance

The Croxton Park, although of little individual architectural significance and substantially altered, is of local historical importance. The Croxton Park Hotel has served as a public house over a long period in the city's history, occupying the site of the first hotel in the municipality. Together with its associated racing grounds, now subdivided, the hotel was also well known in Melbourne for its sporting calendar.

Recommendations

Status confirmed

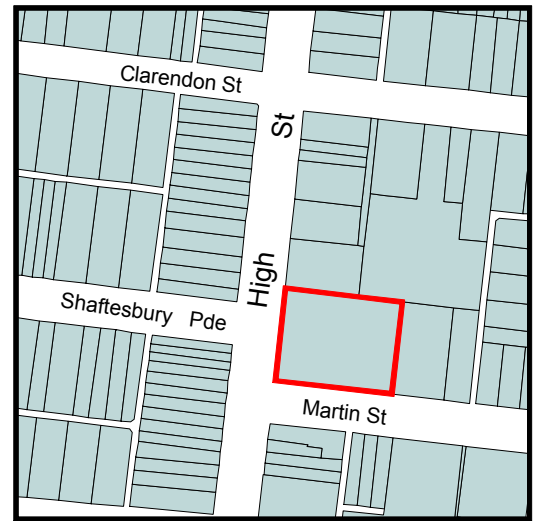
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Former Cable Tram Engine House

626 High Street
Northcote



Map Ref: **30 F6**

NOT within Heritage Overlay Area.

Description

The engine house and tram shed is a single-storey building with face brickwork (now painted) and rendered dressings. The building is in a style traditionally associated with nineteenth century stable blocks with segmented arched windows and openings. Two parapet gables with oculi emphasise the two entrance doors. Moulded string courses and cornice continue across the facade.

History

With the increasing urbanisation of Northcote which, because of the physiological restraints of two watercourses, occurred in a linear fashion to the north, came a demand for transport to serve those who could not afford a horse and spring cart. The route for such a transport link was obviously best placed on High Street, thus providing transport to other locations such as the factories of Collingwood, via the local commercial centre. The need for such a system was increased by the absence of a logical railway service until 1904.

A tramway could both serve and create urban areas. The furniture retailer and Fitzroy mayor, George Glaucsen, launched the Clifton Hill to Northcote and Preston Tram Company via the Articles of Association, dated 31 May, 1888, and among its directors were those who had large land holdings or interests in other service industries to the building boom, such as land agents like Langridge, the Northcote Brick Company and the Northern Gas Company.

The proposed tramway greatly increased values along High Street and also caused an increase in building activity. Starting at Dundas Street and ending at Merri Creek, the line was intended to eventually run down Hoddle Street to St Kilda.

Former Cable Tram Engine House

It was at first intended on a horse tramway but the magnitude of its backing allowed for the added cost of a cable track. To assist in the enterprise, the Metropolitan Tramway & Omnibus Co allowed use of their cable-traction patents for a modest £150 per mile. This company also built the rolling stock for the line. The Melbourne Tramways Trust's engineer, George Duncan, designed and supervised the construction of its route and the equipping of the engine house. His brother, James, supervised the commencement and early running of the line.

After the approval of the tramway, major roadworks were carried out. These included the widening of the Merri Creek bridge (£7,000). The wood-block paving of the tramway, and the widening and regrading of the roadway up Rucker's Hill. This included a massive basalt and brick retaining wall which survives today (the company contributed £1,500). The tramway itself was serviced by an engine house and tram shed at the northern end of the line. Later, criticism was directed at the Northcote Council for insisting on many of these possibly questionable improvements at the expense of the company.

The builders of the tramway and the engine house were Verso & Knott, for a contract price of £4,933 for the engine house. Local architects, Twentyman & Askew were also probably responsible for the building design. The foundation stone was laid in May 1889 and the entire system began operation in February, 1890; the total cost had been £77,998, part of which was borne by the Council and the Government. By 1893 the numerous shareholders included 'six Finks and W L Baillieu'.

However, the bleak economic circumstances of the mid 1890s meant closure for a period and takeover by the ES & A Bank. The service was reopened by the bank under a lessee, P P Kelly, in the period 1894-7. Kelly reputedly made a profit but wore out the system, contributing to its closure. The Federation era provoked a revival and the council decided to purchase the system in 1900, seven years after a public suggestion that they should do so if only to compensate the previous owners for the demands made upon them by council during construction. Council leased it until 1916 and ran it themselves until 1920 when the Metropolitan Tramways Board took possession: this was claimed to be the first wholly municipal-run tramway in Victoria and made a handsome profit of £4,454. By 1925, the line was extended to join the city network and ran to Spencer Street, making it the longest line in the system. The system ceased operation in October 1940.

Thematic Context

Significance

Despite the painted brickwork, this engine house is externally the most original of the cable tram buildings which remain in Melbourne and perhaps the last to cease operation. With the other surviving Melbourne cable tram structures it represents a metropolitan system which was the largest in the world (cf. San Francisco and Chicago). It was also thought to be the first line to be wholly run by a municipality in Victoria.

Recommendations

Status confirmed

References

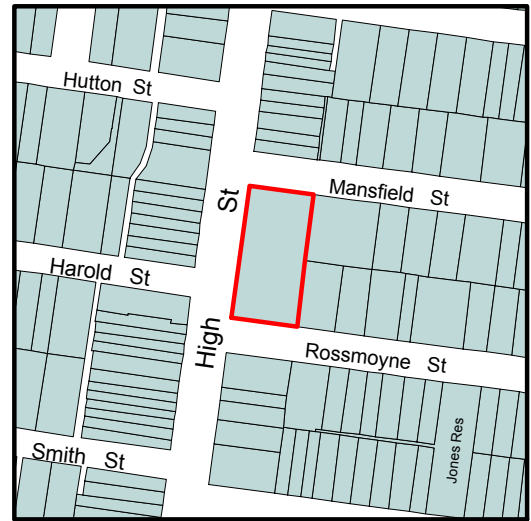
Former Cable Tram Engine House

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

St Mary's Roman Catholic Church

718-730 High Street
Northcote



Map Ref: **30 F5**

NOT within Heritage Overlay Area.

Description

The design is derived from provincial Italian Gothic sources, being built in red brick with rendered dressings with an angle-buttressed asymmetrically placed tower. Window openings have pointed arched heads with rendered mouldings and rendered sills. Several courses of projecting brickwork run beneath the eaves of the slated gabled roof.

Geometric tracery is employed in a large south-facing window. A piers brick fence and clipped topiary of the privet hedge delineates the street boundary.

History

During 1915 the Victorian Government decided to subdivide and sell a section of the Thornbury estate, next to the quarry it leased to the Glen Iris Brick Company.¹ This and other estates, together with the public works in the north such as extending Victoria Road to Dundas Street (1909) and the straightening of Arthurton Road (1909/11), assisted in populating the empty spaces of Thornbury.²

In response a Catholic church, hall and school were built on the brow of the Thornbury hill in High Street. The Melbourne Archbishop, the Most Rev T J Carr, D D, laid the church foundation stone in February 1916 at which time he also opened and blessed the building. C W Vanheims, an architect often used in Catholic commissions, designed St Mary's and Stahl Brothers constructed it.³

Thematic Context

Significance

St Mary's Roman Catholic Church

The church, sited next to the presbytery (qv), contributes to a notable complex which departs from the prevailing conservative design styles adopted for church buildings and uses instead some of the contemporary domestic stylistic inspirations. The picturesque design is enhanced by its corner siting.

Recommendations

Status confirmed

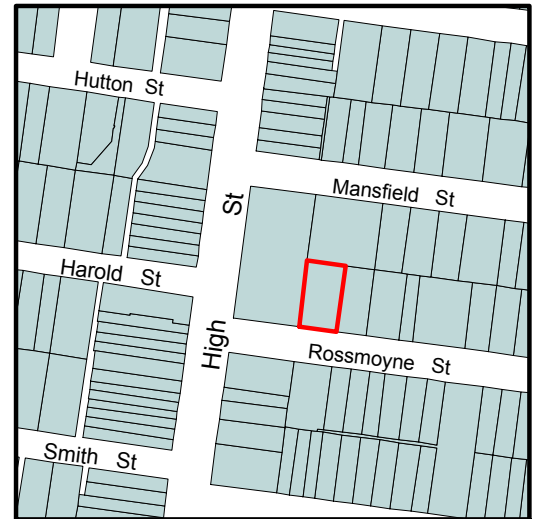
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

St Mary's Presbytery

718-730 High Street
Northcote



Map Ref: **30 F5**

NOT within Heritage Overlay Area.

Description

Like the church tower, the two-storey red brick presbytery exhibits an Italian influence with its low, hip-roofed towers and brick arcading at the ground level. Coupled columns support a wide verandah roof. Ground floor windows have semi-circular arched heads with rendered hood moulds, and first floor windows are rectangular double hung sashes. A dentilated rendered string course divides the two storeys. The terracotta tiled roof has wide overhanging eaves. The low brick fence, enclosing the church and the residence, probably emanated from this period. Similarly, the privet and topiary may have been established then. The complex is intact and, despite the varying period of construction, achieves a homogeneous appearance.

History

Following the erection of the church (qv) hall and school, the foundation stone of St Mary's presbytery was laid by the Archbishop of Melbourne, the Most Rev Dr Daniel Mannix, D D, in June 1929. It replaced the former presbytery, which was described as an 'old cottage', and was built by W D Mahoney who was the son of the builder of the earlier hall on the site. The contract price for the two-storey red brick house of ten rooms and 'ample balcony space' was £3,500. The design was not unlike the presbytery at Our Lady of Mt Carmel, Middle Park. The architects were Schreiber and Jorgensen who designed many notable houses such as The Pebbles, Droop Street, Footscray.

The occupying parish priest was the Rev Fr M A Vaughan, P P, and he attended with John Cain (Snr) MLA and Frank Brennan, MHR, to participate in the laying of the foundation stone.

Thematic Context

St Mary's Presbytery

Significance

The presbytery is a major and near intact contributing element to a notable suburban church complex which departs from the traditionally conservative styles used in ecclesiastical design. It was also designed by the important architectural firm of Schreiber & Jorgensen. As a public complex it has been the focus of Catholic religious life in this part of the city over a long period.

Recommendations

Status confirmed

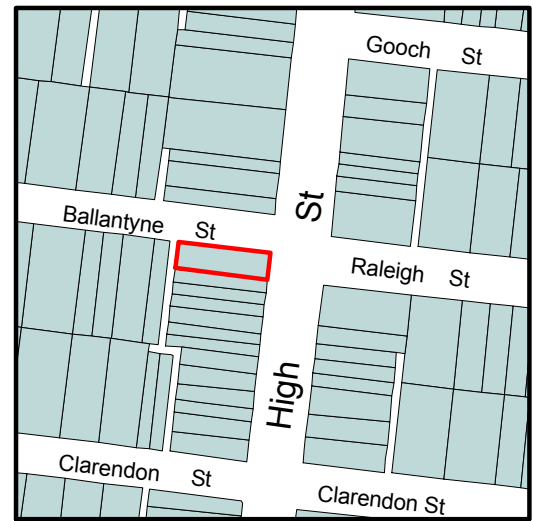
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Shop and residence

737 High Street
Northcote



Map Ref: **30 F5**

NOT within Heritage Overlay Area.

Description

737 High Street is a two-storey red brick shop with rendered decoration, and which has a separately expressed residential section facing Ballantyne Street.

Along High Street, the original balustraded parapet and draped urns have been removed. A heavy bracketed cornice and rendered frieze runs across the building. The double hung sash windows at the first floor level have rendered lintels with expressed keystones and a continuous rendered string course at impost level. Two blind windows facing Ballantyne Street may have been infilled with brickwork at an early date. Windows to High Street have original cast iron balconettes. The residential facade repeats the shop elevation but is set back from the street to create a small garden and upper level balcony. An original cast iron picket remains at ground level, but the cast iron balustrade panels of the balcony have been replaced with wrought iron.

The shop appears to have not been provided with a street verandah originally, but now possesses a heavy cantilevered awning. The shop window openings appear to be original but the window joinery has been replaced. At the rear of the shop there appears to be the original stable building. The overall design is very similar to a smaller shop pair at 299 High Street.

History

On Lot 13 of a later subdivision of Thomas Ritchie's Crown Portion 131, William T Clapham constructed this shop and residence in 1888. A butcher by trade, Clapham was also a Borough Councillor from 1892, was among those to first meet in the new Town Hall, in 1889, and represented West Ward after the creation of the wards in 1890. By 1893, Richard McCann, a bootmaker, occupied Clapham's shop and the new owners were Edward Tranchard, Henry Rowe and John Peck;

Shop and residence

James McAdam, a butcher, leased it in the following year. Towards the end of the century, grocer John T Coles took the shop and remained there until at least 1905. By 1910 it was again a butcher's shop under the Hallandal Brothers.

Thematic Context

Significance

737 High Street is a substantially intact 19th century shop and residence, associated with the 1880s land boom in Northcote. The building is distinctive for its separate expression of its retail and residential uses.

Recommendations

Status confirmed

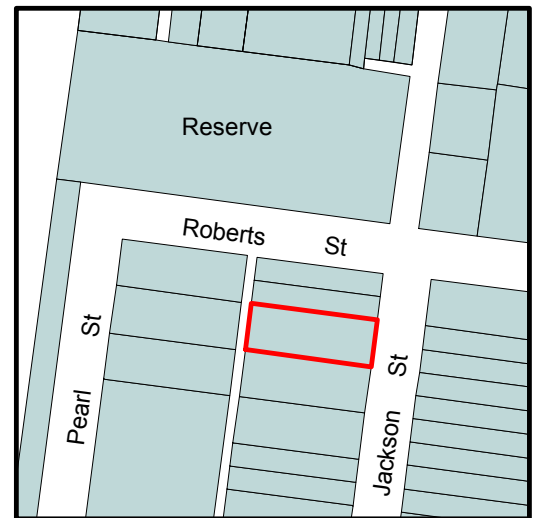
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Greendale

25 Jackson Street
Northcote



Map Ref: **30 F10**

Within Heritage Overlay Area.

Description

Greendale is one of a number of houses in the street which date from this period. Unlike many of these it is in a conservative late Victorian style. The timber youse is asymmetrical with a block front facade. The concave verandah has a cast iron frieze and is supported on turned timber posts. The corrugated iron hipped roof has bracketed eaves.

History

George Plant had run a trotting track on part of George Urquhart's Crown Portion 89, prior to his sale of the land to the Railways Department in the 1880s. The Railways subdivided the old track in 1903, naming streets after past councillors, Jackson Street being named after Cr C J Jackson. Local developer and furniture dealer, Joseph Wigg, had purchased over twenty of these lots by 1905. He sold one, Lot 21, to Jacob R Victor in 1909 and may have sold Greendale with it. However, Victor departed within a year, selling to Edward C Lee, a bootmaker, and thus may have been the builder-developer of the allotment. William Baker, whose occupation was that of foreman, owned it within the next decade and remained there well into the 1920s.

Thematic Context

Significance

Greendale is a substantially intact example of a conservatively styled weatherboard house which typifies Northcote and other Western suburbs in the growth period of 1900 – 1910.

Recommendations

Greendale

Status confirmed

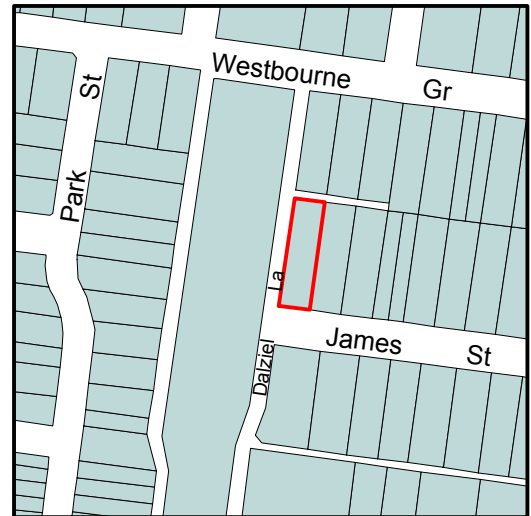
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

1 James Street
Northcote



Map Ref: **30 E10**

NOT within Heritage Overlay Area.

Description

1 James Street is a double-fronted Italianate brick villa with a cast-iron gabled return verandah. The main roof is hipped with minor hips at the bays and is slated in both plain and fish-scale patterns. The eaves are bracketed and the entrance door is a substantial bifocated, six-panel door; lead lights have since been placed in the side lights to the door.

Alterations to 1 James Street include the unfortunate painting of the brickwork and minor alterations to the verandah roof and spouting. The boundary fence, which was probably picket, has been replaced with an inappropriate brick fence.

History

Crown Portion 100 was granted to W F A Rucker in 1839. Merri Street was surveyed in 1854 as Robert Jacomb's subdivision of part of Rucker's estate. Across High Street and thirty years later, James Street, named after G James, was formed and sold as part of the Bellevue Park Estate. The surveyors of the estate were Bruford and Braim.

On part of this land (Lot 42), formerly owned by J Morrison, the building contractor, William Hayes, constructed 1 James Street in 1887. William Hayes was elected a Northcote councillor for the two periods 1904-20 and 1924-7; he served as Mayor in 1909-10. After his many years in the Council, it was thought appropriate that, when the municipality acquired seven acres from the Pender's Grove estate in the mid 1920s, that the new park should be named after this distinguished North Ward representative.

He lived in James Street until 1890, when it was leased to Nathaniel Faulkhead, an accountant. A

House

clerk, Donald Campbell, followed in 1893 and by 1899 the Australian Widows Fund had obtained the house and Mary L Jones was in residence. William H Gray, a civil servant, was the next major resident, from early in 1900, and retained his ownership until the late 1920s.

Thematic Context

Significance

No 1 James Street is of local historical significance. The construction of the house is associated with prominent Northcote councillor William Hayes, serving as his first residence in the municipality from 1887 to 1890.

Recommendations

Status confirmed

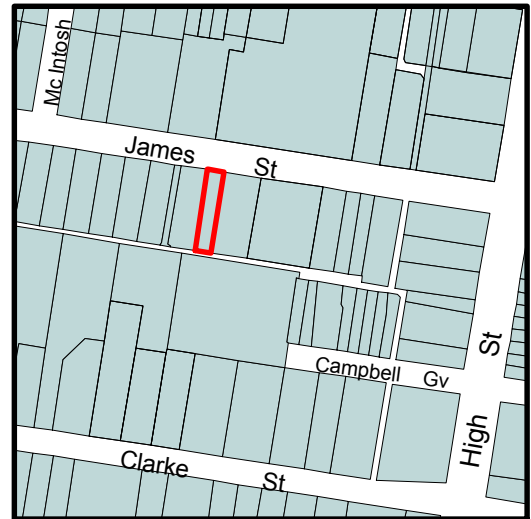
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Wallingford

36 James Street
Northcote



Map Ref: **30 E10**

Within Heritage Overlay Area.

Description

Wallingford is sited amongst a number of similar face brick houses which are generally of a later vintage. The polychromatic brick house is single fronted with a recessed entrance under a return cast iron bullnose profiled verandah. The verandah floor is of ceramic encaustic tiling, and the three front steps have vermiculated rendered side walls. Further decoration occurs at the sill brackets and the intact render work to the verandah and party walls, including a mask, fluting, vermiculation and panelled foliage. The tall bi-chrome brick chimneys have heavy moulded rendered cappings. The street elevation has diaper patterned brickwork and a glazed ceramic tiled frieze between moulded brick eaves brackets. The hipped slate roof is patterned. Alterations include the replacement of the front fence.

History

On Lot 72 of a subdivision of Rucker's Crown Portion 100, John Timmins, who was a builder constructed Wallingford in 1901. Timmins resided there for at least a decade, followed by Mary Casey in the late 1920s.

Thematic Context

Significance

Wallingford is distinctive for its elaborate ornamentation including diaper patterned polychrome brickwork and ceramic tiled frieze. The fine craftsmanship of the house is the result of its owner builder John Timmins, and contributes to the character of the local streetscape.

Wallingford

Recommendations

Status confirmed

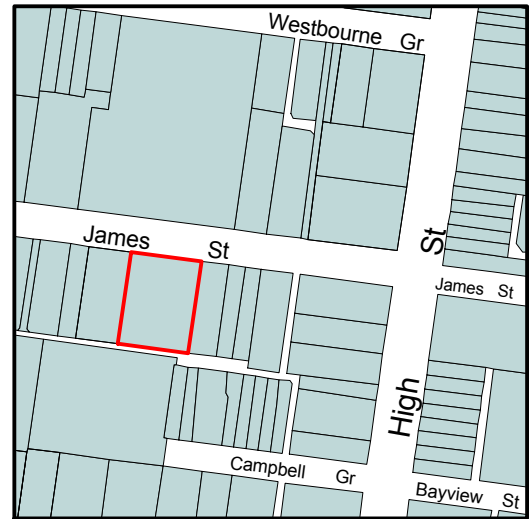
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Presbyterian Church & Hall

40-42 James Street
Northcote



Map Ref: **30 E10**

Within Heritage Overlay Area.

Description

Heidelberg architect, J Preston, designed, and builder, G Bain, constructed the new church during 1894 in the French Romanesque manner, as epitomised by its broach spire. Stone; MUIA cites ABCN 3.2.94 P.II red face brickwork, laid in English bond, provides the major part of the walling, but the Italian influence is seen in the inclusion of cream brick voussoirs, string-moulds and bracketing, as well as the brown brick used in the wall over the porch. The gable above uses a different brick treatment, reverting to reds with what appears to be a masonry paint over. Decorative devices are incorporated in the form of blind oculi, corbelled panelling in the brickwork and the extended timber brackets at the spire eaves. Stucco is used as the main parapet capping and as gabled caps to the buttresses. Blind window openings presumably awaited donations for the leadlighting. Alterations are few and only the removal of the spade-head picket fence and the fitting of tubular steel handrails to each entrance are evident. The nearby gabled brick hall is near-to-original, but of little architectural importance.

History

James Street lies in Rucker's Crown Portion 100 of 1839. During 1890, the Northcote Presbyterians, who desired a more central location for a larger church, obtained land in James Street at £11/10/- per foot. Previously they had worshipped in the Primitive Methodist Hall (1867-76) until receipt of a Government reserve, near the corner of Cunningham and High Streets, allowed them to erect a timber church, in 1876, and enlarge it in 1877, with the creation of the Heidelberg Parish. The architect, Evander McIver, had already called tenders for the manse in 1874.

In 1869 came the appointment of the first minister, the Rev Duncan Fraser, a person who became prominent in many areas of Northcote's community. He is reputed to have given the first exhibition

Presbyterian Church & Hall

of the telephone in Victoria, at the Wesleyan schoolroom (qv), being also a scientist. Fraser came to live in Northcote in 1875, in the new manse at the north-east corner of Ross and Cunningham Streets.

Fraser left Northcote the year prior to the laying of the foundation stone of the present church, in February, 1894, by Cr A McIntosh. Four months later the church was completed and opened.

The old church was moved to the site in 1896, as a Sunday School, and remained there until its replacement, in 1906, by the present hall.

Thematic Context

Significance

The Northcote Presbyterian Church is notable for the use of the French Romanesque, in polychrome brickwork, during an era when the Italian Romanesque was used only in second preference to Early English and Decorated Gothic; the French Romanesque being used only rarely. The church is a key part of a precinct characterised by the use of face-brickwork in public and domestic buildings alike. It is also a landmark, with the Epiphany Church, being elevated and clearly visible for many miles.

Recommendations

Status confirmed

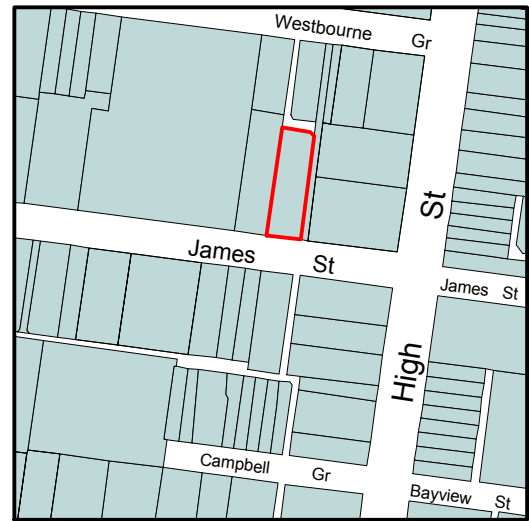
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Police Station and residence

43 James Street
Northcote



Map Ref: **30 E10**

Within Heritage Overlay Area.

Description

The police station is a red brick Queen Anne style building, influenced by the contemporary domestic architecture of English architect Richard Normal Shaw. The Sergeant's residence was entered through the door on the south elevation, whilst the office and constables quarters were entered from the eastern side, through an arched porch. The east and south elevations were thus designed as the major facades of the building.

The south elevation is asymmetrically arranged, with a prominent half-timbered gable and slated roofs. The double-hung sash windows have sixteen-paned top sashes with coloured glazing and segmented arched heads with brick voussoirs and keystones. The original two-storey verandah, since demolished, was supported by coupled turned timber posts on brick piers and had vertical timber balusters. A balconette at first floor level on the projecting bay has also been demolished.

The east elevation is also asymmetrically composed, having a three-storey stair tower, tall red brick chimney stacks with corbelled and moulded brick caps and large overhanging gable with half timbering. The large arched entrance at ground floor level has moulded brick voussoirs. At roof level was an observation platform, frequently used by both the police and Government; in particular during the investigations by a Parliamentary Committee on the railways question in c1894.

A similar, but more intact, police station exists at Kilmore.

History

The Bellevue Estate was created in 1884 from Crown Portion 100, granted to William Rucker in 1839. The Colonial Government of Victoria had established a station and residence in 1861 at 24

Police Station and residence

Walker Street (qv), following the creation of the Government village of Northcote near the Merri Creek. As a further development, J F Holt's tender of £550 was accepted in 1878 for 'taking down and rebuilding the police quarters and lock-up at Northcote'. The village's lack of development required the shift of the police station to the Northcote Hill, in order to reach the population.

Under Chief Architect, Henry Bastow, the Public Works architectural department designed a two-level Elizabethan styled residence, barracks and office to be executed in red brickwork by Northcote builders, Charles Verso and Harry Knott (tramway contractors). The contract was signed in April, 1891, and the cost was to be £2,624/7/4.

Thematic Context

Significance

The Northcote Police Station is of local architectural and historical importance. The station possesses local landmark qualities owing to its prominent hilltop setting. The building is a distinctive example of the Queen Anne style within the municipality, and although the verandah and balconette have been removed, the building is otherwise externally substantially intact. Together with the Presbyterian Church across the road (qv) the building contributes to the heritage character of the local streetscape. Construction of the police station in 1891 is associated with the period of suburban expansion of the municipality, and has served the local community as a public building over a long period of time.

Recommendations

Status confirmed

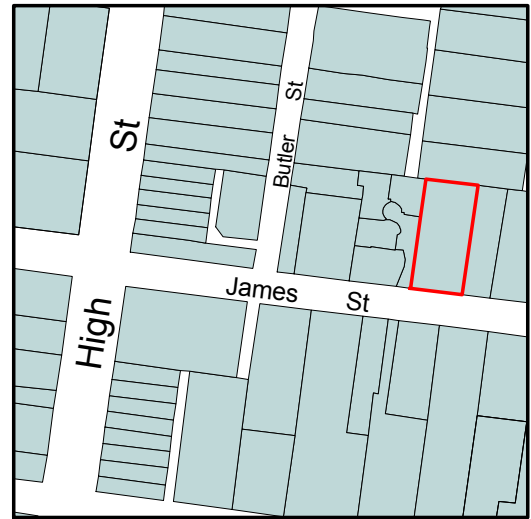
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Buena Vista

51 James Street
Northcote



Map Ref: **30 E10**

Within Heritage Overlay Area.

Description

51 James Street is a double-fronted, ruled-rendered brick house with a hipped slate roof and corrugated iron verandah. Following the classical influence then prevailing in domestic architecture, the house possesses bracketed eaves and elegantly moulded chimney caps, which contrasted with the heavier cornices of the 1885-90 period. After the departure of Robin from the house it was altered to include new terracotta ridging, cappings, terracotta chimney pots and a new timber verandah with slatted friezes and fretted clover motifs in the panels.

History

James Street was renamed from Merri Street, which was itself created by Robert Jacomb's 1854 subdivision of Rucker's Crown Portion 100. About 1883 Richard Robin, a teacher, had 51 James Street built on part of one of Jacomb's allotments.

Robin was appointed as the first headmaster of the Helen Street State School, in 1874, after teaching at the High Street Wesleyan School (qv) since c1863 and attaining a good reputation within the local community. Robin stayed at the school for twenty-nine years, with his wife, Mrs. Fanny Robin, being active as his assistant and, later, on her own account, in the Northcote Benevolent Society.

Robin concerned himself in civil matters as well as cultural pursuits. It was he who called for the formation of a separate Northcote Borough from the Jika Jika Shire in 1883. He arranged a public meeting and started a petition with the Health League lending full support. The result was the establishment of 25th May, 1883, of the Northcote Borough. Robin retired, after two years at the North Fitzroy school, in 1894, and his name was crossed out from the ratebooks in 1915. Subsequent owners including Archibald Arnott and Alice Chidzey.

Buena Vista

Thematic Context

Significance

Buena Vista is of considerable local significance in Northcote's history as Richard Tobin's place of residence in the municipality for 32 years. The building possesses distinctive timber verandah detailing.

Recommendations

Status confirmed

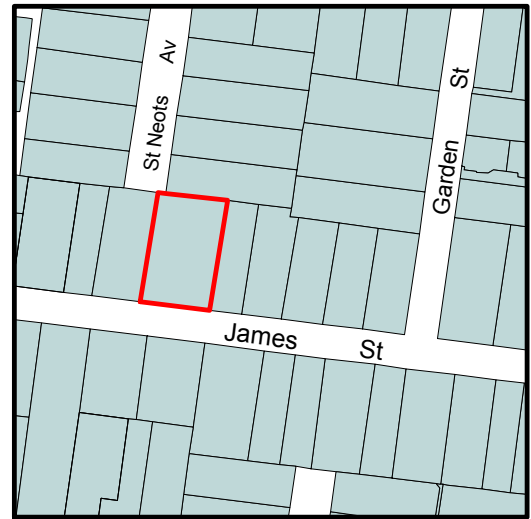
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

57 James Street
Northcote



Map Ref: 30 E10

Within Heritage Overlay Area.

Description

57 James Street is a weatherboard, single-storey Federation style house. Asymmetrical composed, the house has a number of gabled and hipped terracotta tiled roofs clad with terracotta ridge capping. Windows are casements with rectangular highlights, and the tall red brick chimneys have moulded rendered caps and terracotta chimney pots. The return verandah has a series of timber arches, and is supported by square section timber posts. A timber front fence has been recently constructed.

History

James, once Merri Street, was surveyed in 1854 as part of Jacomb's subdivision of Rucker's Crown Portion 100. During 1908, one John Latham, then a barrister, commissioned his first marital home for himself and his bride of the previous year: Eleanor M Robin, the daughter of teacher, Richard Robin (qv). The Robins lived nearby, in 51 James Street.

Latham was born in 1877, the son of Thomas Latham at Ascot Vale. He attended Scotch College and Melbourne University, obtaining exhibitions and scholarships in logic, philosophy and law. He was called to the Bar in 1904 but remained at Melbourne University where he lectured until entering the Navy in World War One. After the War he was a member of staff at the Australian delegation to the Peace Conference of 1919. On his return he represented Kooyong in the house of Representatives (1922-34) and was appointed Attorney General (1925-9 and 1931-4); Deputy Prime Minister; Minister for External Affairs; and Minister for Industry (1931-4). He attended the League of Nations as Australia's delegate in 1926 and 1932, and became Leader of the Opposition in 1929-31. He was made a Chief Justice of the High Court in 1935 and Chancellor of Melbourne University for 1939-41. In 1920 he was made a Companion of the Order of St Michael and St George and later Knight Grand Cross of the Order; he became a Privy Councillor in 1933 and a King's Counsel in 1922.

House

Thematic Context

Significance

57 James Street is of local historical importance. The house was the first built and occupied by prominent politician and Chief Justice John Latham. The building contributes to the character of the streetscape, featuring distinctive timber verandah fretwork details and arcading.

Recommendations

Status confirmed

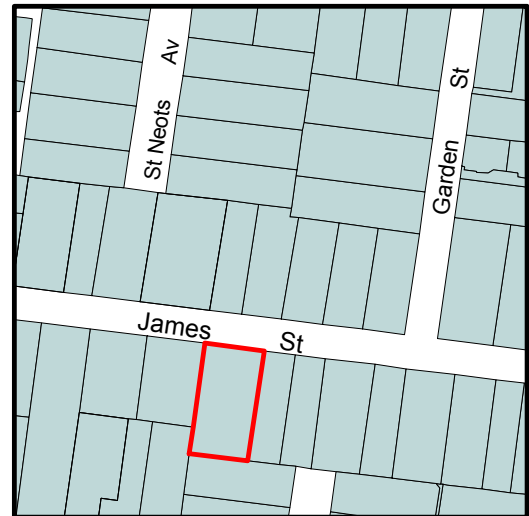
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Yarrook

68 James Street
Northcote



Map Ref: **30 E10**

Within Heritage Overlay Area.

Description

Yarrook is typical of the early mansions constructed on Rucker's Hill: rendered brick, two-storey and Italianate in style. The plan is asymmetrical with a ground floor window bay to the east which originally terminated at first floor level a two-storey return verandah, since removed. Extensive wings stretched down the hill to the south, but the major part of the grounds lay to the east, in the direction of the Dandenong's. Windows are double-hung sashes within stop-chamfered rendered openings. The eaves beneath the hipped slated roof are bracketed. The chimneys have rendered moulded caps with barrelled tops. An arched entrance porch had rendered moulded archivolt.

In addition to the removal of the return verandah, alterations include the addition of inappropriate wrought iron balustrading above the bay window, obscuring of the original render with a textured rendered finish, and the installation of a wrought and cast-iron gate.

History

James, once Merri Street, was formed in 1854 by Jacomb's subdivision of Rucker's Crown Portion 100. Frederick Catherwood, who was recorded as a gentleman by occupation, built Yarrook on an allotment there in c1881. Soon afterwards, an auction notice appeared in the 'Argus' October 1883, detailing the coming sale of the property. Giving dimensions of all rooms, the notice went on to describe the ceilings of the hall, drawing room and dining room as 'beautifully panelled and splendidly hand-painted'. It also mentioned the balcony and verandah, since removed.

In 1883 the retired graziers Patrick Peter and Hugh McGuiness took the house and remained there, in the name of Hugh McGuiness, until late in the first decade of this century. Pat McGuiness had arrived at Port Phillip in 1840 and established a pastoral lease at Mt Pleasant, on the Moyne river, in

Yarroch

1843. After seven years he terminated the lease and, in the following year, commenced the Tower Hill run.

After McGuinness' departure from Yarroch, it became a private hospital under Mrs. Mary Phillips, and later under Emma Gilchrist.

Thematic Context

Significance

Yarroch is of local historical significance. As with Benvenula (qv) Yarroch was originally the home of a locally important family, and is one of the few remaining mansions of Northcote's early post-pastoral period. The architectural significance of the house has been significantly diminished by the unsympathetic alterations and additions

Recommendations

Status confirmed

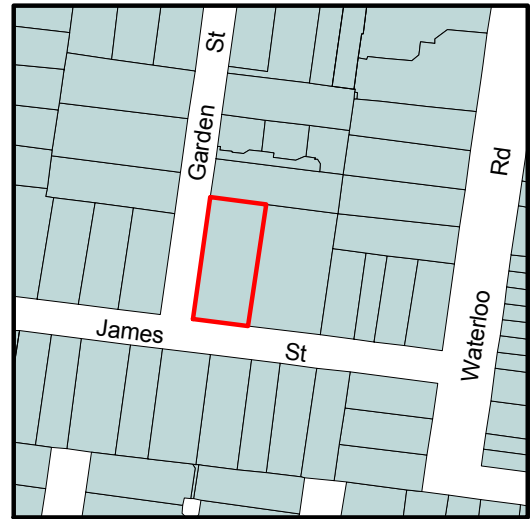
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

69 James Street
Northcote



Map Ref: **30 E10**

Within Heritage Overlay Area.

Description

69 James Street is a modest, asymmetrically planned single-storey house of timber construction in the Federation style. The house possesses several features characteristic of the style including a bullnose verandah, casement windows with rectangular highlights, overhanging gables with fretted brackets and a tall red brick chimney with a rendered capping and terracotta chimney pots. The main roof is hipped and clad with corrugated iron. The principal facades are timber block-fronted, and the verandah has a distinctive cast iron frieze. The square-headed picket fence may be original.

History

James Street, once Merri Street, was formed in 1854 by Jacob's subdivision of Rucker's Crown Portion 100. From a further subdivision created early this century, Robert Stanley purchased an allotment and built 69 James Street in 1912. Stanley was elected to the Legislative Assembly and sat in five Parliaments during the period 1900-11, and served under Sir George Turner, Peacock, Irvine, Thomas Bent and John Murray. Decimus Mott was listed as a later occupier, the owners being recorded as George H & Walter H Mott. Decimus H Mott and Sons took over the publication of the Northcote 'Leader' from Messrs R J and J S Whalley in May of 1924 and the Motts occupied 69 James Street for many years.

Thematic Context

Significance

69 James Street is a substantially intact building typical of the Federation style, and was the home of a number of historically important personalities in Northcote and the metropolitan area including

House

politician Robert Stanley and newspaper proprietor Decimus Mott.

Recommendations

Status confirmed

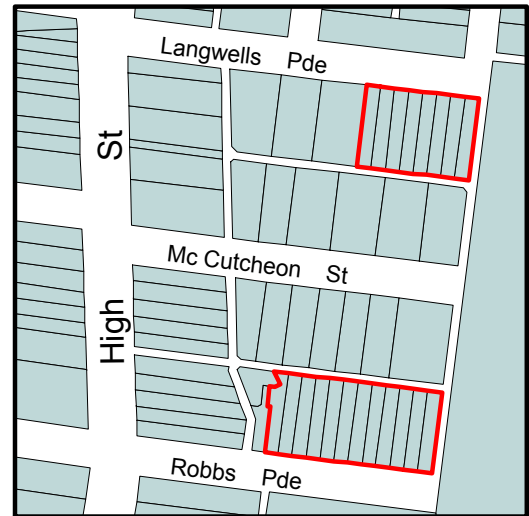
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Row houses

Langwells Parade, Robbs Parade
Northcote



Map Ref: **30 F7**

NOT within Heritage Overlay Area.

Description

There are twelve single-storey cottages in Robbs and eight in Langwells Parade, which were originally identical. The typical cottage was of tuck-pointed face brickwork, in two colours, the creams being used as string courses at the head, mid and sill points of the window openings. The gable roofs are clad with corrugated iron. The party walls were typically capped with render, vermiculated on the vertical faces and occurred one for every pair, escaping the provisions of the Melbourne Town Building Act which required parapeted party walls separating every house. Similarly, the rendered and moulded chimneys were shared by each pair. Decoration was confined to acanthus leaf consoles to each verandah wing wall and cast-iron brackets at the verandah fascias.

The octagonal ogee guttering at the verandahs and main roofs have almost totally been replaced, most of the cast-iron removed, many of the four-panelled doors replaced, some verandahs replaced and a few of the acanthus consoles removed. With the exception of the houses in Robbs Parade, most of the brickwork has been overpainted. Timber picket fences have been recreated on most of the houses in Langwells Parade.

History

Brick-making in Northcote was a minor industry until the 1870s. When John Roberts divided blocks from his Carter's Arms holding in 1872 the Groom brothers, Seymour and Charles, purchased some of this land and some steam brick-pressing machinery, establishing the Patent Brick Company in the following year.

In 1882, the Northcote Brick Company Ltd was officially formed, having bought out the Groom Brothers' earlier company. The directors were Langwell, Ronald Robb, James Tod, John Parry,

Row houses

Thomas Crouch and George Cornwell who had been a principal of the Patent Brick Company. On the advice of architect Lloyd Taylor, they purchased the latest Bradley & Craven brick-making machinery. Taylor had taken a sample of the local clay with him on a trip to England in 1877 to test the various presses available, a fact which was advertised in the company's prospectus issued in 1882. The company immediately commenced construction of their first Hoffman kiln which was followed by many other structures including a plant later in the decade.

Brick production increased dramatically in the 1880s, commensurate with the boom in the general economy, until a temporary closure in the early 1890s. Recovery for the brickworks was slow until the next boom around the turn of the century. At this time the plant consisted of five kilns clustered the old and the new quarries, with the two kilns constructed by the New Northcote Company to the north.

During the furtive period of the late 1880s, when many new subdivisions occurred, the company subdivided some of their land next to their clay hole, from William Minniethorpe's Crown Portion 112, for workers' cottages. Architect Thomas Crouch, a director of the company and designer of most of the other brickworks structures, designed two rows of brick single-fronted cottages and two cul-de-sac streets were created to provide access to them. The streets were named after two other directors, Ronald Robb and Peter Langwell.

Despite a shortfall in the brick quality supplied to the contractor, the Robbs Parade row was completed in February 1888 and the row in Langwells Parade a year later. The occupiers were either brick carters or labourers' Charles Ricardo, James Jennings, William J Price, Morris Fitzgerald, George Fox, Richard Fitzgerald, James Jamieson, John Golding, Richard Ewart, George Spiers and Richard Evans, in Robbs, and Ezekiel Smiley, Pat Readie, John Dell, Edward Walker, Charles Dyer, James Bryant, Thomas Wilmott and John Wallace, in Langwells.

Thematic Context

Significance

The cottages in Langwells and Robbs Parade are of local historical importance. The buildings are associated with Northcote's largest nineteenth century industry and the second largest brick production centre in the state. The terraces are also minor examples of the work of prolific Victorian architect Thomas Crouch, whose buildings in the municipality include all of the 19th brickwork structures and the Inebriate asylum (demolished). The cottages are amongst the few remaining row houses in the municipality, an unusual type in Northcote.

Recommendations

Status confirmed

References

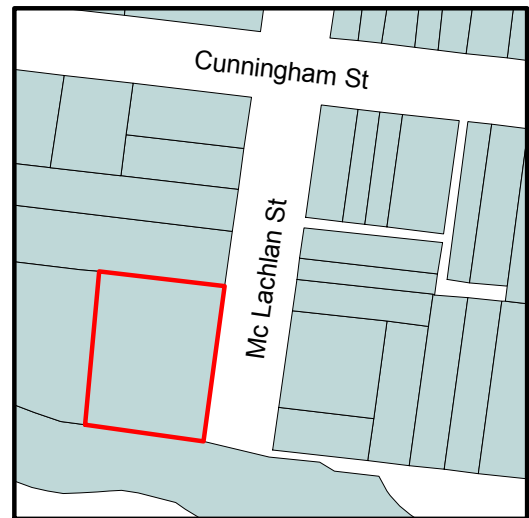
Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Row houses

Other Sources:

Terracedale

3 McLachlan Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

Terracedale is a two-storey residence of polychrome brick and bluestone construction, constructed on a steeply sloping site near the Merri Creek. The house presents a single-storey brick facade to the street, originally the rear of the house, and the lower storey is of coursed rubble bluestone. The upper level of the side facade is of face red brick laid in Flemish bond, and window and door openings and corners have cream brick quoinings. The main entrance door is at the lower level, and windows are double-hung sashes. The roof is a double-hip clad in corrugated iron, with bracketed eaves. The two tall red and cream brick chimneys have cream brick moulded cappings. A two-storey verandah originally encircled the house on three sides, since demolished. The original gabled-roof stables survive, situated to the north side of the house.

Alterations include the painting, the brickwork and the construction of a skillion-roofed addition on the rear (street) facade.

History

Lots 4 and 5 of Section 10 were purchased by T Winter and J McElroy who subsequently sold to William B Brown, an engineer. Brown, 'of McLachlan Street', called for tenders in late 1874 for brickwork 'at the risk of former contractor W F May', indicating completion of the work after May's failure to carry out the contract. By c1878 Brown was listed as residing at Terracedale in directories.

William Brown had started as an engineering firm, William Brown and Co., in Elizabeth Street in 1867. By 1883 E T Brown had taken charge of the firm, changing the name to Brown and Blythe. The company constructed a new factory at the corner of Reilly and Reeves Street, Collingwood, the Augenora Engine Works, for the manufacture of brick and stone processing machinery as well as

Terracedale

torpedo gear for the Government defences at the heads.

E T Brown had assisted J Fraser, the son of Duncan Fraser (Presbyterian Minister), in erecting what was claimed to be the first telephone line in Australia, which ran from Terracedale to the church, near the corner of Cunningham and High Streets. Duncan Fraser, a scientist as well as a minister, had already demonstrated the telephone for the first time in Victoria at the Wesleyan schoolroom and his son became Chief Engineer of Ways and Works for the Railways Department. Terracedale remained the property of Alice Brown into the 20th century when it was purchased by George Alexander in the 1920s.

Thematic Context

Significance

Terracedale is of local architectural and historical significance. With the exception of the alterations to the rear elevation and removal of the original verandah the house is otherwise externally intact. The house is enhanced by its siting within the Merri Creek Valley and its environs of mature pepper trees (*Schinus molly*), conifers (*Pinus pinaster*) and eucalypts. It is historically important as the claimed site of the first private telephone service in Australia. Terracedale is one of a group of houses situated at the corner of McLachlan and Walker Streets which were the first to be built in the Government township of Northcote.

Recommendations

Status confirmed

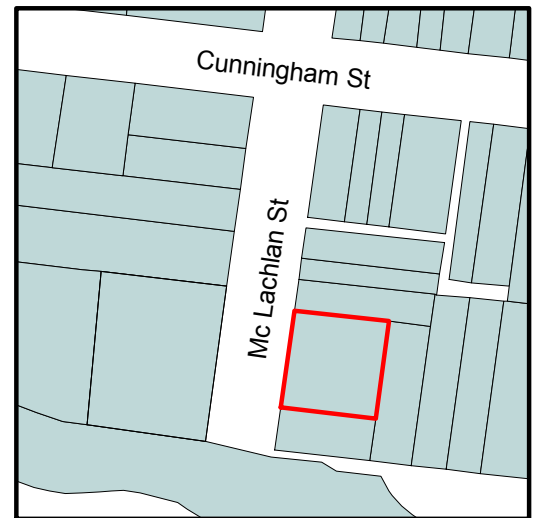
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Kimbrae

4,4a McLachlan Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

Kimbrae is an asymmetrical single-storey Italianate residence with a hipped corrugated iron roof and a small two-storey tower. The building is of rendered brick construction on a bluestone plinth. Windows are double-hung sashes and the projecting eaves are bracketed. Surmounting the parapet to the tower are four pressed cement orbs. The window hoods and bull-nosed corrugated iron verandah with turned timber posts appear to have been added c1905.

Some mature exotics in the garden have survived including a *Phoenix caanariensis*, but an inappropriate cream brick and pebble-mix fence has replaced the original.

History

John Page received the grant for Allotment 1, Section 9 of the Northcote Township in September 1858 whilst T Fulton acquired the adjoining Allotment 20. It is probable that Peter Orr, a clerk, purchased this land, building Kimbrae c1879. Orr owned the property until 1890, when the Bagley Brothers auctioned it as the owner was going to England. They described it as a 'stylish brick villa', cemented on the outside, of 'hollow-wall' construction. It had 'seven rooms, servants' quarters, a scullery and a tower room'. The grounds covered half an acre, with fruit trees, vines, flowers and croquet lawns. It was claimed that nine houses could be fitted on the surplus land.

By the following December, Harriet Orr, presumably a relative of Peter Orr, was listed as the owner and William Bailey, a sharebroker, was leasing the house. Others followed, including accountant Albert Kirsten and Thomas N Collins. By the late 1920s, Mary Holford of Brighton owned the property and was leasing to Cecil Vaughan and Cyril McPherson, both of whom were travellers.

Kimbrae

Thematic Context

Significance

Kimbrae is of local historical significance. It is situated within a precinct of old houses which were among the first to be built in the Government township of Northcote.

Recommendations

Status confirmed

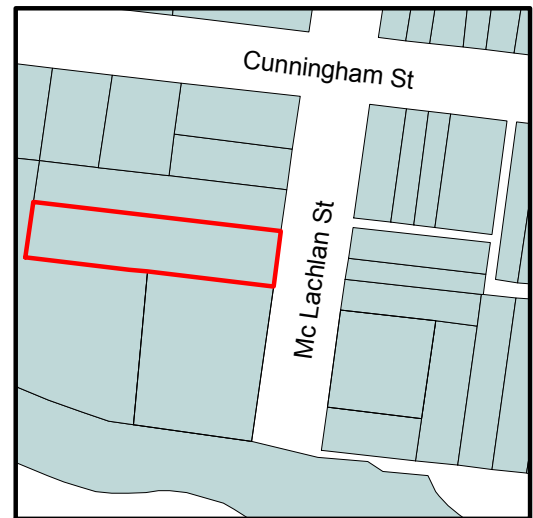
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

West Bend

5 McLachlan Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

West Bend is a double-fronted house which once consisted of three stages of development: that of the 1850s, of stone construction; that of c1880, which was of brickwork, and the last renovation of c1910. It appears that the surviving section is the second stage, now rendered but probably originally of polychrome brick similar to Terracedale (qv). The original stone section was demolished at an unknown date.

The house has a hipped slated roof with a bracketed eaves. The main entrance recess is arched and flanked by two double-hung sash windows with bluestone sills. The east side wall, now fronting the street, is of face brown brick, with a remnant section of cream brick quoining surviving on the corner.

History

John Grindrod, a Collingwood builder, purchased Allotments 2 and 3 of Section 10 in the Northcote Township in October 1853. Soon afterwards he was claimed to have built the first stage of West Bend and moved there with his wife, Ann. Therefore this wing may have been the first house built in the Northcote Township, although the first listing of the Grindrods in Melbourne directories is in 1874.

Ann, who outlived her husband, died at West Bend in 1910 at age 95. During the latter part of her life she leased the house to James Gibbs, a contractor. Owners after her death include Lilian and John Hewitt.

The Grindrods had twelve children and may have been the first family in Northcote. Ann's granddaughter, Dorothea, married the Hon John Cain in 1925. Another Grindrod, an engineer, lived in

West Bend

Lucerne Crescent in the adjacent suburb of Alphington in the 1920s.

Thematic Context

Significance

West Bend is of local historical significance. The original building constructed on this property in 1853 was possibly the first house built in the Northcote Township. The surviving section appears to have been an addition of c1880, now considerably altered. The off-street aspect of the building reflects the original orientation of the house toward the Merri Creek. The house is associated with the Grindrod family who were residents of Northcote from its inception and over a long period of time.

Recommendations

Status confirmed

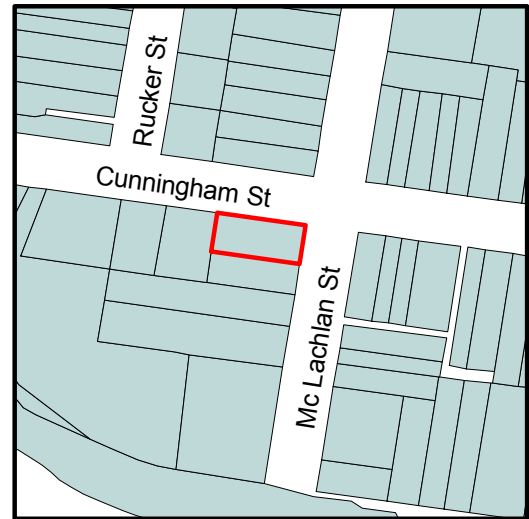
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

11 McLachlan Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

11 McLachlan Street is an asymmetrically-planned, single-storey Federation style weatherboard house, possessing a variety of decorative timber features. There are two half-timbered gables projecting from the main hipped, corrugated iron roof, facing Cunningham and McLachlan Streets. Finials mark the apices of the gables. A verandah returns against one of the projecting bays and a small skillion-roofed porch abuts the other. The bracketed window hoods have serpentine timber struts, whilst the verandah and porch have friezes with short, turned timber posts. The ends of the porch and verandah have timber rising sun motifs. Windows are double-hung sashes with moulded architraves and carved sills. The tall red brick chimneys have corbelled caps and terracotta chimney pots. The shaped timber picket fence is a recent addition.

History

J Watson originally purchased Allotment 1, Section 10 of the Northcote Township during the 1850s. Sarah Gainfort bought 11 McLachlan Street from a subsequent re-subdivision in 1908, at which time she built there. The allotment, presumably as an investment, was resold the next year to Jancand Stanley Smith. A later owner was Bertha Cole.

Thematic Context

Significance

11 McLachlan Street is an asymmetrically-planned, single-storey Federation style weatherboard house, possessing a variety of decorative timber features. There are two half-timbered gables projecting from the main hipped, corrugated iron roof, facing Cunningham and McLachlan Streets.

House

Finials mark the apices of the gables. A verandah returns against one of the projecting bays and a small skillion-roofed porch abuts the other. The bracketed window hoods have serpentine timber struts, whilst the verandah and porch have friezes with short, turned timber posts. The ends of the porch and verandah have timber rising sun motifs. Windows are double-hung sashes with moulded architraves and carved sills. The tall red brick chimneys have corbelled caps and terracotta chimney pots. The shaped timber picket fence is a recent addition.

Recommendations

Status confirmed

References

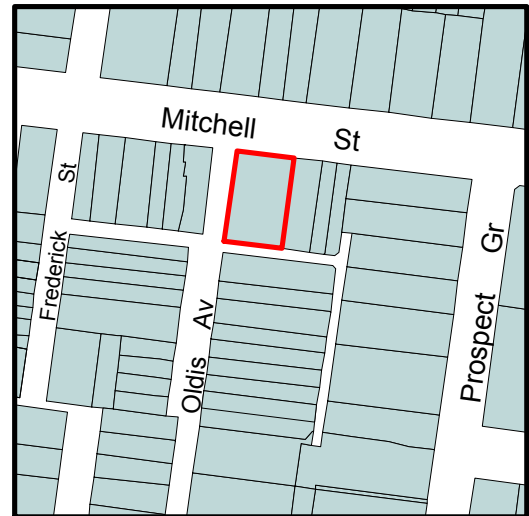
Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Primitive Methodist Church, now Salvation Army H

102

18 Mitchell Street
Northcote



Map Ref: **30 F10**

Within Heritage Overlay Area.

Description

The former Primitive Methodist Church is a rendered brick building designed in the Roman temple manner with a pedimented facade and Corinthian Order pilasters at the corners. Within the rendered tympanum is a trefoil recess. The arched openings flank what was originally an arched entrance, now infilled. The roof is clad in corrugated iron, and the side walls are of Colonial bonded brickwork.

This former church is one of a small number designed in the Roman temple form, Baptist and Wesleyan churches being more likely to be in this style (eg., Baptist Churches, Albert Street, East Melbourne and Collins Street, Melbourne, and the Lutheran Church, Doveton Street South, Ballarat). Most are from an earlier date than the Mitchell Street church.

Alterations include the painting of the brickwork, the closing in of the entrance, the addition of an unsympathetically designed, cream brick entrance block to the east and the construction of a brick planter box in front of the old building.

A timber Edwardian-era hall is on the same block

History

The Primitive Methodist Church was established in Northcote after meetings were first held at the south-east corner of Clarke and High Streets. A hall was constructed where the present National Bank stands which was used for worship and also as school house from 1859 onwards. The church amalgamated with the Wesleyans, after the new Wesleyan Church (qv) was constructed in 1869-70. The Primitive Methodist Hall was then sold and used as the Colonial Bank, before it was demolished and, in 1890-1, the new National Bank was erected.

When Northcote's population grew, the Primitive Methodists returned and moved a timber hall for a Sabbath School and Chapel from North Fitzroy to a site in Mitchell Street, late in 1886. Crowding had become a problem in the new Sunday School and by mid-1889, the trustees had acquired more land in Mitchell Street in preparation for a new church. Plans were approved, awaiting the £400 needed to raise the building. Architect Alfred Dunn called tenders for a Wesleyan Church in Fairfield Park during 1887 and this may have been the first stages of the Mitchell Street church. The new church was opened at the end of 1889, although, no church was listed in Fairfield directories of 1890.

The Rev Thomas Copeland was the minister during that period, followed by the Rev George Grey, who served in the 1890s. The Salvation Army eventually purchased the church after the sale of their old hall in Wimble Street to the Druids, in 1903.

Thematic Context

Significance

The former Primitive Methodist Church is of local architectural and historical significance. The church is one of a small number designed in the Roman temple form, Baptist and Wesleyan Churches being more likely among the faiths to be constructed in this style. This is the only classically designed church in Northcote and one of a few Roman style 19th century churches in the State. It has also served as a public building in the city for a over 100 years.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Iolanthe

13 Prospect Grove
Northcote



Map Ref: 30 F9

Within Heritage Overlay Area.

Description

Iolanthe is a double-fronted, single-storey Italianate style polychrome brick house. The central arched entrance porch projects forward, and is flanked by pairs of double hung sash windows. The tuck-pointed facade has been painted and the cream brick voussoirs at each window opening have been obscured. The hipped slate roof has a timber bracketed eaves. The tall brown brick chimney has a corbelled cap in contrasting cream brick.

Iolanthe probably once possessed a verandah along the east facade. Other alterations include the replacement of the front door, reglazing of the side and top lights and the removal of cast-iron ridging and finials.

History

W F A Rucker purchased Crown Portion 101 in 1839. It was later divided up by his creditors, the Union Bank and became the Fairfield Hill Estate in the late 1880s. John Drew, a clerk by occupation, purchased Lot 12 of the estate and commissioned Iolanthe in 1889. He leased the house later in the century to Ernest Wyatt, a printer, and others, until selling to Thomas Plant, salesman. Plant had previously lived beside George Plant's Peacock Hotel (qv) in High Street and may have been George's son. During the same period Frederick Plant lived in nearby Bay View Terrace and Mrs C Plant lived around the corner at her Peacock Hotel, High Street.

A later owner, in the 1920s, was another salesman, Charles Woodruff.

Thematic Context

Iolanthe

Significance

Iolanthe is of local historical importance and contributes to character of the Prospect Grove precinct. The house has associations with the Plant family, one of the municipality's older families, who occupied the house from the turn of the century. Although altered by the overpainting of the facade and removal of the original verandah, Iolanthe contributes to the heritage character of the street, being one of a number of brick villas which line the west side of Prospect Grove, regarded as the city's best late nineteenth century street.

Recommendations

Status confirmed

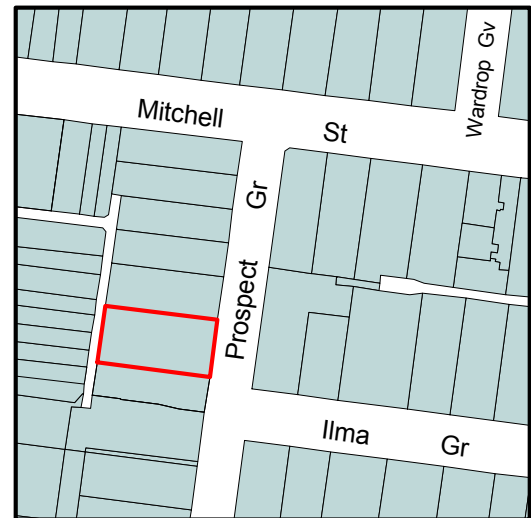
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Olinda

15 Prospect Grove
Northcote



Map Ref: **30 F11**

Within Heritage Overlay Area.

Description

Olinda is a single-storey asymmetrical villa with a convex-roofed cast iron verandah and a hipped and gabled slate roof. The facade is of polychrome, tuck-pointed brickwork, whilst the side walls are of plain reds; the products of the New Northcote Brickworks. The projecting gabled section has a rectangular bay window with tall double-hung sash windows. The window openings have contrasting cream and brown brick voussoirs, and a number cream brick string courses continue across the street facade. The gable barge board is decorated with trefoil piercings. Further decorative elements include the bracket-pairs to the eaves and cast iron colonettes to the tripartite front window.

Internally, there are two notable Jacobean-styled marble mantles of brown and white marble, one possessing its original cast-iron grate. Swift appears to have renovated the house, internally, in the first decade of this century when a fretted Jacobean-pattern arch was placed across the window bay, timber mantles added to the rear rooms and, externally, a capped picket fence was placed across the front.

History

Olinda was built on land subdivided in the late 1880s as the Fairfield Hill Estate, which was originally as part of Crown Portion 101 purchased by W F A Rucker in 1840.¹ Allotments were sold by auctioneer Mr Robertson, of Carlton, in February of 1885. Robertson boasted that the estate was adjacent to the Borough Council's offices, in the old Wesleyan Schoolroom (qv), and lay between the Dandenong's and the Fairfield Hill allotments, constituting a grand view.

William G Swift, the new town clerk of Northcote Borough, purchased two of these allotments from L Oldfield in 1885. Swift replaced Goodwin as Town Clerk in Northcote in 1885, after he served at

Olinda

Collingwood. Soon after his arrival in the new suburb of Northcote in April 1886 he had established a real estate agency which had ceased business by 1887, when he commenced construction of Olinda.

Swift lived at Olinda for forty years, retiring from his position as town clerk and treasurer in 1923 and shifting to Ivanhoe. Before he left he wrote 'The History of Northcote, from its First Settlement to a City' in 1928. William Swift died in October 1945 at the age of 83.

Subsequent owners of Olinda include the Dihm and Finlay families. Frank Brennan, a solicitor, leased Olinda from the Dihms for a period. Brennan was MHR for Batman from c1911 to 1931 and 1934 to 1939, as well as serving as Attorney General from 1929 to 1931.

Thematic Context

Significance

Olinda is of local historical significance and contributes to the character of the Prospect Grove precinct. The brick villa is a relatively uncommon type of residence in Northcote, other examples being mainly confined to Prospect and Westbourne Groves, Clarke and James Streets), but is fairly intact common in other suburbs, such as Kew, Camberwell and Hawthorn. The building is substantially intact and is one of a number of brick villas which line the west side of Prospect Grove, regarded as the city's best late nineteenth century street.

The house has associations with William Swift who occupied the house for forty years and who had a continuing involvement with the municipality, writing its history in 1923. The house was also occupied by prominent politician, Frank Brennan in the 1920s and 30s.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Pisgah

19 Prospect Grove
Northcote



Map Ref: **30 F11**

Within Heritage Overlay Area.

Description

Pisgah is a double-fronted, polychrome brick house, with a cast-iron verandah and a hipped, slated roof. A splayed bluestone stair flanked by pressed cement urns lead to the verandah which has a tessellated tiled floor. The four-panelled entrance door has glazed sidelights and highlight, and is flanked by two tripartite double-hung sash windows. Door and window openings have quoining in contrasting brickwork. The two chimney stacks have dogtooth brick cappings to the chimneys. The eaves are bracketed.

Alterations include the painting of the 'fancy white' bricks in the facade, painting of the chimney and decorative renderwork. An inappropriate brick fence has replaced what was probably originally a timber picket fence.

History

W F A Rucker's Crown Portion 101 was divided in the 1850s by the Union Bank and redivided in the late 1880s as the Fairfield Hill Estate. In 1887, William John Carne built Pisgah on Lot 8 of this estate. Carne, the Assistant Municipal Inspector for the district, is recorded to have stayed there until into the 1890s when John Carne leased Pisgah to William Shanaghan, a saddler, and late W H Jenkins, a civil servant. Late tenants include Ernest Billins, an engineer, and William Upted, a linotypist. Then T R Turner and W Freebairn had the house and by the 1920s it was leased by W A Roe to Robert Dempster, a belt manufacturer.

Thematic Context

Pisgah

Significance

Pisgah is a substantially intact nineteenth century polychrome brick house. The house contributes to the heritage character of the precinct, and is one of a number of brick villas which once lined the west side of Prospect Grove, regarded as the city's best late nineteenth century street.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Grand View

25 Prospect Grove
Northcote



Map Ref: **30 F11**

Within Heritage Overlay Area.

Description

Grand View is an asymmetrical, Italianate style, rendered brick house, situated on a corner site. The house is unusual in that it possesses two different facades, one facing Prospect Grove and the other Mitchell Street, accommodating both a business address and a private residence. A portico placed centrally in a cast-iron verandah forms the entrance to the business. The residence has a cast-iron verandah which abuts a semi-hexagonal bay window.

The render work is highly decorative, both internally and externally, with vermiculated quoining, eaves brackets, a scrolled entablature and pronounced hood-moulds to the windows. A cast and wrought-iron picked fence encloses the property, with moulded capped corner and gate posts. Internally, the principal rooms have ornate moulded plaster ceiling roses.

History

Like Olinda (qv), Grand View was built on an 1880s subdivision of Rucker's Crown Grant of 1840, Fairfield Hill. It was built by William Smith, a prominent man in Northcote's history. William Smith was born in Glasgow in 1845, the fifth son of a warehouse man. He was educated in Scotland and apprenticed to the butchering firm of Joseph Butters, of Charing Cross, Glasgow. He sailed to Port Phillip on the 'Royal Dane', reaching Melbourne in July of 1868. After employment as a salesman in Fitzroy, William joined the pioneering butchering firm of Webster and Co in Geelong. From there he gained further experience, this time in bacon curing, at Watson and Paterson of Preston. In 1879 he became a partner of the firm, King Smith and Kenihan, who leased premises in High street, Northcote, from George Plant.

By the 1880s, butchering establishments in Northcote had attained a bad reputation, giving off

Grand View

noxious smells near residential areas. Smith's firm moved from Plant's premises to a new factory, on the as yet uninhabited lots of Fairfield, in Bastings Street east. Here his business concentrated on bacon curing and eliminated both the need for boiling down and much of the resultant bad odour. When George Plant retired from the Northcote Shire Council in 1886, William Smith was elected in his place, serving there almost continuously until 1896. A year before he was to become Northcote's Mayor, in 1892, he built Grand View on the Bastings Street hill, overlooking his factory.

Following his retirement, Smith left Northcote and, like many others caught by the bank crash of 1893, went to Western Australia in search of gold 'to repair his lost fortune'. He returned in 1901, operating a small goods shop in Fitzroy. The economic recovery of the early 20th century allowed him to purchase and remodel the Bastings Street factory of King Smith and Kenihan, opening it as W Smith and Sons. The factory became one of the larger bacon curing premises of the Commonwealth. He returned to Council in 1903 and remained there for twelve years, until his death. His wife, Annie Smith, remained the owner of Grand View for some years, leasing it to Carl Schwaebsh, an agent.

Thematic Context

Significance

Grand View is of local architectural and historical importance. Grand View was the residence of prominent local businessman and councillor William Smith. The external elevation is unusual for its two street facades with alternative entrances, and both the interior and the exterior are substantially intact.

Recommendations

Status confirmed

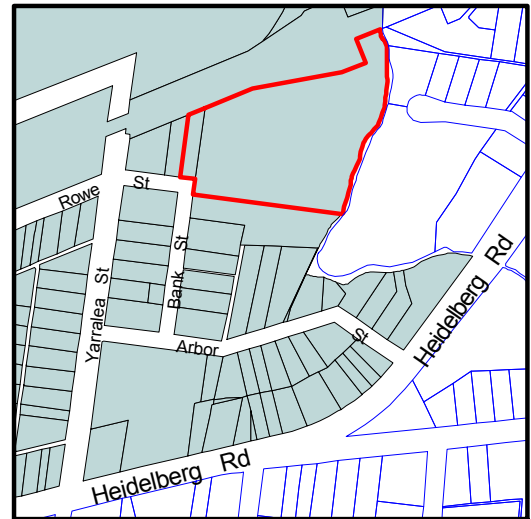
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Avalon

2 Rowe Street
Northcote



Map Ref: **31 C10**

NOT within Heritage Overlay Area.

Description

Avalon is a large, sprawling Californian Bungalow style, possessing typical features of this style including broad, shallow-pitched, terracotta-tiled gabled roofs, tapered rendered chimneys, bow windows with diamond pattern leadlighting and a verandah supported on heavy rendered brick piers. The horizontally emphasised eastern elevation is the most extensive and faces the expansive grounds. The Rowe Street frontage presents a more modest attic-style Bungalow elevation. Across this frontage, is a swagged-profile, is a hit-and-miss brick fence, now painted, which connects to a matching single-car garage, now fitted with a new door.

Internally a library, lounge, 'spacious hall', a breakfast room, two large bathrooms and separate maids' and men's quarters were provided.

Within the garden, the conifer hedges, shrubs and trees (Roman cypress) epitomise the era, as do the exotic Canary Island Palms (*Phoenix canariensis*), adding to the tropical setting for the bungalow-styled house. Below the lawns, interwoven stone retaining walls supporting terracing and flowering shrubs, roses being originally prominent, in the descent to the Darebin Creek.

A conglomeration of evergreen shrubs and trees originally stood to the south of them, whilst the tennis court and tennis pavilion were sited to the west. A swimming pool and pergola dressing pavilion lay elsewhere. Most elements have survived but are obscured by overgrowth while other shrubs have been taken out.

With the exception of repainting of the render and a sunroom added on the north side, the house is externally near to original.

Avalon

History

The northern section of Thomas Wills' Lucerne Farm (Crown Portion 121) was subdivided by auctioneers Munro and Baillieu in 1887, advertised as the Railway Estate. Percy J Adams purchased Lots 47-9 of the estate from pioneer John Sharpe Adams in 1921, and in the following year built the palatial Avalon. Adams remained there until c1950.

T Adams, Percy's father, had founded the Albion Quarry Company in 1912. Percy managed the company from 1921, founding the Alba Petroleum Company ten years later. As deputy director of the Alba/Ampol merged petroleum companies, Adams gave his name to the largest oil tanker built in Australia (1961). Adams later retired to Flinders.

Thematic Context

Significance

Avalon is of local architectural and historical significance. Externally substantially intact, Avalon is the largest Californian bungalow style house in the municipality and is most probably one of the largest in inner-suburban Melbourne. The house gains considerable distinction from its siting within expansive grounds which have remained relatively intact.

The house was the residence of Percy Adams, notable businessman of the 1920s and 30s and manager of the Alba Petroleum Company.

Recommendations

Status confirmed

References

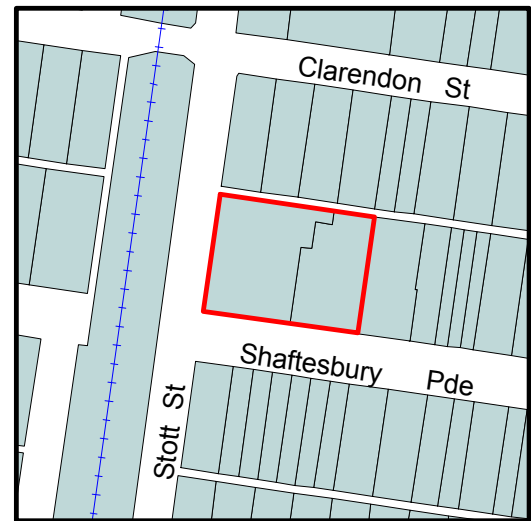
Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Holy Trinity Anglican Church, Vicarage and Parish

109

28 Shaftesbury Parade
Northcote



Map Ref: **30 D5**

NOT within Heritage Overlay Area.

Description

The Holy Trinity Anglican Church, vicarage and hall were designed by architects Carleton & Carleton and constructed by McLennan Brothers builders.

The church is a neo-Gothic, red brick and render building with a dark terracotta tiled roof. The roof comprises a series of steeply pitched gables with rendered cappings, and the gable ends have pointed arched windows with geometric tracery with diamond pattern glazing. A squat red brick tower is situated at the corner, for which a spire appears to have been originally designed but never executed.

The adjacent red brick, two-storey vicarage is in a domestic Tudor style and has multi-paned double-hung sash windows with rendered quoining and a tall brick chimney with chimney pots.

The hall is designed in a more contemporary interpretation of Gothic, and is constructed of clinker brick with a low-pitched roof concealed behind a parapet. The moulded pointed arched entrance is located within a rendered porch surmounted by a parapet gable which projects forward from the facade.

History

Subdivision of G S Brodie's Crown Portion 129 formed a part of the suburb of Thornbury, along with Job Smith's farm of the same name and the Pender's Grove Estate. Lots in Shaftesbury Street were sold over a period of two weeks in October 1885 by Langridge and Sons, but it was not until the early 20th century boom that many of these lots were built upon. For example, the Thornbury Bowling Club (1907), the Thornbury Picture Theatre (1911), the Glen Iris Brick Works (1913) and the first Holy Church of England, a vicarage and a hall (31916), were all built in this period.

Holy Trinity Anglican Church, Vicarage and Parish

109

However, a hot night, a strong wind and a delayed fire brigade meant the destruction of the original Holy Trinity church complex in January 1932. The vicar, Rev Wilfred Chamberlain, launched an appeal immediately and by the following August, the premier, Sir Stanley Argyle, laid the foundation stone of a new church, hall and vicarage. The church was opened four months later.

Thematic Context

Significance

The Holy Trinity Anglican Church, Vicarage and Parish Hall are of local architectural and social significance. The complex has a homogeneity of materials and style, forming a unified group of buildings positioned on a corner site. The church complex has served the municipality over a long period of time.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Former Little Sisters of the Poor Home for the Age

110

112 St. Georges Road
Northcote



Map Ref: **30 D6**

NOT within Heritage Overlay Area.

Description

Flannagan's design was for a verandahed, rendered brick building, of two-storeys and a lower-ground level, in the Elizabethan style. The southern-most part of a typical E-plan was to be constructed first: the total estimated cost being £21,386 and the first part being £14,000. Flannagan was also responsible for early work at the Hotham (North Melbourne) Town Hall, the Catholic Convent and School at Yarrowonga and the Presbytery at Wangaratta.

The floor plan comprised a central corridor and eight feet wide open cast-iron verandahs on both sides of the building, providing for ample circulation and recuperation space. Dormitories and recreation rooms opened off both the verandahs and the corridors on two levels, giving maximum access to the health-giving sea breezes.

A chapel was designed at the centre of the building, coinciding with the loggia and vestibule entrance but was left incomplete in the first stage and served as an oratory.

Prior to the completion of the southern wing, the home was opened one Sunday afternoon in June 1890 by Archbishop Carr. It boasted fireproof verandahs, hose cocks for the fire brigade at each level and adherence to all of the requirements of the Central Board of Health. Malmsbury bluestone was used in the stairways throughout and decorative cast-iron columns supported the loggias of the central wing at each level, (now removed).

From the existing central wing, the dormitories extended northward, this time with an outdoor corridor, larger dormitories and dividing service blocks with lavatories, a scullery and a clothes room. The external openings had flat-lintels and were not segmentally-arched as before, and the

single cast-iron verandah columns replaced the more expensive pairs of the 1889 section: the whole was built more cheaply. This was to become the female section on completion in December, 1896.

It is possible that one of the original timber buildings may be Brown's farmhouse which is said to date from 1865. A building owned by Brown is shown on Brache's survey of c1864, but is located further to the west, which concurs with description of the existing conditions, as related in the Sister's 'Foundation Book'. However, a preliminary inspection of the building indicates that, if it was Brown's house, substantial renovation has taken place and little remains from the 1860s.

Alterations which have occurred over the years include the early conversion of the paired double-flight entrance stairway to a single, straight flight, and the building-in of the loggias in the central wing with arched windows. More recently, the open verandahs have been walled-up (retaining most of the cast-iron); the lower ground level loggias have been glazed and the iron palisades removed; the interiors have been generally altered and details such as polished slate mantles have been painted over. The chapel interior has been redecorated, a timber dado added and the fittings generally simplified.

Subdivision of the western and southern part of the grounds has occurred recently. One of the original timber structures, perhaps a dormitory of 1885, has been relocated further to the north and renovated, both in 1885 and more recently. The nearby timber chapel constructed in 1885 has also been relocated, and it appears to have a verandah added in c1910.

Many minor additions and alterations have taken place, including the removal of the timber lodge which formerly stood at the St Georges Road entrance; the addition of brick cottages along the driveway and the recent addition of a priests' home at the southern end of the main building.

The brick fence replaces the iron fence which blew down in 1912.

History

The Little Sisters were founded by Jeanne Jugan early in the nineteenth century at the seaport of St Servian, France and soon became helpers of the aged poor everywhere. A motherhouse was set up at La Tour and from here other houses were established throughout the world. In 1884 it was decided, following two previous requests by Archbishop Gould in 1875 and 1880, to found the order in Australia.

Eight Little Sisters left Marseilles on the 'SS Sydney', and arrived in Melbourne in November, 1884. Sister May, who had recently founded the Calcutta order, was there, as was Sister Beatrice Marie, who later became the Mother Superior of the Order in Australia.

They occupied a temporary house at the corner of Victoria Parade and Vincent Street, now the site of St Vincent's hospital, and purchased rural land at Northcote for their permanent home. For a total of £10,000, they bought the first seven acres from John McMahan and Mr Lyons, in December, 1884. Another two acres and two small houses were purchased from the Aird brothers three months later and, in April 1885, they obtained nine acres, a farmhouse and outbuildings from Mr Brown. They paid dearly for land which had originally been sold to W F A Rucker in 1840, for near to £10 per acre. At a cost of £300 they added a large timber building to Brown's three-roomed farm house and a timber chapel, which was blessed in December 1885. The buildings were linked with timber galleries and served to house forty aged people.

An 'Appeal to the Charitable' was announced in August in 1888 by the building committee treasurers, George Coppin and Charles Hogan, for a new brick building to house the growing numbers of aged poor, then numbering eighty who were of the average age of seventy. The committee chairman was Dr Brownless. Architect Leonard John Flannagan prepared the drawings and builder Robert Gamlin won the contract and had commenced by August; the foundation stone being laid by Archbishop Carr, in the presence of the Acting Governor of Victoria, Lord and Lady William Robinson, in September, 1889. The tramcars, running via Brunswick Street to Bourke Street, were heavily laden with people wishing to witness the laying of the stone: they walked from the terminus at Merri Creek across the pedestrian bridge and up the Yan Yean pipe track, passing the building activity of home builders on the recently subdivided Fitzroy Junction Estate.

By June 1890, the first stage was completed at a cost of £28,700 and it housed 154 males and 50 females, the sexes living separately. Above the main entrance the statue of St Joseph, which had been carved by Perugia, was located within a niche. Towards the completion of the original scheme, another architect, James Curtin of Carlton, was engaged to prepare designs for the northern arm of the E-plan and the chapel. In 1894, he submitted a plan of the chapel with a semi-hexagonal apse which was modified to a semi-circular plan in 1895.

The final stage was completed when another architectural firm was hired to complete the northern arm of the original E-plan. Kempson and Conolly of Oxford Chambers, Melbourne, submitted plans to the Board of Public Health in December 1908.

Thematic Context

Significance

The former Little Sisters of the Poor Home for the Aged is of local architectural and historical importance.

The architectural significance of the building is confined to the exterior and is determined by its scale and style. The complex gains considerable distinction by its immense scale, elevated siting and the Elizabethan-style character of the main building. Externally the building is largely intact despite the later additions and the diverse architectural firms commissioned for later work. It is evident that Flannagan's original plan was carried out faithfully, despite evident changes in detail.

The building possesses local landmark qualities. The steeply pitched roofline of the three-storey building dominates the immediate area, particularly as approached St Georges Road where the building rises above the formerly landscaped grounds on the flat land fronting the ridge upon which it is built. The complex contrasts with the small scale buildings surrounding it in Park Street.

The building is the first permanent house to be established by the Sisters of the Poor in Australia, and the first institution to be formed specifically to care for the aged poor in Australia. The home acquired world notoriety when Lady Meach visited there in 1891 and returned to England to urge the Anglican Church to establish a similar institution.

Recommendations

Status confirmed

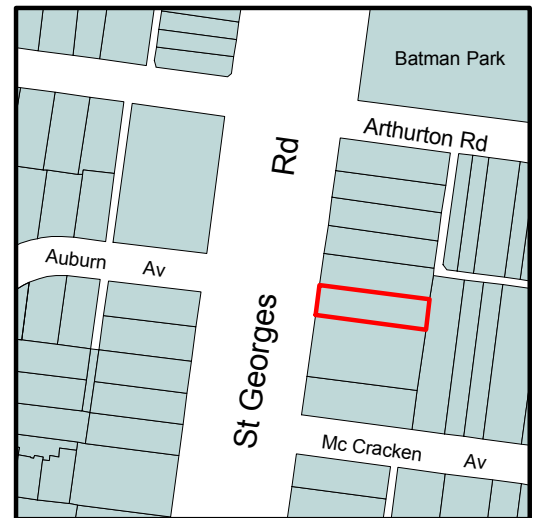
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

140 St. Georges Road
Northcote



Map Ref: **30 D8**

Within Heritage Overlay Area.

Description

The house at 140 St Georges Road is a red and clinker brick house designed in the Californian Bungalow style. The house possesses typical features of the style, including triple overlapping broad roof gables which provide horizontal emphasis to the street elevation, shingled gables with slatted ventilators and exposed joist and rafter ends expressed below the gables and eaves. A large bowed, leadlight window visually balances the adjoining verandah which is supported on heavy brick piers. Leadlight double-hung sash windows look out onto the verandah. The front fence, although of matching brick and of pier construction, is of a later date.

History

In the 1880s the Thornbank property was owned by Peter McCracken who had purchased his land from Cunningham's original Crown Portion 106. By 1923, Mrs B O'Neil, of Clausen Street, North Fitzroy, owned an allotment at the site of 140 St Georges Road which she had purchased from an estate formed from the farm. James Thomson, a wood merchant, appeared to have married Mrs O'Neil the following year and they built a house on the land, the recorded owner at that time being Mrs B E Thompon.

Thematic Context

Significance

The house is near to original and a superior example of the Bungalow style which covered much of Northcote (usually in timber) immediately after World War One, prior to the effects of the Great Depression.

House

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Maristowe

31 Station Street
Northcote



Map Ref: **31 A6**

NOT within Heritage Overlay Area.

Description

Maristowe is a red brick single-storey Federation style house. The steeply-pitched, slated gabled roofs have terracotta ridge cappings and finials. The building is asymmetrical, with a circular corner tower with a hipped roof, projecting gabled bays, and a return hipped-roof verandah which once faced extensive grounds stretching to Heidelberg Road. Windows are double-hung sashes with rectangular highlights. The bowed and leadlight bay window has a semi-conical slated roof, and the adjacent rectangular bay window has a more conventional hipped roof.

A new fence has been erected and an addition made to the south-east corner.

History

C H James and Percy Dobson divided up F Vidal's Crown Portion 114 as part of the large Fairfield Park Estate. The confectionery manufacturer, MacPherson Robertson, of MacRobertson's, purchased many lots on the east side of Station Street, and built his own house, Carmalea (qv) on some of them. MacPherson and Maristowe constructed (1911-13) on Lot 52 and part of Lot 51 for his new son-in-law, Herbert W Brewer and his only daughter, Stella Robertson. Brewer may have been the son of the timber merchant, William Brewer who lived in Park Crescent (qv). The block in Station Street mostly owned by Robertson, built upon by his family and relations, was reputedly traversed by a miniature railway.

The Brewers stayed there until after World War One, when other occupiers included Rupert McGrath and Mrs Annie Buchanan before it became a private hospital.

Maristowe

Thematic Context

Significance

Maristowe is of local historical significance. The building was constructed in 1913 by prominent confectioner MacPherson Robertson, on land which was part of a larger estate located on the east side of Station Street. The house was constructed for his daughter Stella Robertson and son-in-law Herbert W Brewer.

Recommendations

Status confirmed

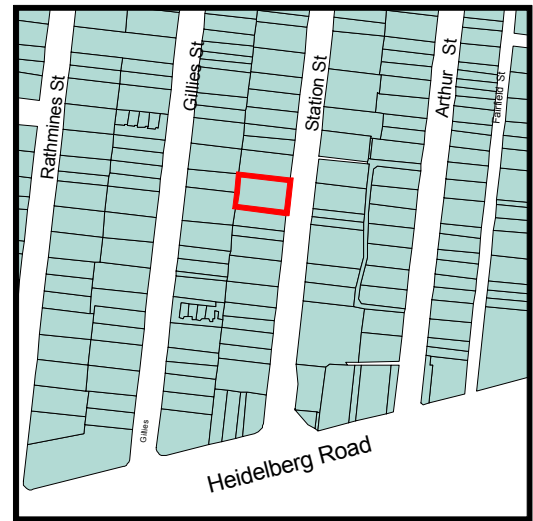
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

36 Station Street
Northcote



Map Ref: **31 A6**

NOT within Heritage Overlay Area.

Description

36 Station Street is a double-fronted timber house with ashlar-pattern boarding, a hipped corrugated iron-clad roof with a bracketed eaves and a cast iron verandah. Cast-iron friezework, brackets and columns decorate the verandah. The four-panelled front door has sidelights and a highlight, and is flanked by tripartite double-hung sash windows.

History

C H James and Percy Dobson subdivided Vidal's and Walker's original Crown Portions of 114 and 113 for the Fairfield Park Estates, declaring the Fairfield Park Extension Estate in 1883. Four years later, in 1887, Albert P Emery came from 25 Chapel Street, St Kilda, to a new house which occupied Lots 81-2 of this estate. Architects Wilson & Beswicke, called tenders for a villa residence in Station Street, Fairfield Park, in that year and it is likely that this was the house.

William Kidder Emery occupied the house into the late 1880s, followed by John C Sibthorpe who was there early in the 20th century. Following Sibthorpe were Wilhelmina Foster, Dr E B Hefferman, Dr H Greenshields, in 1914, and Dr James Alexander who occupied the house in the 1930s. A more recent owner of the house is Dr Edward Perlman.

Thematic Context

Significance

The house is typical of many built much later in Northcote. It is an early house on the estate and an early use of what was to become Northcote's most common style of the period 1900-1910. The

House

house also has a long association with the medical profession in Fairfield

Recommendations

Status confirmed

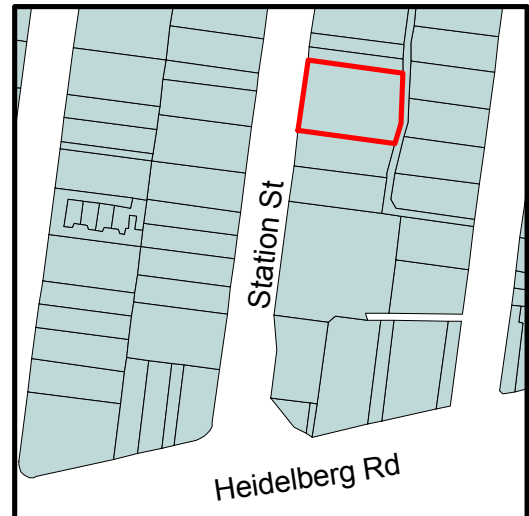
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Carmelea, later Georgiana House

43 Station Street
Northcote



Map Ref: **31 A6**

NOT within Heritage Overlay Area.

Description

Carmelea is a two-storey red brick house with a hipped slated roof. The house was constructed in 1893 and extensively altered in 1913. The tall red brick chimneys with moulded brick caps and barrelled tops date from the 1893 period, while much of the Station Street elevation, which includes a two-storey arcaded loggia, was constructed c1913. The slated window hoods and leadlight rectangular bay windows were also added in 1913, replacing the 1893 bay window which originally faced Station Street.

Later alterations include the enclosing of the arcade at first floor level, formerly a sleep-out porch, a new fence erected, extensive additions made to the north and minor roof plumbing alterations carried out. The joinery has been painted in traditional colours.

The timber stables have been demolished and the grounds have been drastically reduced. No mature planting survives except outside the present property.

Internally, the front rooms appear to have been refurbished in the early twentieth century, presumably contemporary with the exterior alterations, and feature pressed metal ceilings patterned with plant motifs, leadlight windows and fretted trusswork across the window bay. Timber mantles also remain from this period. Further to the east, the Victorian section is marked internally by the arches in the corridors, a staircase and a coloured glass window to the stair hall. Jacobean style decoration also survives to the large main room which occupies the whole south face of the original building. Here ceilings are covered with diaper-patterns, matching the character of the two mantles and remnant furnishings from the Robertson household.

Carmelea, later Georgiana House

The interior was until recently substantially intact, with some superficial alterations to wall finishes and colours. Recent renovation and adaptation, to the design of Bates Smart & McCutcheon (1991), have diminished but not eliminated the original fabric.

History

Charles H James and Percy Dobson created a series of estates under the name Fairfield Park from the early 1880s onwards. From Vidal's original Crown Portion 114, the Fairfield Park Extension Estate was surveyed by Thomas Muntz and declared in 1883 for James and Dobson.

The prominent and successful confectioner MacPherson Robertson purchased several lots from this estate and built Carmalea in 1892 on Lots 54-6. Robertson appears to have substantially rebuilt the house early this century.

Robertson was born in Ballarat, the son of two Scots, David and Margaret Robertson. He joined the Victorian Confectionery Company in 1857 and later went to the firm Black and Spence. From here he launched, in 1880, MacRobertson's Confectionery Company, which became the largest firm of its type in the southern hemisphere. Subsidiary companies soon evolved, including the Fitzroy Box Works and, to distribute medicated sweets, the Delta Manufacturing Co. Robertson became involved in other companies including the Dandy Starch, Oil products, the Federal Milk Co and the Federal Timber Co.

Robertson achieved additional fame as a benefactor. He helped fund Sir Douglas Mawson's Antarctic expeditions and, in 1934, bestowed 'gifts' such as the MacRobertson Girls' High School in Albert Road, South Melbourne and a bridge over the Yarra at Chapel Street. He aided the 'Big Boulevard' Scheme, gave money for the State Herbarium in the Botanical Gardens and provided for an illuminated fountain as a National Soldiers' Memorial. Robertson became a Fellow of the Royal Geographic Society in 1831 and in June 1932, became a Knight Bachelor. He was cited in the Australian Biographical Dictionary as 'probably the most remarkable man in the history of industrial enterprise in the Commonwealth'.

Carmalea was the first house to be built by Robertson for his own use: his address, prior to 1892, being listed as the Argyle Street factory in Fitzroy. He lived at Carmalea through the first part of this century. Mrs U Robinson was then the occupier until Carmalea became the Methodist Girls' Memorial Home under Dr Georgina Sweet and Matron D Arnold in 1922.⁶ Recent owners are the Central Methodist Mission and the Housing Ministry, who converted the house into a home for the aged.

During Robertson's occupation of Carmalea he surrounded himself with gardens and recreation facilities including a gymnasium, a croquet lawn, and a small train which circumnavigated the grounds. His daughter and son-in-law occupied a house at the south end of the block, facing Heidelberg Road, with family-owned land between. The firm's accountant, Benjamin Sibthorpe, lived further east along Heidelberg Road.

Thematic Context

Significance

Carmelea is of local architectural and historical significance. The building was the first major place

Carmelea, later Georgiana House

of residence of prominent and successful businessman and philanthropist MacPherson Robertson, who established Australia's largest confectionery company. The house originally occupied expansive grounds which included a house for his daughter, No 31 Station Street.

The exterior is substantially intact, whose mixed character reflects the considerable 1913 alterations and additions made to the original 1893 fabric. Internally, original Victorian and later Edwardian interior fabric is evident in many areas, contributing to the building's significance.

Recommendations

Status confirmed

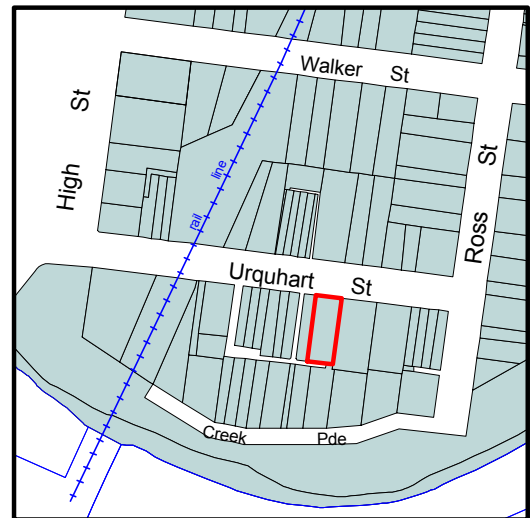
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

26 Urquhart Street
Northcote



Map Ref: **30 E12**

Within Heritage Overlay Area.

Description

26 Urquhart Street is a double-fronted, single-storey building with ashlar-pattern boarding and a hipped corrugated iron roof. The verandah has a bullnose corrugated iron roof and a cast-iron frieze and columns. In the centre of the verandah is a small gable with cast-iron finial and cresting. The eaves are bracketed on the street elevation. The two tall red brick chimneys have rendered moulding cappings. The front timber picket fence is a recent reconstruction.

History

26 Urquhart Street was built on B Bell's Allotment 7 of Section 14 of the old Northcote Township of 1853. The large timber house was built for John Johnson, a tramways employee, in 1899 who resided there for at least twenty-five years.

Thematic Context

Significance

26 Urquhart Street was built in a manner which was common in the Northcote area in the period 1900-1910. Substantially intact, the house possesses distinctive decorative details.

Recommendations

Status confirmed

References

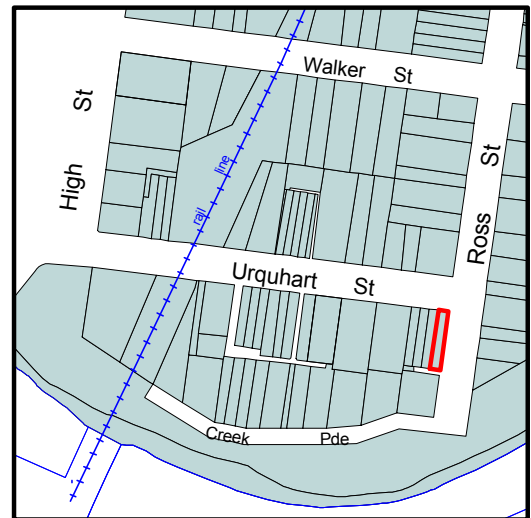
House

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

44 Urquhart Street
Northcote



Map Ref: **30 E12**

Within Heritage Overlay Area.

Description

44 Urquhart Street is a two-storey rendered brick terrace with a two-storey cast-iron verandah. The four-panelled entrance door has sidelights and a highlight. The ground floor window is a tripartite double-hung sash whilst the first floor windows are standard double-hung sashes. The wing walls are decorated with vermiculated panels and consoles. The facade is terminated by a moulded cornice surmounted by a segmented arched plain pediment flanked by scrolls.

The original, probably cast-iron picket fence has been replaced with a recent aluminium interpretation. In the front garden two palm trees once added an exotic touch, removed in the 1980s. The side wall brickwork has been painted.

History

C S Haley purchased three allotments at the corner of Urquhart and Ross Streets in the original Northcote Township of 1853. John Cosgrove, a gentleman, purchased these lots in the 1880s upon which he built three single-storey row-houses: 38-42 Urquhart and 44 Urquhart Street in 1887. The first to lease 44 Urquhart was Richard Harrison, a builder, then Samuel Rainsbury, a commissioned agent, leased the house in 1890. Subsequent owners include Edward Madden, a stationer who leased the house in 1893 and a Mrs Ogden, in 1900. Cosgrove himself lived in 38 Urquhart, until the 1920s when Mary Cosgrove was both the occupier and owner of No 44.

Thematic Context

Significance

House

Although of no individual architectural or historical significance, 44 Urquhart Street contributes to the heritage character of the streetscape. The house is a substantially intact nineteenth century two-storey terrace amongst predominantly single-storey housing of similar vintage. The terrace is an important element in the vista from the north in Ross Street, and, similarly, can be readily seen from other vantage points looking into the Westgarth basin.

Recommendations

Status confirmed

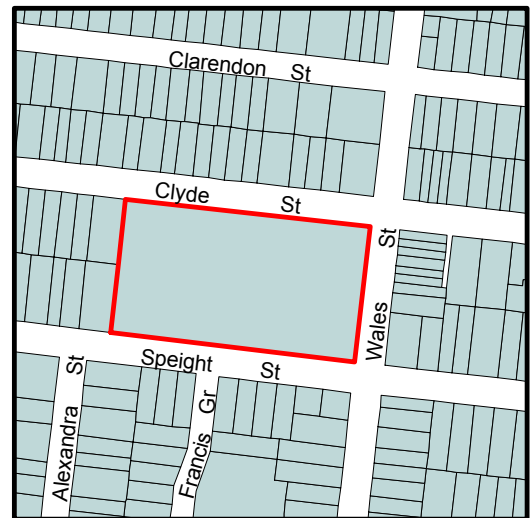
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Wales Street State School, SS 3139

Wales Street
Northcote



Map Ref: **30 H7**

NOT within Heritage Overlay Area.

Description

The original section of the Wales Street School executed under the Public Works chief architect, Henry Bastow, comprises the tower and the adjoining half-timbered gabled bay. The added wings have been executed in a sympathetic style but lack the diversity of detail of the original building.

The distinguishing feature of the school is the French Romanesque styled bell-tower roof. The main entrance is located at its base, and has a multi-paned pointed arch highlight. A tall narrow louvred opening with a rendered hood mould is located at first floor level. The tower is surmounted by a steeply pitched sheet metal roof, originally copper, supported on timber posts. The roof has cast-iron cresting and finials. Similar towers can be found at other contemporary schools including Newtown State School No 1887 (1887, architect, S E Bindley), an almost identical tower at Moreland State School No 2837 (1887-90), and the tower added to the old Kyneton State School No 343 in 1879, to Bastow's design.

The roof cladding materials of all of the buildings have been replaced and the windows of the original classrooms have been enlarged this century. The original picket fence has been replaced with chain wire.

History

As the Northcote population grew towards Thornbury, so too did the need for a second government school (see Helen Street School). Established in 1891 under William Rowe at the old Wesleyan Chapel building in High Street (qv), the new school's permanent site had already been located elsewhere. Land was purchased at the new location in Wales Street in February 1889, following William Hutton's suggestion in the previous July.

Four classrooms, a bell tower and an office opened at Wales Street in October 1891, only to close again after a year for lack of pupils due to the severe economic depression of the 1890s when out of work families left for rural settlements or to seek gold in West Australia. The first permanent head teacher, Alfred H Thurlby, was shared with the Helen Street school and the Wales Street school served as an annexe to Helen Street until 1903.

Following the expansion of Thornbury from 1900 onwards, the school then suffered from overcrowding. By 1913 the school, which was constructed to hold 280 children, was accommodating 809. The school was remodelled and re-opened in 1913. Extra land was also purchased, adding six classrooms, a sewing room, a staff room and a hall, at a cost of £5,600. It was now independent of any other school. By 1915 a two-storey brick infant school of eight classrooms, a sewing room, an office and a staff room were added to house an extra 508 pupils, totalling 1147. From a low of 340 pupils in 1957, after a high of 1232 in 1920, the pupil population has since steadily increased.

Thematic Context

Significance

The Wales Street school is of local significance. The school has served the local community continuously since the 1890s, and is identifiable to many still in the city as the place of primary education. Although of little individual architectural significance, the bell-tower is a distinctive feature.

Recommendations

Status confirmed

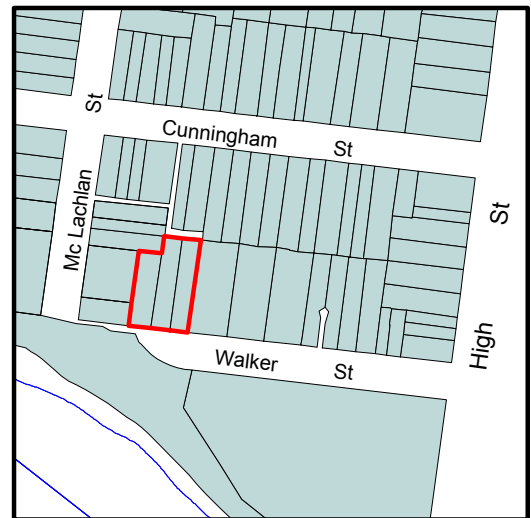
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Row houses

1-3 Walker Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

1-3 Walker Street is a two-storey, bi-chrome cavity brick building constructed on a bluestone plinth. The hipped roof has a bracketed eaves and was originally slated but is now clad with terracotta tiles. Windows are double-hung sashes with segmented arched heads and cream brick voussoirs. Moulded and plain cream brick string courses run across the red brick facades of the building. Two rectangular bay windows project at ground level, with wrought-iron balustrading at first floor level.

The surrounding garden contains mature species, including symmetrically-planted Roman Cypress (*Cupressus sempervirens*) and a hedge. The brick fence is not original, presumably replacing an original cast-iron picket fence.

History

Joseph Verso erected this pair of houses on A Sutherland's original Crown grant for Allotment 2, Section 9 of the Government Township of Northcote in 1887.

Verso, a carpenter, emigrated to Melbourne from Dublin in 1854 with his wife and daughter. Also a musician, Verso played in Melbourne's first exhibition hall in William Street and at the Theatre Royal during the Lola Montes tour, Bianchi's opera season, and Barry Sullivan's visit. He then played with William Saurin Lyster's opera orchestra for twenty three years.

Verso ran a store in Richmond for twelve years and on his retirement his son, Charles Joseph Verso, constructed these two brick houses in Walker Street, one was as an investment, the other a residence. Charles Verso, a partner of the Northcote building firm Verso & Knott, was then Mayor of Northcote and his firm had executed many large commissions, which included the Cole's Book Arcade facade

Row houses

and the Presbyterian manse, Glenferrie Road, Hawthorn.

Verso's first tenant in 3 Walker Street was William Pearl, a bootdealer and Northcote councillor (1890-1906), who was the 'prime-mover' for the division of the borough into five Wards during 1890. The houses were later bought by George Lush, whose tenants included Pat Tiernan (draper), Rober Maskiell (manufacturer), Alf Doran and Alex Boyle (paper ruler).

Later residents were the Cleeland family, who acquired 1A Walker Street c1919, staying for forty years.

Thematic Context

Significance

1-3 Walker Street is of local historical significance. The building has been home to a number of Northcote's prominent citizens, including musician Joseph Verso, his son Charles Verso, a local builder and Mayor, and councillor William Pearle.

Although the house is of little individual architectural significance, it is one of a group of early houses dating from the old Northcote Township. The wrought-iron balustrading is a distinctive and unusual feature. The bi-chrome brick style of the house can be seen on earlier buildings such as 49 Powlett Street, East Melbourne (1864) and 117 Wellington Street, East Melbourne (1869).

Recommendations

Status confirmed

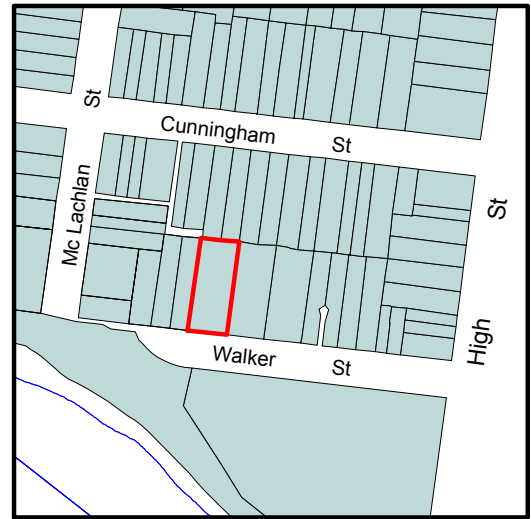
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

7 Walker Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

7 Walker Street is a small cottage designed in a 'Domestic Gothic' pattern-book style, constructed of English bond brown and cream face-brickwork and steeply pitched slated roofs. The asymmetrical house has a projecting gabled section with a semi-octagonal bay window with cast-iron colonettes between the sash windows and surmounted by a rendered parapet. The gable has a carved Gothic style bargeboard with quatrefoil piercings. A concave-roofed verandah supported on timber columns is decorated with cast-iron friezed work and brackets.

Two mature Canary Island Palms (*Phoenix canariensis*) grow in the garden, whilst a privet hedge masks the fence which presumably replaced the original picket fence. This planting, although perhaps not of the era of building, enhances the picturesque qualities of the house.

History

A number of lots in the government township of Northcote were purchased for speculation purposes by a consortium which included T Fulton. By c1875, after subdivision, Allotment 3 of Section 9 had been purchased by Frederick Kelson, gentleman, who then erected a residence. Little is known of Kelson, who occupied the house until the early 20th century, although he may have been related to Horatio Kelson, President of the Coburg Shire in the late 1880s.

More recently Basil Farrell, a pianist, lived there with his mother.

Thematic Context

House

Significance

7 Walker Street is of local architectural significance. The house is an original suburban villa dating from the old Northcote Township. The style is a good example of the picturesque cottage style derived originally from early nineteenth century English garden ornaments or lodges and adapted for suburban villas.

Recommendations

Status confirmed

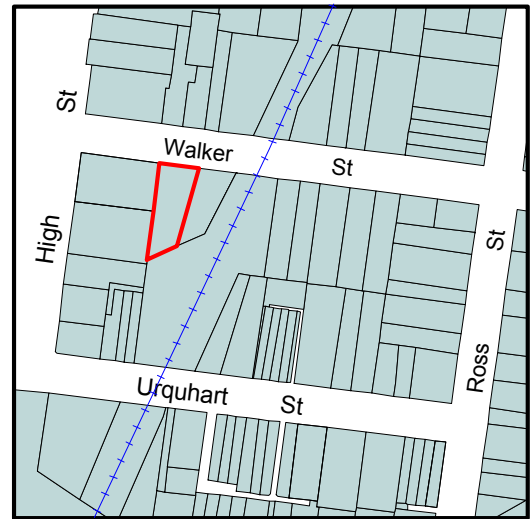
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Northcote Police Station

24 Walker Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

24 Walker Street is a small, rendered brick building with a gabled slate roof. Windows are double-hung multi-paned sashes with rendered stone or brick sills. The skillion-roofed verandah is supported on stop-chamfered posts with moulded caps. The original brick chimneys were rendered in 1867. Other subsequent changes, such as the removal of the probable concave-roof verandah, its replacement by a new porch have diminished the character of the building. The timber picket fence is a recent addition.

History

A police reserve originally extended across Allotments 1619 of Section 12, at the corner of High and Walker Streets. The Northcote township did not expand as expected and the Anglican Church acquired half of the land in 1861, building a church there. In the same year a police office and residence were erected on the eastern half of the reserve.

Designed under the Public Works Department chief architect, William Wardell, the police station and lockup were erected by contractors McMichael and Lees. The building cost close to £1,400, the lock-up cost £498 and £45 was spent on a picket fence. The bricks proved inferior and the facade was stuccoed in 1867. Ten years later tenders were called for 'taking down and rebuilding' the police quarters and lock-up. J F Holt was the successful contractor, quoting £550.

The building remained in use as Northcote's police station for thirty years, until a new station (qv) was constructed in James Street, central to the township. The old station remained a police constable residence until the Government reservation was revoked in 1938.

Northcote Police Station

Thematic Context

Significance

The former Northcote Police Station is of local historical significance. The building was the first and only Government building in the Northcote Township, although reserves for other public buildings had been set aside. The former Northcote Police Station is the oldest Government building in the municipality.

Recommendations

Status confirmed

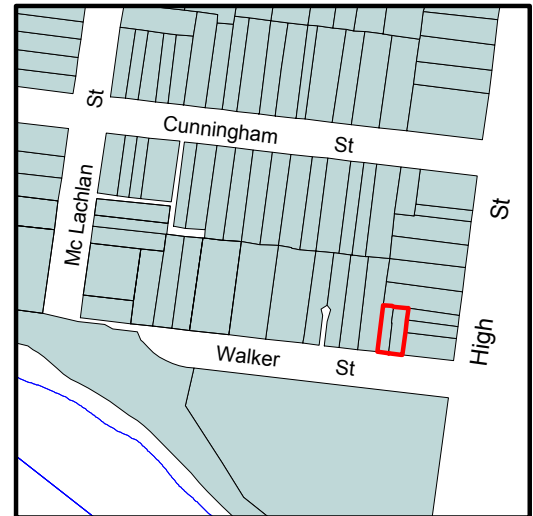
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Row house pair

27-29 Walker Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

27-29 Walker Street comprises a pair of two-storey terraces of face brick construction. Quoining and window and door openings are of cream brick contrasting against the red Flemish bonded brickwork. Each terrace has a semi-octagonal bay window with double-hung sash windows with bluestone sills. The corrugated iron roofs are concealed by parapets which have moulded rendered cornices and are surmounted by segmented arched pediments flanked by scrolls.

The rough flashing of the window bays' roofing suggests that a verandah once covered them and the adjacent entrances. An iron picket fence on a basalt plinth unifies the frontage, but has lost one timber corner-post. A new brick pier has been constructed at one end of the fence and a scrolled wrought-iron gate added.

History

Allotment 8 of Section 9, after the declaration of the Northcote Government Township in 1853, was purchased by F Clarke.

A T Clarke of Alphington was listed as the occupier-owner of the two houses in the borough's first ratebook in 1883. Although the architect and builder of the houses are unclear, Verso & Knoll may have been the builders. Clarke leased in the following year to Alex M Humphreys (clerk) in No 27 and William Mason (halter) who occupied No 29 by 1885.

By 1886 the houses were purchased by Francis Clark who retained the ownership until the mid 1890s, when the London Bank took over the property. From 1901 D Spence, of Canterbury, leased No 27 to Charlotte Chappel and No 29 to George Moody (gas stoker). Mary Bessell had replaced

Row house pair

Charlotte Chappel by the 1920s and Charlotte Moody had replaced D Spence as owner of both properties.

Thematic Context

Significance

27-29 Walker Street are of local historical and architectural significance. The two-storey brick terrace is a type not common in the municipality. The terraces are fairly intact externally and date from the beginning of the land boom phase of the 1880s.

Recommendations

Status confirmed

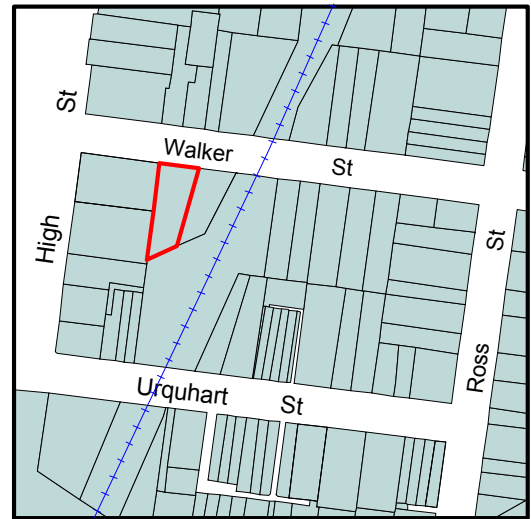
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

34 Walker Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

34 Walker Street is a single-storey building which consists of a number of stages of construction. The first section appears to be of rubble bluestone construction with a hipped roof. Added to this c1895 is the face-brick section fronting the street, which has a concave-roofed cast-iron verandah with cast-iron posts, friezes and balcony panels. The tripartite double-hung sash windows have quoining in cream brick, now painted white, contrasting against the brown brick walls. The side walls are of common bond red brickwork. The eaves have moulded brick brackets above a scotia moulded string course. A further gabled timber section exists at the rear of the stone wing, which may predate it.

Alterations include the replacement of the original roofing with cement tiles, replacement of the guttering, fascias and downpipe. An unsympathetic metal gate abuts the facade to the east.

History

William Henry Dennis was born in Cornwall and came to Victoria in 1853, purchasing Lots 12 and 13 of Section 12 of the government township of Northcote, in 1856. He paid £22 and £26 for the two lots. He claimed to have only waited 'a short time' before moving to Northcote to commence his contracting business, and was listed in the Melbourne Directories as residing in there by 1868. William Dennis had previously resided in Oxford Street, East Collingwood and in Palmerston Street, Carlton (1865). In 1883, the first borough ratebook recorded a house owned by Dennis at 34 Walker Street, Northcote. S J Dennis, a grocer in Madeline Street, Carlton in 1864, joined W H Dennis in Walker Street at a later date and may have been related to William, who had a son of this name.

W H Dennis took up the Shepherd's Patent Composition Pavement and Stone Breaking Company

House

agency in the late 1870s and became the company's manager. He served as a Northcote councillor (1883-1904) and a Jika Jika Shire councillor (1872-82) and was elected president of the Jika Jika Shire in 1879. He also served as the second mayor in the new borough from 1884 to 1885, and a mayor of the township from 1902 to 1903. Dennis was active in the institutions of the area, working for the Methodist Church and Sunday School since c1860 and serving as the Sunday School superintendent for 32 years until his death in 1909. Both his sons, NV J Dennis and S Dennis, also served as councillors.

William Dennis was probably only second to Edwin Bastings as Northcote's most prominent resident. His family owned 34 Walker Street at least until the 1920s, when it was leased by Constable Alex Kennedy.

Thematic Context

Significance

34 Walker Street is of local historical significance. For a long period of time the building belonged to one of Northcote's prominent personalities, William Henly Dennis who was elected councillor and later Mayor. Architecturally the building is of little individual significance, although the various stages of the house that reflect the subsequent additions are of interest.

Recommendations

Status confirmed

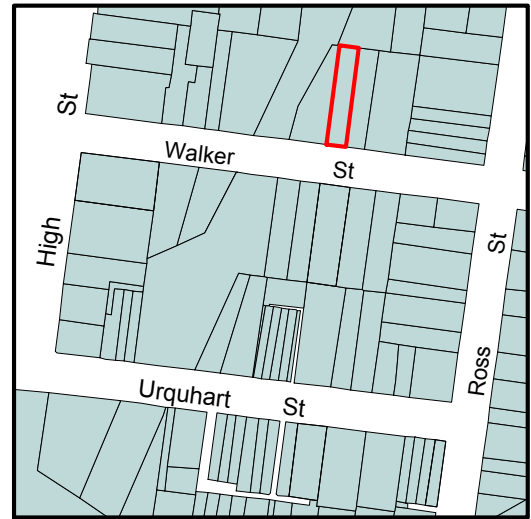
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Row house

45 Walker Street
Northcote



Map Ref: **30 E11**

Within Heritage Overlay Area.

Description

45 Walker Street is a two-storey Edwardian style row-house of red brick construction. The terrace house building type was unusual for this period, as municipalities on the fringe of inner Melbourne were encouraging detached suburban house development for better access to light and air. Some of the narrow frontage nineteenth-century lots survived, however, which virtually dictated a row-house form.

The house has a two-storey cast-iron verandah with geometric style friezework and balustrade panels. The verandah at first floor level has a bullnose corrugated iron roof. Roughcast panels are located beneath the window sills, and the red brick wing walls are decorated with pressed cement acanthus leaf consoles. A large half-timbered gable terminates the street elevation.

Alterations include the construction of a high brick fence, probably replacing a timber picket fence.

History

Allotment 6, Section 8 of the Northcote Government Township was purchased by R McNiece some time after its first gazettal in 1853. John Gull Johnson, of Beaumont, owned the land at the turn of the century, selling a section to Isabella Cula in 1912. Cula, a nurse, immediately built 45 Walker Street on the lot. A later owner of the house was Alex B Strachan, a fitter, who purchased it in the late 1920s.

Thematic Context

Row house

Significance

45 Walker Street is of local architectural significance. The row-house type is unusual for Northcote, and the house is among a small number of two-storey Edwardian style houses in the municipality.

Recommendations

Status confirmed

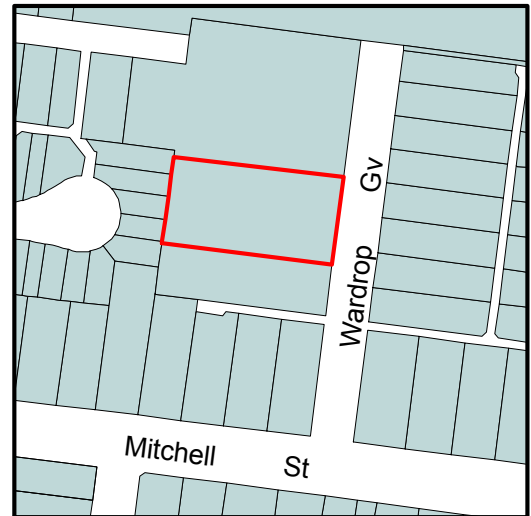
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

3 Wardrop Grove
Northcote



Map Ref: **30 F8**

NOT within Heritage Overlay Area.

Description

Similar to Avalon (qv) at 2 Rowe Street, No 3 Wardrop Grove is typical of larger Californian Bungalow style houses. The house is of rendered brick and has two broad overlapping gables facing the street. The gables are infilled with weatherboards but were probably originally shingled. Overhanging eaves and exposed purlins carved as brackets are underscored by a deep verandah supported on heavy rendered brick verandah piers. The house has two distinctive semi-circular bay windows comprising series of double-hung sash windows. Between these is a pergola-like portico which marks the front entrance. Above the entrance is a gambrel roof bisected by a rendered chimney which adds to the picturesque form of the multi-gabled roofline.

Alterations include the recladding of the gable ends, the addition of non-matching windows to the gable and the painting of a distinctive swagged profile face-brick fence at the boundary.

History

Cunningham's Crown Portion 106, of 1839, initially purchased by W Rucker, was obtained by the Union Bank who subdivided in the 1850s. George Wardrop, a tailor, lived in a house on the property which had a driveway curving in from Mitchell Street to the east of a large clayhole worked by James Pimm in the 1880-90s. The driveway became the approximate route of what is now Wardrop Grove. Wardrop occupied the house for the first decade of the 20th century, bequeathing it to the YMCA. The house was demolished and the southern part of the grounds were severed in c1925 and by 1926 Ernest Bardsley, a hatter, had built 3 Wardrop Grove.

Thematic Context

House

Significance

3 Wardrop Grove is unusual for Northcote, the Californian Bungalow style being more usually built in the middle southern and eastern suburbs of Melbourne. Substantially intact, it is a well composed example of the Bungalow style.

Recommendations

Status confirmed

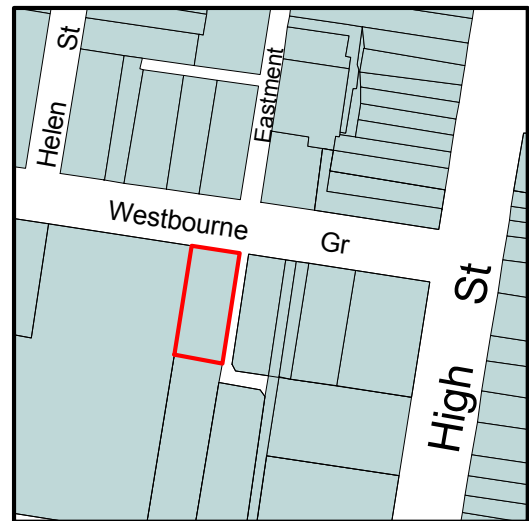
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Court House

Westbourne Grove
Northcote



Map Ref: **30 D9**

Within Heritage Overlay Area.

Description

The single-storey rendered Court House is in a stripped neoclassical style typical of E Smith's work (eg National Herbarium, South Yarra; Emily MacPherson College of Domestic Economy, Russell Street, Melbourne). The single window to the street is in the form of a large Serlian motif with a moulded hood and console brackets. Flanking this are two projecting vertical elements which overlap the plain rendered parapet above. The entrance was asymmetrically located to the west. The entrance has been altered by the addition of a skillion room supported on a steel column.

History

The first Court of Petty Sessions was held in Northcote at the old Wesleyan Chapel (qv) in August, 1886. This practice continued until a permanent Court House was built as a part of the new Northcote Municipal Offices in 1890. The offices included an attached but functionally separate Court House in the north-west corner of the building and a Post Office in the north-east corner. The building remained in use until 1929 when it was replaced by a new court house, built to the west of the old one, which was designed by the Public Works Department, under Chief Architect E Evan Smith. The building was erected by builder T L Phillips, who signed a contract in March of 1929, worth £2,539.

Thematic Context

Significance

The former Court House is of local architectural and historical significance. The building is an example of the stripped classical style popular in the 1920s and 30s for public buildings, dependant

Court House

on simple proportions and detailing. Substantially intact, the building is compromised by the addition of the skillion roofed porch.

The former Court House has served as a public building over a long period in Northcote and hence is locally significant.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

92 Westbourne Grove
Northcote



Map Ref: **30 D9**

Within Heritage Overlay Area.

Description

92 Westbourne Grove is a double-fronted polychrome brick house with a cast-iron verandah along the street front. The verandah has a dentillated pediment, rich cast-iron friezework and coupled cast-iron columns. The hipped roof is slated, and the two polychrome brick chimneys have rendered moulded caps. The four-panelled entrance door has sidelights and highlights and is flanked by tripartite double-hung sash windows.

Alterations include the construction of brick piers at the base of the verandah columns and the painting of the brickwork. The original front fence has also been replaced with an unsympathetic low brick fence.

History

Westbourne Grove was created from the Union Bank's 1853 subdivision of W Rucker's Crown Portion 100. Other estates followed in the 1880s, including the Bellevue Park Estate. This was sold in January 1884 and was subdivided to create the lots on the south side of Westbourne Grove. Charles Griffiths owned many lots of this subdivision in 1885, but sold Lot 35 to Alex C Munro, timber merchant in 1886 who built 92 Westbourne Grove. Munro was with an early timber supply firm in Northcote which closed during the 1890s depression, reopening successfully in the early 20th century, with yards at Croxton Station. Around 1900, Joseph Wood, a driver, lived in the house which was then owned by the London Bank of Australasia. Wood was followed by George Sellar, in 1905, and George Fowler, in 1910.

Thematic Context

House

Significance

92 Westbourne Grove is a substantially intact, highly decorated Italianate style house. The house contributes to a notable nineteenth century residential streetscape.

Recommendations

Status confirmed

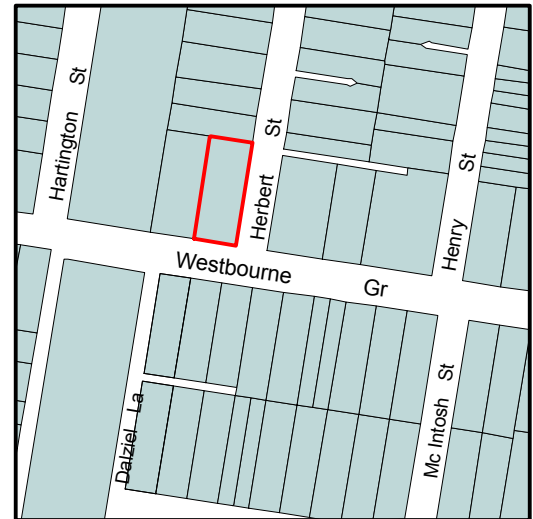
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

93 Westbourne Grove
Northcote



Map Ref: **30 D9**

Within Heritage Overlay Area.

Description

93 Westbourne Grove is an asymmetrical timber block-fronted Italianate villa with a return, concave-roofed cast-iron verandah. The hipped slate roof has a bracketed eaves. A semi-octagonal bay window faces the street. Windows are double-hung sashes with timber moulded architraves. The tall brick chimneys are rendered with moulded caps. Rare iron cresting survives on the ridge.

Alterations include the replacement of the original front fence and the removal of the cast-iron verandah frieze work in the early 1980s.

History

Westbourne Grove was created on land owned by the Union Bank in 1853, the result of a subdivision of William Rucker's Crown Portion 100. After the land was resubdivided, estate agent, Robert Burrows purchased Lot 31, building 93 Westbourne Grove in 1887. Burrows was dealing with architect, James Birtwhistle, at this time, probably for 95 Westbourne Grove. Birtwhistle may also have been the designer of 93 Westbourne Grove.

James Yates later purchased the house, during which time he was a Borough Councillor 1892-3, and leased it to the Presbyterian minister, William Goyer, around 1900. The church eventually purchased the property as a manse, and a succession of clergy lived there, including the Rev Robert W Rock and John H Bates in the 1920s.

Thematic Context

House

Significance

93 Westbourne Grove is substantially intact with notable detailing, and contributes to the nineteenth century of the Westbourne Grove streetscape.

Recommendations

Status confirmed

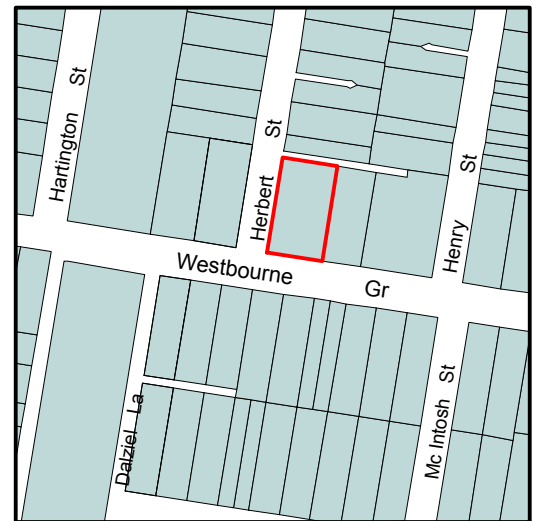
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

95 Westbourne Grove
Northcote



Map Ref: **30 D9**

Within Heritage Overlay Area.

Description

95 Westbourne Grove is a large, two-storey house of red brick construction with cement rendered dressing and steeply pitched gabled slated roofs, located on a corner site. A two-storey timber verandah faces the street, and is supported on turned timber posts. The verandah has Tudor arched bays with a panelled iron frieze above, in an unusual serpentine lace-pattern. The principal facade has a two-storey semi-octagonal bay window, whilst the west side facade has a single-storey semi-octagonal bay. Windows are double-hung sashes, some with cream brick voussoirs. The entrance is located with an unusual gabled porch.

A cast-iron palisade fence, with finialled corner posts, rests on a basalt plinth for the major part of the boundary, whilst a formerly capped corrugated metal fence encloses the service yard.

Alterations include the unfortunate painting of the face-brickwork on the south elevation. Other detailed changes have occurred such as the replacement of the roof plumbing and the alteration of the gabled porch.

History

When the Union Bank subdivided Rucker's Crown Portion 100 in 1853 they created Westbourne Grove, which was then a dead-end street. A J Eastment owned many of the subsequent allotments on the north side of Westbourne Grove in the 1880s, selling a prominent corner site to Catherine Oliver in 1889. Oliver built a two-storey brick house on the land in the same year where she lived until the late 1920s.

Catherine Oliver was a member of Northcote's butchering aristocracy, which had developed after the

House

large meat-killing and processing works were set up in the area during the 1850s. Catherine arrived in Melbourne, from London, during 1862 with her husband. She remarried after his death and with Robert Oliver, her new husband, developed what was claimed ten years later to be a principal butchery of the district. Their shop, with T Mitchell's, was one of two in the 1860s which served local requirements as well as the bullock teams heading north. It was situated near Normanby Road on the west side of High Street, with a paddock at the rear.

Thematic Context

Significance

95 Westbourne Grove is of local architectural and historical significance. The house is in the pseudo-Elizabethan style, possibly to the design of the local architect James Birtwhistle. Of particular interest is the use of the turned timber posts and decoration to the verandah, which predates most other examples of the residential use of this style and is a precursor to the suburban Queen Anne style of c1900-15 (see 6 Chaffey Avenue, Mildura, c1890s; Illawarra, 1 Illawarra Crescent, Toorak, 1888-9, also by Birtwhistle). The house also contributes to a significant Victorian era residential streetscape. Like Grand View (qv) in Prospect Grove, this house is a monument to the leaders of the meat industry in Northcote.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Baringo

103 Westbourne Grove
Northcote



Map Ref: **30 D9**

Within Heritage Overlay Area.

Description

Baringo is an asymmetrical single-storey, Italianate, red brick house with a return cast-iron verandah to the south-east corner. The red brick has been enriched by a contrasting cream brick string course at impost level and cream brick voussoirs and keystones to the windows.

Semi-octagonal bays occur on the south and west elevations, and windows are double-hung sashes. The hipped roof, probably originally slated, is clad with terracotta tiles and has a bracketed eaves. The chimney is rendered with a moulded cap. The ornate cast-iron verandah resembles the founders', Cochrane and Scott's pattern of 1887.

The original front fence has been replaced with a chain wire fence.

History

The Union Bank created Westbourne Grove from W F a Rucker's Crown Portion 100 in 1853. Ada Clarke purchased land at the corner of Henry Street, which had a frontage of 158 feet. By 1902 Clarke and her husband John, a tinsmith, had built 103 Westbourne Grove on three-fifths of the lot, retaining the remaining 66 feet as a building allotment. The Clarke's remained in the house for the next decade.

Thematic Context

Significance

Baringo is a typical Italianate suburban villa, although its brick construction is unusual in Northcote.

Baringo

The architectural significance of the house is diminished by the replacement or original roofing, but nevertheless contributes to the heritage character of the Westbourne Grove precinct.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

106 Westbourne Grove
Northcote



Map Ref: **30 D9**

Within Heritage Overlay Area.

Description

106 Westbourne Grove is a single-storey double-fronted weatherboard house with a hipped corrugated iron roof. The bullnose roofed verandah is supported on turned timber posts and has an unusual cast-iron geometric patterned frieze. The eaves is bracketed. The partly glazed entrance door has sidelights and highlight, and is flanked by rectangular bays with casement windows. The gable at the centre of the verandah is roughcast and the weatherboard are shingle profiled to dado level.

The original capped picket fence appears to have been altered.

History

Westbourne Grove was created when the Union Bank subdivided William Rucker's Crown Portion 100 in 1853. A further subdivision in 1884 created Bellevue Park and it was from that estate that Thomas H Payne purchased Lot 31. Payne sold the land to Ellen Jerram who, in turn, sold to a postal employee, Thomas J Furlan. Furlan then built 106 Westbourne Grove in 1914.

Thematic Context

Significance

106 Westbourne Grove is distinguished by some unusual Edwardian-era details, but its general form is of the Victorian period. The building contributes to the notable Westbourne Grove residential precinct character.

House

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

112 Westbourne Grove
Northcote



Map Ref: **30 D9**

Within Heritage Overlay Area.

Description

112 Westbourne Grove is a two-storey, double-fronted, Italianate, asymmetrical villa of rendered brick construction. The hipped roof was a bracketed eaves. A two-storey cast-iron verandah is located on the western facade. A two-storey bay window faces the street. Double-hung sash windows at ground level have moulded architraves, scrolled cresting and swagged panels below the bracketed sills. The first floor double-hung sash windows have balustrading beneath the sills suggesting a balconette, and the openings are enriched with acanthus leaves, heavy architraves and keystones. A heavy string-mould divides the storeys while the iron friezework depicts a repeating leaf motif.

Alterations include the replacement of the front fence, with inappropriate cream brickwork, the replacement of the roof cladding, probably originally slate, with glazed terracotta tiling and the alterations to the roofing and guttering of the verandah.

History

The Union Bank created Westbourne Grove as a part of the subdivision of William Rucker's Crown Portion 100 in 1853. The Bellevue Park Estate, which followed in 1884, further divided the allotments. After the speculative ownership of J A Cope and Reginalds Thompson, Thomas James Morrow, a builder's foreman, constructed 112 Westbourne Grove, on Lot 29, by 1888. The architect may have been Robert Cowl.

Morrow retained ownership and leased the house after having resided there for a number of years. His tenants included John Best, an agent, and William Cox, a warehouseman. Augustus Smith, gentlemen, was a subsequent owner and occupier of the house from c1910.

House

Thematic Context

Significance

112 Westbourne Grove is a highly ornamented example of the nineteenth century Italianate style. The house gains distinction from its scale and prominent siting, and contributes to the heritage character of Westbourne Grove. The two storeys and brick construction are unusual in Northcote.

Recommendations

Status confirmed

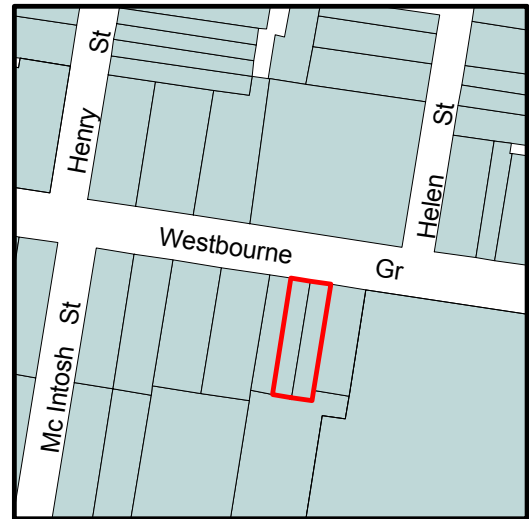
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Highfields Villa and Shrewsbury Villa

134-136 Westbourne Grove
Northcote



Map Ref: **30 D9**

Within Heritage Overlay Area.

Description

The two villas at 134 and 136 Westbourne Grove are almost identical. Each house is a single-fronted, rendered house constructed on a high bluestone plinth and with a convex-roofed verandah between wing walls. Each house is terminated by a dentillated rendered cornice surmounted a parapet enriched with swags and a pediment flanked by scrolls. Vermiculated frieze panels are located beneath the cornice. Pressed cement pineapples terminate the parapet piers of Highfield Villa. The original pineapples have been replaced with urns on the parapet piers of Shrewsbury Villa. The verandahs have cast-iron serpentine-pattern frieze work and dentillated timber facias. The arched entrance is recessed, and the window openings have segmented-arched hood moulds. Niches are set into the verandah side-walls.

Both front and side fences have been replaced, as has the verandah balustrading on 136. Some brickwork has been painted.

History

The Union Bank subdivided Rucker's Crown Portion 100 in 1853, creating Westbourne Grove, with Bellevue Park Estate being created in a later subdivision. In 1889 James Harvey, a carpenter, acquired Lots 20 and 21 on the south side of Westbourne Grove. By the following year he had commenced construction of Highfield Villa and had sold 134 Westbourne Grove to Shrewsbury Kingsford, whose name was used on the entablature of the cottage.

James and Adeline Harvey occupied Highfield Villa until it was repossessed by the Standard Bank of Australasia in the mid 1890s. The bank leased it to James Bradley until 1896. It then remained vacant for a year until its sale to the new owner-occupier, Mrs Jane Moodie. Moodie resided there

Highfields Villa and Shrewsbury Villa

until at least 1910, when he leased to Herbert Morton, a bank clerk, and Henry Batten, a printer. By the 1920s, Mrs Maud McCaughey had purchased both buildings, residing in Shrewsbury Villa whilst leasing Highfield Villa to John Tucker, a labourer.

Thematic Context

Significance

Nos 134 and 136 are highly ornamented Italianate style villas with distinctive cement rendered details. The pair are substantially intact and contribute to the nineteenth century character of Westbourne Grove.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

St Joseph's Church

140 Westbourne Grove
Northcote



Map Ref: **30 D9**

Within Heritage Overlay Area.

Description

St Joseph's Church, like the Presbyterian Church in James Street, is designed in a Romanesque manner which, with its red brick and stucco dressings, shows an Italian derivation. Designed with a nave and side-aisles plan, the external treatment involves division of the walls into buttress-bays and fenestration either in arcade-groups or as a single oculus to provide a visual focus within these bays. The porch is arcaded between the two entrance recesses, and the dominant gable of the nave is repeated on the porch to emphasise these doors. Typically Romanesque brattishing and dentilation is achieved in brickwork at the eaves and adds to the generally evident enthusiasm for expression of the materials used.

This church style was perfected by a former Northcote resident, architect, AA Fritsch, in examples such as Our Lady of Mt Carmel, Middle Park (1918-) and particularly the Catholic Church at Benalla. What makes Northcote's St Joseph's Church unusual is the placement of the tower, off-centre at the crossing, being almost a gesture to the quadrangle created between the presbytery and the church. This tower has blind arcades to the walls, with unusual staggered placement of the ventilators; towers at each corner and crenellated parapet complete the Medieval manner. Unusual conical caps have been placed on those towers. The original, probably timber picket, front fence has been removed and new unsympathetic paving and landscaping introduced.

History

St Joseph's Roman Catholic Church commenced in May of 1891 in a timber school building in Arthurton Road, to the east of Latham Street. At this time the Rev R Collins, head of the Clifton Hill Mission, spent over £1,250 on the building and its extension.

St Joseph's Church

Land was acquired in Westbourne Grove after the arrival of the Reverend Father T Brazil and the creation of the Northcote and Preston Mission in 1892. The first building erected in this land was the presbytery, built in 1898. The presbytery, a two-level, face brick house, was designed by T A Payne and built by E Roberts. Dean McKenna, ACC, laid the foundation stone in September 1898 and the estimated cost was £1,400.

St Joseph's Church was commenced beside the presbytery, as finances allowed, in 1916. The church, which was designed by architect G W Vanheems and built by builder H Jones, was completed by March 1917.

The development of the Westbourne Grove site was completed when the foundation stone to the school was laid by Archbishop Rev D Mannix, in November, 1918. The Arthurton Road site was then sold and the buildings moved elsewhere.

Architect, G W Vanheems was favoured in Catholic circles, having designed Vaucluse Convent in Richmond and collaborated with W P Connolly to add the spires to St Patrick's, East Melbourne, in 1937. Also in Northcote, Vanheems designed St Mary's Church (qv), Thornbury, in 1916.

Thematic Context

Significance

St Joseph's Church is of local architectural significance, dominating the east end of Westbourne Grove. The Church is distinguished by its large scale and fine detailing.

Recommendations

Status confirmed

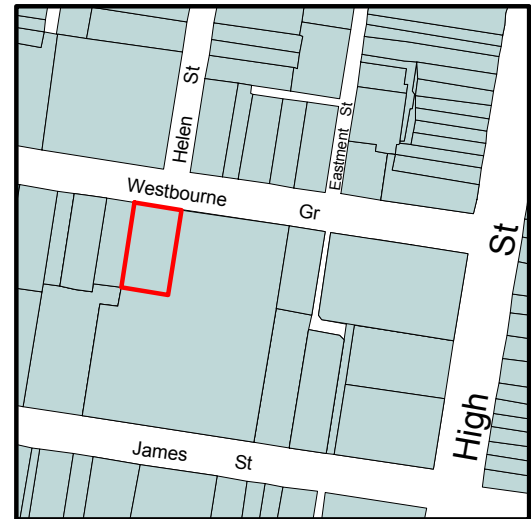
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

St Joseph's Presbytery

140 Westbourne Grove
Northcote



Map Ref: **30 D9**

Within Heritage Overlay Area.

Description

The Presbytery is an Italianate style two-storey building of Flemish bond red brick construction with a return cast-iron verandah with an elegant concave verandah roof. The hipped slate roofs have bracketed eaves and terracotta ridge cresting and finials. The segmented-arched double-hung sash windows are arranged in pairs and have bluestone sills and cream brick voussoirs. The unusual aspect of the main roof is the terracotta finial and ridge decoration which typifies a later period (c1900-15). The tall red brick chimneys have rendered caps and terracotta pots. The front fence, probably originally timber picket, has been removed and concrete paving added.

History

St Joseph's Roman Catholic Church commenced during May of 1891 from a timber school building in Arthurton Road, to the east of Latham Street. This building was extended by the Reverend R Collins, Head of the Clifton Hill Mission, who spent over £1,250 on the extension.

After the arrival of the Reverend Father T Brazil, and the creation of the Northcote and Preston Mission in 1892, land was acquired in Westbourne Grove upon which a presbytery was built in 1898. The two-level, face brick house was designed by architect, T A Payne and built by builder, E Roberts. Dean McKenna, ARC laid the foundation stone of the building, which cost an estimated £1,400, in September of 1898. Later occupiers of the presbytery included the Rev Thomas S Collins, the Rev Joseph Pol and the Rev John Gallivan, in the 1920s.

The presbytery architect, T A Payne, was also involved in other works for the Catholic Church, including St Ambrose Church, Brunswick (1899) and associated school (1902), a residence at Marist Brothers, Bendigo (c1893) and additions to the school, a school at the Echuca Bridglatine Convent

St Joseph's Presbytery

(c1894), St Mary's College, Bendigo (c1897), and a church at Ormande (c1899). Payne practised in Brunswick and served the adjoining parish as well.

Thematic Context

Significance

The Presbytery is of local architectural and historical significance. The building contributes to the heritage character of Westbourne Grove and the prominent siting terminates the axis down Helen Street. Together with the adjacent Church, the Presbytery has served the Catholic community in Northcote over a long period of time.

Recommendations

Status confirmed

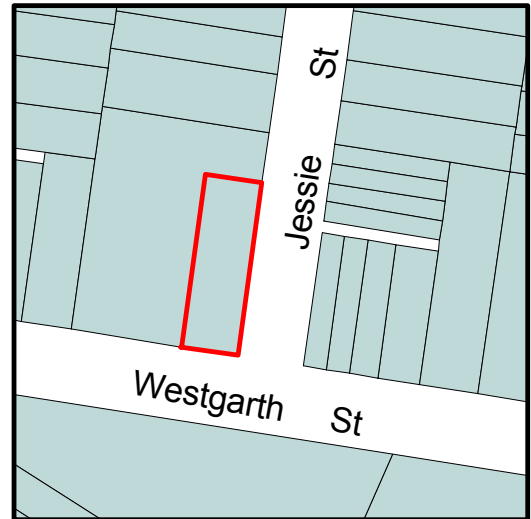
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

House

127 Westgarth Street
Northcote



Map Ref: **30 F11**

Within Heritage Overlay Area.

Description

127 Westgarth Street is a substantial single-storey weatherboard, Federation style house situated on a corner site. Prominent half-timbered gables face both streets, and the angled entrance is marked by a smaller gable and verandah facing the corner. The verandah has timber arched vertical timber slatting. The roof is slated with the terracotta ridge cappings and finials. The casement windows have rectangular highlights and are arranged in groups. Two oculi have been placed at either side of the entrance door. The chimneys are of red brick with rendered mould caps and decorative panels and terracotta pots. The east-facing front picket fence is original and the south facing section is a reconstruction.

The house may be compared to examples in the Hartington Street precinct.

History

George Urquhart purchased Crown Portion 89 in 1839, which was the first large parcel of land (106 acres) north of the Government Township. In 1887 the surveyor, Walter Madden, used Westgarth Street as frontage for a subdivision of Urquhart's original purchase.

Ursula and Henry Johnstone owned land at the corner of Jessie Street where they built 'Borrowdale' at 125 Westgarth Street. In January 1912 they sold the corner site to Clove Hopper, Clerk, at which time 125 Westgarth Street may have already been built. Johnstone was builder by trade and the houses at 125 and 127 Westgarth Street are similar in design. A later owner of the house was Fred Denton, a tailor.

House

Thematic Context

Significance

127 Westgarth Street is substantially intact with distinctive detailing characteristic of the Federation style. The asymmetrical composition is enhanced by the building's corner siting.

Recommendations

Status confirmed

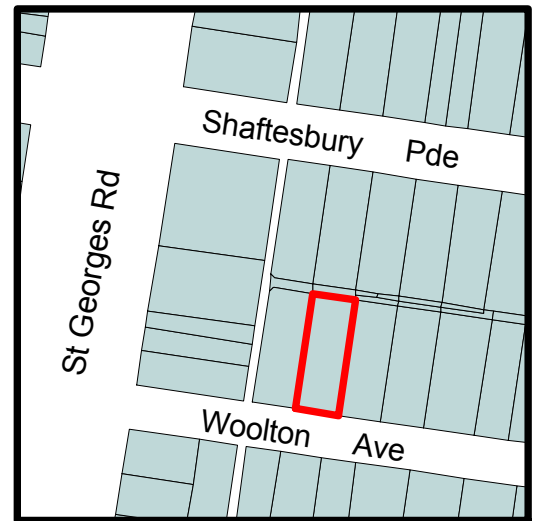
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Woolton

60 Woolton Avenue
Northcote



Map Ref: **30 F11**

NOT within Heritage Overlay Area.

Description

Woolton is a double-fronted, symmetrical, single-storey weatherboard house with a hipped corrugated-iron roof and cast-iron verandah. A gable in the centre of the verandah with a cast-iron frieze marks the entrance. The entrance door is flanked by tripartite double-hung sash windows. The replacement of the picket fence with chain wire of the 1920s is the only major alteration.

Other notable houses of a similar design in this street include Nos 57, 55, 41 and 58 Woolton Avenue.

History

Crown Portion 129 was purchased by G S Brodie in 1839. The land was surveyed by Bruford and Brain, who provided a series of allotments for the auctioneers, Langridge and Sons, to sell progressively from 1884 to 1885.

Bernard Marks, the owner of the Croxton Park Hotel (qv), was listed as owning sixteen acres of this subdivision by 1890. David Marks purchased an allotment in 1892, building Woolton in the following year. Marks remained there until 1912, when he sold to William Greer, a clerk. During that time Marks served as Northcote councillor from 1893 to 1907. Greer still resided in the house in the late 1920s.

Thematic Context

Significance

Woolton is a well-preserved double-fronted weatherboard house of a type which was common in

Woolton

Northcote. It also has notable details, in particular the gabled verandah and friezes. It contributes to a notable group of similar weatherboard houses.

Recommendations

Status confirmed

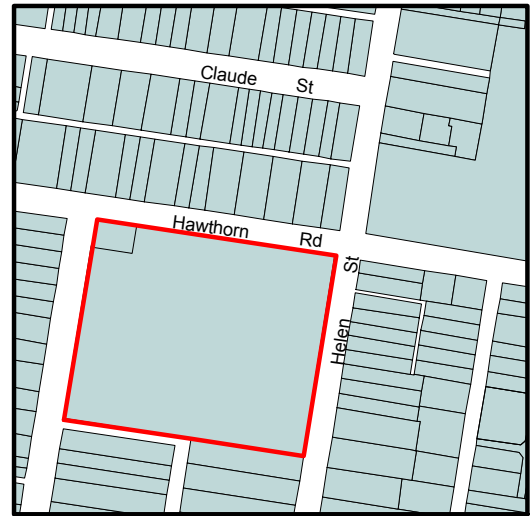
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Northcote State School SS1401

Helen Street
Northcote



Map Ref: **30 E9**

Within Heritage Overlay Area.

Description

Northcote State School has been the object of many extensions; the original building which faces Helen Street to the south of the complex having been absorbed into a fabric of similarly-styled architecture. The first building followed the Public Works Department style adopted in most public buildings, including post offices and court houses. This style was comprised of face red brickwork high trussed gables, flat arched openings and di-chrome voussoirs. It borrowed from two main medieval sources: the English Tudor period and the Italian Romanesque.

History

The Education Act of 1872 provided free and compulsory education from the Colonial Government. At Northcote, the Wesleyan and All Saints Schoolrooms, which were both in High Street, had served as denominational schools and were considered for acquisition by the Education Department for a government school.

The Jika Jika Shire Board of Advice, chaired by Francis Beaver, advised on the selection of a site and the proposed capacity of a new building. Land could be taken from the subdivision of Kirk's Paddock and a school should accommodate 500. George Kirk sold the Department about two acres for £275 and builder, L Bloomfield, or Prahran, completed a school for 250 pupils in April, 1874. It was designed by the future chief architect of the Public Works Department (188494), Henry Bastow.

Richard Robin transferred from the Wesleyan schoolroom to be headmaster at the Helen Street school at its opening on the first of May, 1874. His wife, Mrs F L Robin was his assistant and the average annual attendance at the school was 165.

Northcote State School SS1401

Due to overcrowding additions were constructed to the value of £1,590, to raise the capacity to 416 children, by builder W R Cooper of South Melbourne. Two years later builder J Deague, constructed a further £1,118 worth of accommodation to meet the population expansion that followed suburban subdivision, providing for a total capacity of 570.

By 1899, 1100 students attended the school. In the following year four new classrooms in a two-storey building were constructed. Six classrooms were added in 1910 to a design which was described at the time as too elaborate. Overcrowding was again a problem by 1914.

Thematic Context

Significance

The Northcote State School is of local historical importance. The original part of the school was the first government school to be built in the Northcote Municipality. Individually it is architecturally undistinguished, although the later northern wing is a notable example of English vernacular revival style.

Recommendations

Status confirmed

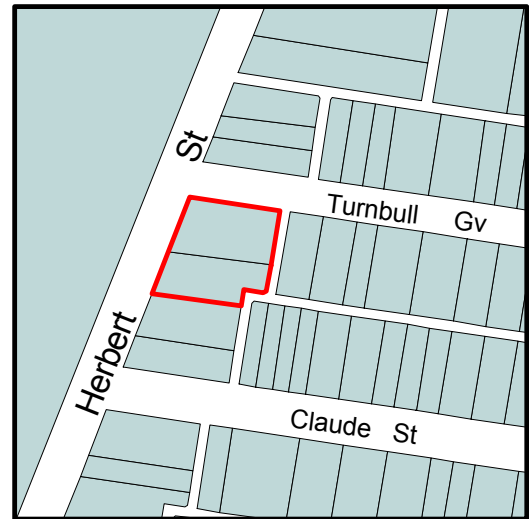
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Houses

74-76 Herbert Street
Northcote



Map Ref: **30 E9**

Within Heritage Overlay Area.

Description

Numbers 74 and 76 Herbert Street are single-storey, double-fronted houses with timber block-fronted facings, bullnose verandahs and cast-iron frieze work. The verandah on 74 is of the late Victorian-era, with its chamfered posts, but that on 76 is Edwardian in character, having turned posts. The chimneys on 76 have been removed (see 74) but the fences may be original.

History

Formerly part of Kirk's Paddock, purchased by William Kirk in 1853 and used for spelling horses prior to sale at Kirk's Bazaar, Herbert Street was created in the 1880s. Houses at 74 and 76 Herbert Street, however, were constructed during the period of renewed building activity of 1900-1914. From a subdivision, surveyed by Thomas Muntz in 1882-3, Henry Hansen acquired two allotments totalling a 52 feet frontage. He built No 76 during 1904 and leased it to Nicholas J Rogan, who was a valuer. William H Kay, a foreman, followed him: this time as an owner.

The adjoining lot was sold four years later to Charles R Boston, a baker, and he had constructed No 74 as his own home by 1908. However, by 1914 both Kay and Boston were leasing their properties: Boston to a farmer, Francis Munro and Kay to a Salvation Army Officer, Fred Saunders. Kay lived at Sandringham and Boston eventually lived in Toorak. John Lawley and Alfred Craig each occupied and owned one of the houses by the late 1920s.

Thematic Context

Significance

Houses

Numbers 74 and 76 Herbert Street well preserved houses typical of the type constructed in Northcote between 1900 and 1910. They contribute to the character of a fairly homogeneous precinct.

Recommendations

Status confirmed

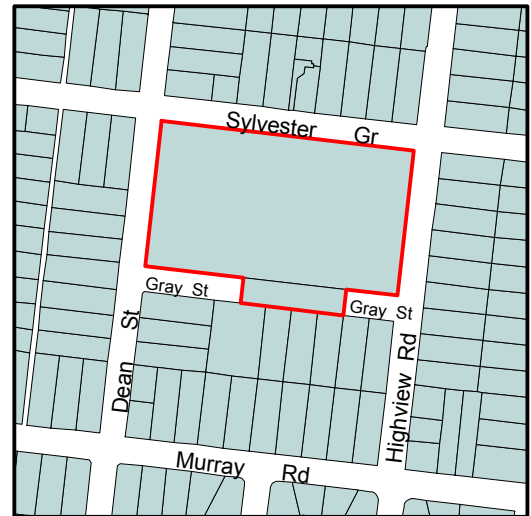
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Preston East Primary School

Sylvester Grove
Preston



Map Ref: **18 K11**

NOT within Heritage Overlay Area.

Description

Preston East Primary School is a two-storey red brick Georgian Revival style building. The hipped roof is covered with terracotta Marseilles pattern tiles and has wide eaves. At the centre of the roof is a metal clad cupola. The symmetrical front elevation has a projecting single bay central wing with multi-paned windows, arched at first floor level and framed with a full-height moulded brick surround. The wings on each side have ground floor loggias and enclosed first floor balconies supported on double storey render covered rectangular columns with moulded capitals and bases. The balconies are enclosed with large multi-paned windows above solid rendered balustrades with rectangular moulded panels.

History

Preston East Primary School opened in 1928 with ten classrooms and 450 pupils under headmaster George L Mitchell. Due to the rapid growth of the suburb and increasing enrolments, more space was soon needed. Temporary accommodation in the nearby Wood Street Church Hall was obtained and army huts were erected at the west end of the main building. After persistent requests for additional space, land finally was purchased in Gray Street in 1951 and a number of prefabricated classrooms were provided, bringing temporary relief to the 800 cramped pupils. However, increasing enrolments later necessitated the sending of a class by bus to the Hotham Street School. Enrolments peaked in 1956 with 1,100 pupils in attendance. The opening of Preston North-East Primary School in 1960 eased the overcrowding problem.

Thematic Context

Preston East Primary School

Significance

Preston East Primary School is of local architectural and historical significance.

Its opening in 1928 and subsequent history of expansion and overcrowding reflects the rapid growth of Preston as a residential area in the inter-War years and the 1950s. The school has social associations for many Preston residents. Along with the contemporary and stylistically similar Preston Girls' High School, it is the most architecturally distinguished school building in Preston and is representative of the Classical revival styles that were favoured for State schools in the 1920s and early 1930s.

Recommendations

Status confirmed

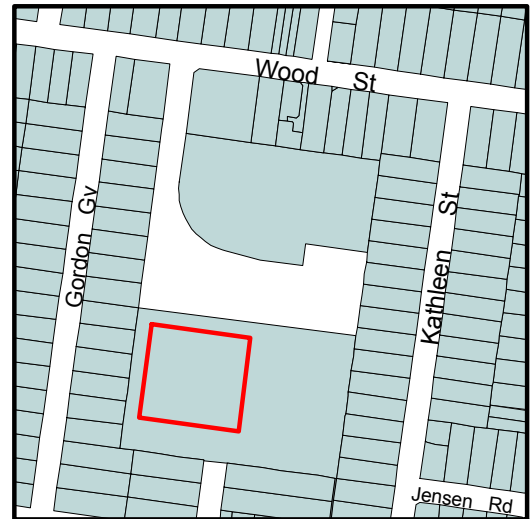
References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources:

Pleasant View

117 Wood Street
Preston



Map Ref: **19 A11**

NOT within Heritage Overlay Area.

Description

The house is a large two-storey Italianate style building, probably of brick construction, with rendered walls. The front elevation, facing east, has double storey arcaded verandahs, the moulded arcading being supported on cast-iron columns. At the centre of the balustraded first floor verandah parapet is a pediment supported on fluted brackets. On the north elevation is a single-storey arcaded verandah with an open balcony above. At eaves level on the front and side elevations is a moulded and bracketed cornice. The hipped roof, probably originally slated, has been reclad with terracotta tiles. The rendered chimneys have moulded cornices and attached half-columns on the end faces.

At the rear of the building is a large service wing, plainer but otherwise similar in style to the main block. A number of alterations have been made to the rear elevation. The building was extended, probably in c1922, by the construction of a wing on the north-west side of the original building. Designed in Georgian Revival style, the relatively intact north elevation is faced with red brick and has multi-paned sash windows. The steep-pitched hipped roof is covered with grey concrete tiles. The east-facing front elevation has been substantially altered by the rendering of the original brickwork with a pink-coloured pebble mix material and the replacement of the windows with aluminium-framed sliding windows.

The entry hall, with the original stair and stained glass stair window and front door fanlight, are substantially intact. The remainder of the interior has been substantially altered, including installation of suspended ceilings, fluorescent lighting and other services, and removal of original joinery and fireplaces.

Pleasant View

History

On 15 December 1887, architects Twentyman and Askew called for tenders for the erection of a house at Preston for James Lyon. The ratebooks for the previous year indicate that Lyon owned land rated at £500 at the eastern end of Wood Street.

In 1891, Lyon's Italianate mansion Lyonsville, with its stables and five acres of surrounding parkland were rated at £300, and the adjoining fenced land at £150. Following the financial crash in 1893, the rateable value of the property had dropped by almost half by the mid 1890s.

Lyon continued to own the 16-roomed house and garden, as well as the adjoining 45 acres of fenced land, until about 1910 when Elizabeth Murphy became the owner-occupier of the house, garden and 23 acres of fenced land. The c1910 MMBW plan indicates that Lyonsville was run as a mental hospital by this date, although no evidence of this is given in the ratebooks.

Certainly by the ownership of the Coppard brothers in about 1912, the house is entered in the ratebooks as a hospital, and by 1919 the brothers were accommodating forty patients in a building surrounded by nine acres of land. By 1922, the hospital was owned and occupied by clergyman David Gordon Baillie and the building was extended to increase the accommodation to twenty rooms. After passing through a number of other changes of ownership, the property was acquired at an unknown date by the Department of Health and became the Pleasant View Assessment Centre. A number of additional buildings were constructed in the grounds, apparently in the 1970s or '80s. The Centre was closed in 1995 and the property was sold. The land surrounding the original house is currently being redeveloped for medium-density housing.

Thematic Context

Significance

Pleasant View (formerly Lyonsville) is of local architectural and historical significance.

Built in 1887, Lyonsville may have been the largest residence constructed in Preston and was one of a relatively small number of mansions to be built in the district. Its continuous use from c1910 to 1995 firstly as a private mental hospital and later a psychiatric assessment centre is significant in relation to the development of mental health services in Victoria.

Designed by the prominent Melbourne architects Twentyman and Askew, the flamboyant Italianate style of the house reflects the economic buoyancy of the 1880s Boom period and is representative of the many mansions constructed in Melbourne suburbs during this decade.

Recommendations

Status confirmed

References

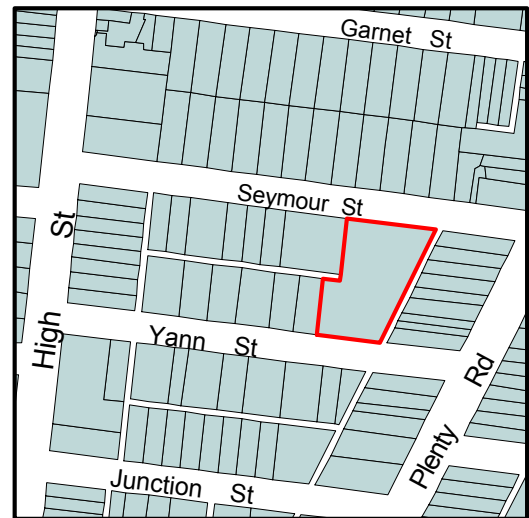
Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Pleasant View

Other Sources:

Greek Orthodox Church

Yann Street
Preston



Map Ref: **30 G2**

NOT within Heritage Overlay Area.

Description

The church is constructed from brown Hawthorn brick with red brick banding, freestone dressings and slate roofs. The striking and boldly massed Gothic design has the gabled entrance elevation of the nave, facing south, recessed between flanking twin towers, the larger tower to the left containing a bell chamber and having a bell-cast roof above an overhanging eaves cornice. North of the bell-tower is a gabled transept. The north and south nave elevations and the transept both have large four-light traceried windows.

A porch, partly obscuring the traceried window, has been constructed in front of the entrance on the south elevation since the church was acquired by the Greek Orthodox Church. The Fincham organ and the original amphitheatre seating and sloping floor have been removed. Other alterations include painting of icons on the walls and replacement of the original window glazing with coloured glass.

History

The first Wesleyan Methodist services at South Preston were held at the farm house of Mr Wilson in Oakover Road and later at the barn of Mr Ezard in Bell Street. In 1859 or 1860, a church was erected in High Street on land purchased from David Clifton, the founder of Clifton Bricks. Known as the 'Blacking Box', the building was constructed from local hand-made bricks. This church was replaced in 1879 by a larger building, also situated in High Street, designed by Crouch and Wilson and constructed from Brunswick black and white bricks. Although it seated between 220 and 240 worshippers, within ten years this church also proved to be too small. This led to the purchase of land at Yann's Reserve for the construction of a new church at a cost not exceeding £3,000 plus £500 for a Sunday school. The young architect Alfred Dunn, who also designed the large Methodist Church in Oxley Road, Hawthorn, built at the same time as the Preston church, was commissioned to

Greek Orthodox Church

design the new church.

The building committee was authorised to proceed with the erection of the church on 26 September 1888. The foundation stones were laid on 12 November 1888. The opening services were conducted a year later on 29 September 1889, commencing with the Rev Ralph Brown preaching in the morning to such a large congregation that additional seating had to be brought in. The celebrations continued on the following day with an organ recital by W R Bennetts, organist of the Wesley Church, Melbourne, on the Fincham organ which had been donated by the Hutton family in memory of the late J C Hutton, bacon-curer.

The new church, with a seating capacity of 400 in an amphitheatre arrangement arranged on an upwards sloping floor radiating out from the minister's rostrum, was almost twice the size of the previous church. The interior was praised at the time of opening for its 'light and airy appearance, and the feeling of space, caused chiefly by the simple but elegant design of the roof'.

Other buildings since added to the site have included the Hutton Memorial Kindergarten, built in 1926 in memory of the late J c Hutton, and a new Sunday school which opened in May 1931 after the original building burnt down. A new vestry was built in 1954 to replace the old one. In 1959, the centenary of the Church's establishment, a number of repair and other works, including new choir stalls and pulpit, were undertaken. The church was acquired by the Greek Orthodox Archdiocese of Australia in c1967.

Thematic Context

Significance

The former Wesleyan Methodist Church is of local architectural and historical significance.

The third Wesleyan Methodist church to be built in South Preston in a period of thirty years, the construction in 1888-9 of the Yann Street church is evidence of the strength and social importance of the Wesleyan church in the Preston district as in other areas in the nineteenth century. The church has associations with J C Hutton, founder of what became one of the largest smallgoods manufacturers in Victoria.

Designed by the notable architect Alfred Dunn, the church is comparable with Dunn's contemporary Wesleyan church at Oxley Road, Hawthorn, recognised as the finest Wesleyan church in Victoria. While the use of Gothic style at Preston was more conservative than the American Romanesque and Lombardic styles used on the Hawthorn church, the compact and powerful massing is outstanding among Victorian churches.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building

Greek Orthodox Church

Citations, June 1997

Other Sources:

Builders' Terrace

56-82 Hotham Street
Northcote



Map Ref: **30 H2**

NOT within Heritage Overlay Area.

Description

Builders' Terrace is a row of fourteen two-storey terraces of brick construction with two-storey verandahs and hipped corrugated galvanised steel roofs concealed behind a continuous rendered parapet. The two terraces at each end of the row and the four in the centre project forward slightly, forming a symmetrical composition. The parapet is surmounted by pressed cement urns, and the central pediment that crowns the building bears the name 'BUILDERS' TERRACE' in raised rendered lettering. The Hotham Street elevation is of tuckpointed red brick, which has been overpainted on some of the terraces. The verandahs are supported on circular timber posts with cast-iron Corinthian capitals and moulded timber bases, most of which have been replaced. Approximately half of the original decorative cast-iron balustrading panels on the first floor remain. Some of the timber partitions dividing the verandah at ground level may be original. The tripartite ground floor double-hung sash windows have narrow side lights with timber mullions, and the first floor windows are rectangular double-hung sashes. The entrance doors are four-panelled and have highlights. None of the original fences survive, being variously replaced with twentieth century steel cyclone wire fences and low yellow brick fences.

The side (north) and rear (east) elevations are of brown brick. The original outhouses (WCs) survive along the rear access lane, with the exception of those to Nos 82 and 74 which have been demolished, and are of brick construction with corrugated galvanised steel roofs. The original night-soil hatches have been bricked up.

History

Builders' Terrace was constructed in 1890. The land in this area was previously owned by Gottlieb Arndt, a resident of Hotham Street who established a claypit north of Raglan Street, near Collier

Builders' Terrace

Street and a handmade brickworks on the south-east corner of Hotham and Raglan Streets. The claypits were the first in the area south of Bell Street, which was considered to contain the best clay deposits. Arndt may have subsided the north-west corner of the claypit site for the terrace development.

The terraces were constructed at the height of the building boom in Preston. Land sales reached their peak in 1888, and in the following twelve months 200 new houses were constructed. The Preston Leader remarked that 'although the building industry is said to be quiet, that remark will hardly apply to South Preston, where houses and shops are going up in all directions'. In the first year Builders' Terrace attracted nearly the full complement of tenants, with only three vacancies.

Thematic Context

Significance

Builders' Terrace is of local architectural and historical significance.

Builders' Terrace is rare surviving example of double-storey terrace row development in Preston, and the moderately intact and distinctive Hotham Street elevation forms a notable element in the streetscape. The terrace in all probability was directly associated with the local brickmaking industry. Terrace development was unusual in Preston, and those which survive in nearby Raglan Street and Livingstone Parade are only single-storey. The extant row of outbuildings with night soil hatches are rare examples of nineteenth century sanitary disposal methods.

Recommendations

Status confirmed

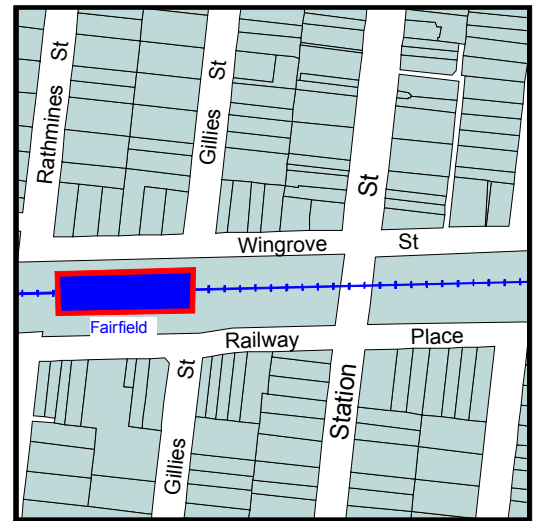
References

Primary Source: Allom Lovell & Associates: City of Darebin Citations, September 1996

Other Sources:

Fairfield railway station

Station Street
Fairfield



Map Ref: **30 K 10**

NOT within Heritage Overlay Area.

Description

A complex of railway buildings consisting of up and downside station buildings, platforms, footbridge and signal box (see separate data sheet). The main (down side) station building is a timber framed Arts and Crafts influenced structure with a fibro-cement slate gable roof, terra cotta ridging and with strapwork and roughcast to the vented gable ends. The weatherboards are rusticated. There is a standard cantilevered verandah with ripple iron curtain and rough cast chimneys with terra cotta pots. The down end, formerly accommodating the closets, has been demolished since 1995. There is an open booking lobby at the up end giving direct access to the footbridge and platform, the posts supporting the superstructure having Arts and Crafts spandrels. The station office adjoins with signal frame bay and former waiting room at the down end. There is a recent entrance in the roadside elevation provided following the conversion of the building to office space. There are pressed metal linings internally.

The smaller downside building with cantilevered verandah is in the same style and consists of an open booking lobby giving direct access to the platform and footbridge and an office and waiting room, open to the platform.

The timber framed footbridge has steel main girders with rebuilt corrugated iron sheeting to the main span replacing pickets in situ in 1981 when first inspected. The approach spans have wire mesh fences and there are pipe railings to the balustrades for the steps. The steps and approach spans have timber framing with cross bracing characteristic for structures of the type.

Condition: Sound. Integrity: High, picket fences replaced with wire mesh, minor recent structures, station building no longer manned. Secondary building between main station building and signal box

Fairfield railway station

demolished prior to 1981. The footbridge has been truncated at its northern end, the removed span formerly giving access across the goods siding.

History

The Heidelberg railway was opened on 8th. May, 1888, trains running via the Inner Circle line until the opening of the Princes Bridge to Collingwood line on 21st. October, 1901. Fairfield station was opened as Fairfield Park with the line and became a junction station with the opening of the Outer Circle railway on 24th. March 1891. Whilst the Deepdene to Fairfield Park section of this railway was closed on 12th. April, 1893, a remnant survived as the Australian Paper Manufacturers' siding until recently.

The present station buildings were erected by the Lang Brothers under a contract signed on 26th. April, 1911. The goods siding was extended at both ends to form two works sidings in 1912. The MMBW drainage plan of August 1912 does not show the footbridge, suggesting that it was built at this time or subsequently. The level of the main span was raised with electrification in 1917. The station name was changed from Fairfield Park to Fairfield from 14th. November, 1943 and in 1988 the goods siding was abolished. The station has since been demanned and the main building converted to office space available for lease.

Thematic Context

3. Developing local, regional and national economies

3.7 Moving goods and people

3.7.3.1 Building and maintaining railways

Significance

The station building complex at Fairfield was erected in 1911 under a contract signed by the Lang Brothers on the 26th. April of that year. It was designed by the Way and Works Branch of the Victorian Railways Department following the formation of the chief architect's office when J.W. Hardy was the chief architect. It is historically, aesthetically and socially significant.

It is historically significant (Criterion A) as the passenger and goods station for its locality since construction in 1911, indirectly recalling its opening in 1888 and remaining in use for its original purpose at present. It is important also for its capacity to offer an insight into the important work of the chief architect's office following its establishment in 1908 when the Railways Department was engaged in the improvement of station facilities across the network in response to unprecedented traffic growth. Whilst this design compares closely with Montague (demolished) and loosely with nearby Westgarth, it appears not to be one of a number of similar stations, the adoption of the Arts and Crafts mode, however, enabling it to be readily identified with the early work of the chief architect's office.

It is aesthetically important (Criterion E) as an increasingly rare (Criterion B) substantially complete railway complex of the Post Federation period (Criterion D), the Arts and Crafts motifs including strapwork, spandrels, fibro cement slates and rough cast work being hall marks of J. W. Hardy's office at the time. Situated at the southern entry to the Station Street shopping centre, the complex, complete with signal box, imparts character to the centre and has become a local icon, valued by the community.

Recommendations

Fairfield railway station

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

David Mayes and Associates and Context Pty. Ltd. with Henshall Hansen Associates: "Fairfield Station Urban Design Strategy: Heritage Assessment", 1995.

Guiney, M., "Weekly Notice Extracts 1894-1994.

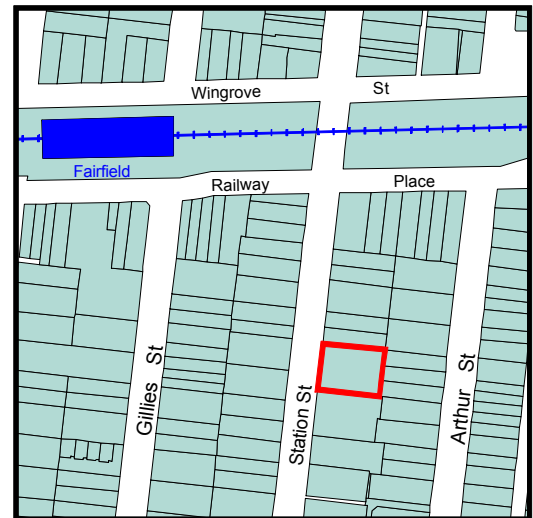
Former Victorian Railways Contract Books.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

"Elin"

61 Station Street
Fairfield



Map Ref:

NOT within Heritage Overlay Area.

Description

A picturesque Post Federation period timber framed villa with corner verandah terminated by projecting gable ended wings. Square edged weatherboards have a shingled frieze and the gable ends overhang the window bays in a manner characteristic of the period. Emphasis is placed on the entry by means of a projecting gable ended porch to the verandah and by an unusual keyhole shaped lead lit window with radiating mullions and papyrus motif. The verandah posts are turned and there is a scalloped frieze rail with ladder frieze. The picturesque terra cotta tiled roof has ridge cresting and a Dutch gable form with fixed timber vents, the tall chimneys being banded with splayed caps, possibly truncated. The rear and north side is utilitarian and there is a presumed post war upper level room and a rear detached bungalow approximately 10 years old.

Inside, ornamental plaster cornices and roses have been partly replaced as have some of the fireplace surrounds, the original surviving examples showing Arts and Crafts influence. The vestibule is separated from the passage by a ladder frame screen and there are lead lit windows facing the rear verandah, now built in. The principal windows are casements with multi-paned upper lights having muffled and tinted glass.

Condition: Sound, some movement following reblocking.

Integrity: High, presumed rough cast panels to the gable ends have been replaced with sheeting, chimneys possibly truncated. Mature trees in the garden included palms and a Monterey (?) pine at the rear.

"Elin"

History

Crown land sales of June 10th. 1840 effected the release of this land which was granted as portion 114 to Francis Vidal. Possibly a speculative venture, it subsequently belonged to Beilby Hawthorn of "Thornbank" and became known as "Hawthorn's Paddock". After his death the land was bought by Charles H. James and Percy Dobson who bought large tracts of land in the district between 1881 and 1886, notably much of the Fairfield and Alphington area, and slowly released it. Hawthorn's Paddock became the Fairfield Park estate, this part of Station Street with Arthur, Gillies and Rathmines Streets between Heidelberg Road and the railway line auctioned first with up to at least 27 subsequent extensions. At the time the railway line built in 1883 consisted merely of a track between Clifton Hill and Alphington later dubbed "the nowhere to nowhere line"?. Nevertheless James in partnership and then alone managed with ingenuity to attract the working man and gentleman to the area.

At the turn of the century lots 61, 62, and 63 on the east side of Station Street, now nos.59 and 61 remained undeveloped. The Gillies Street resident Percy Brockwell owned lot 63 and William C. Thomas who is understood to have been an importer living in Arthur Street owned lots 61 and 62. In 1900 one Morrissey bought lot 63, this being James Morrissey, an upholsterer and "mystic", who had lived in nearby Austin Street for at least a decade. Thomas and Morrissey were connected with the Fairfield Methodist Sunday School in Gillies Street as leaders, the former from 1891 to 1904 and the latter in 1905. They may have had business connections as they jointly owned a block of land in Fulham Road and developed these lots in Station Street co-operatively.

In 1901 lot 62 was subdivided, the result being two large blocks each 99 by 132 feet. Weatherboard houses were built on each and occupied by October that year, no.59 (now demolished) by Thomas and no.61 by Morrissey. Margaret Morrissey was listed as owner/occupant. Their previous residences were taken over by members of the Poppins family, George, an upholsterer at Austin Street and James, a compositor at Arthur Street. John Ernest Poppins became owner/occupant of no.59 by 1920 and like Thomas was leader of the Sunday School his term being from 1913 to 1947.

James Morrissey was deceased by 1910. In that year there were nine people living in the family home at no.61. His wife Margaret continued there until 1916 when she sold to Dorothy Mary Trembath. Edmund Trembath her husband was a chemist and had taken a lease a shop on the south east corner of Railway Place South from 1915, so Station Street was a conveniently close place to live. The property was retained by the Trembaths until the mid 1940s when Herbert Gaskin, a furniture removalist formerly of 79 Hoddle Street, North Richmond bought it. His stay was relatively short selling to Elizabeth and Clifford Bertram Ward Radford formerly of 56 Johnston Street, Collingwood in 1951.

Radford was a returned serviceman having served in Borneo as a Salvation Army Captain, distinguishing himself by his unstinting support of the troops both at the front and behind the lines. Known as "Cappy" he was a familiar sight on foot or driving his Marmon-Herrington van. He established a comfort station at Balikpapan which he called Cappy's Café de Balik, his activities being recorded in news reports in 1945. His contribution to the war effort ended when he was injured in a grenade explosion. In appreciation sailors stationed in Borneo signed a white ensign flag and gave it to him in hospital. "It is now on display in the Australian War memorial in Canberra". After the War Radford resumed family life and continued his work as a Salvation Army officer.

"Elin"

On moving to no.61 he soon became a local identity through his good works and his talented family. His wife and three children were talented musicians who taught music to many locals. Shirley Radford became a pianist and performer on radio and television.

Due to ill health Radford retired in 1954 however his retirement provided an opportunity to do what he was good at. As well as his visitations to nursing homes and support for local people, he worked for thirty years for the National Fitness Council of Victoria establishing camps, for which he was awarded the British Empire Medal in the Queen's Birthday Honours List in 1970. He died in 1975 survived by his wife Elizabeth and children. Elizabeth continued at no.61 until 1990. The family is well remembered by local residents for its kindness to others, generosity and hospitality.

Gaspondina Investment Property bought the property leasing it to the Fairfield Therapy Centre, a "group of psychologists dedicated to healing". It is understood rear extensions were carried out during that time. It has been recently sold to the Bensons Property Group which is investigating means of returning the site to residential living.

Further research-

Architectural Library, Melbourne University, R.016.7249LEW, Miles Lewis Architectural Index for possible tenders for no.61.

Connections between the residents of Station Street and the Fairfield Wesleyan Church (later Methodist) in Gillies Street perhaps including Sir Macpherson Robertson and the Central Wesley Mission.

Connections between passed residents of no.61 and the former no.59 and their business relationships.

Thematic Context

4. Building settlements, towns and cities (Fairfield).

Significance

"Elin" at no. 61 Station Street, Fairfield, formed one of a pair with no.59 (demolished) and was built for James Morrissey, an upholsterer and "mystic", in 1901. It was subsequently occupied by Clifford Bertram Ward Radford, otherwise known as "Cappy", and his family. It is historically and aesthetically significant.

It is historically significant (Criterion A) as an early example of the Federation Style having its roots in the English Queen Anne mode that emerged during the 1890s in Melbourne. Whilst the earlier and contemporary work of Ussher and Kemp is of greater distinction, "Elin" has merit as a very early example of the archetypal Federation villa form with corner verandah, terminating pavilions and prominent diagonal axis. Christopher Cowper's better known work at the Grace Park Estate in Camberwell undertaken during the period 1908-1912 is comparable but later. Perhaps the curious keyhole shaped window and the projecting gable ended porch to the verandah are evidence of this comparatively early date given that the "classic" lines of the Federation villa were still emerging. The house is significant also for its connection with Clifford Bertram Ward Radford of the Salvation Army and whose service during World War 2 in Borneo was exemplary. Together with his wife Elizabeth, he served the Fairfield community in the traditional manner of a Salvationist and is remembered with his family today in this capacity by the local community.

It is aesthetically significant (Criterion E) for the reasons noted and for its planned relationship with the since demolished mirror image villa at no. 59 which it faced. Finally, this aesthetic significance is

"Elin"

underscored by the surviving relationship of "Elin" with other comparatively prestigious contemporary villas in Station Street between Heidelberg Road and the railway line. Collectively, these houses which include nos. 31 "Maristowe", 34-36 "Coryule" and 43, help establish the identity of Fairfield and the Fairfield commercial centre by imparting aesthetic value to this principal thoroughfare.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 2870/P0, Heidelberg Rate Books, Fairfield Riding: 1900-05, 1910, 1915-16, 1920, 1937.

SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria: Fairfield-1900, 1905, 1910, 1921, 1930, Alphington-1891, 1895, 1900, 1910..

Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, pp.84, 86-88.

MMBW plan no.94, Northcote and Heidelberg, nd..

SLV Map Section, MMBW Detail plan no.2474, Municipality of Heidelberg, 1912.

SLV, Map Section, 821.08 Alphington 1885?, Alphington Estates, nd.

Lee Burton, S61 and Save our Suburbs-spokesperson, File notes *The Radford House*, 2000 and personal communication, January 2001.

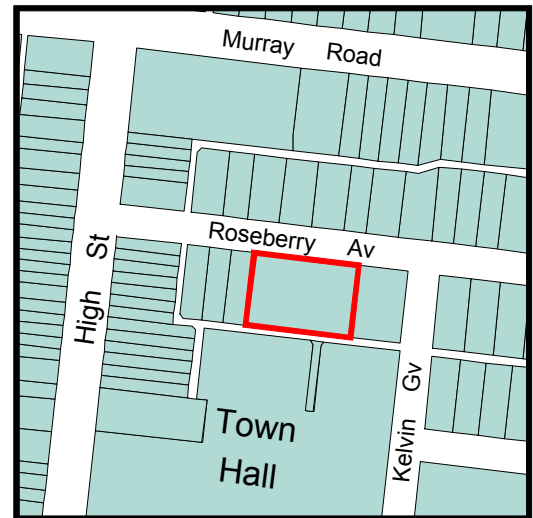
Paul Michell, historian, File notes 61 Station Street, Fairfield, and personal communication, January 2001.

Primary Source: Andrew C Ward, *City of Darebin Heritage Review*, 1999

Other Sources:

Preston Police Station

59A Roseberry Avenue
Preston



Map Ref:

NOT within Heritage Overlay Area.

Description

The Preston Police Station is a single storeyed Classical Revival building of the Inter War period with later rear additions. The building generally has red brick walls with a terra cotta tiled hipped roof and is of utilitarian character but the entry is treated in the Classical Revival mode. It is situated at the east end of the façade and is balanced by a projecting hip roofed pavilion at the west end. Emphasis is given to the entry by means of a stuccoed and rusticated Romanesque porch with the words "Police Station" in wrought iron Roman letters above the archway which is flanked by vertical fins re-iterated in the chimney enrichment. There is a stuccoed cornice in contrast with the red body bricks to which considerable attention has been given, the windows having header courses top and bottom, the corners being rusticated and the sills bull nosed.

Condition: Sound. Integrity: High, rear additions unsympathetic.

History

The first official police presence in Darebin was established on the original Northcote Township Reserve in 1853. A police station and residence followed in 1861. In 1891 a new station was erected at 43 James Street. The Preston Police station forms part of a complex of public buildings including the town hall buildings (1893-95), Fire Station (1912), Post Office (1908, replaced in 1970 with present building), Free Public library and RSL building (1908 since demolished), City Hall (1929) and War Memorial (1922). The police station was designed by R.C. Davey of the Victorian Public Works Department in 1930-31.

Thematic Context

7. Governing

Preston Police Station

7.5.4 Policing Australia

Significance

The Preston Police Station was built following its design by R.C. Davey of the Victorian Public Works Department in 1930-31. It is historically and aesthetically significant.

It is historically significant (Criterion A) as the centre of policing in Preston since c.1931 and as one of the public buildings in the precinct of public buildings at Preston which has its origins in the purchase of land for the former town hall complex in 1885. By adding to the collection of public buildings it underscores Government's once common practice of establishing groups of public buildings and thereby helping to establish the identity of townships and municipalities. It is aesthetically important (Criterion E) as a representative Classical Revival design for a police station characteristic of the Inter War period and demonstrating the conservatism of the years leading up to the acceptance of Modernism during the mid to late 1930s. It parallels contemporary Federal Government practice for the design of post offices as well as State Government designs for schools and drill halls. The attention to brickwork detail seen in this building was a characteristic of the work of the Public Works Department, seen especially in the work of the chief architect Percy Everett. Importantly, the Classical Revival Style of this building re-iterates that of the much earlier town hall complex and later additions which have consistently used the same style until recent times, thereby enhancing the presence of this historic style in the immediate environs of the municipal buildings.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

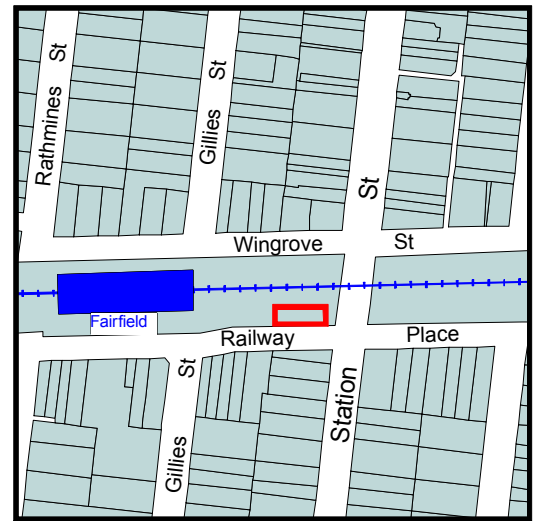
De Corte, B., background notes on the Preston Police Station (2001) including reference to O'Neill F., "Historic Police Buildings in Victoria: A Survey", Heritage Assets Branch, Building Services Agency, 9/1997 (draft).

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Fairfield signal box

Station Street
Fairfield



Map Ref: **30 K10**

NOT within Heritage Overlay Area.

Description

A standard Post Federation period timber framed signal box having upper and lower floors raised approximately 3 metres above track level. It is situated at the down end of the Flinders Street platform and has a flight of steps from the platform giving access to a landing at the upper floor (signalman's) level. There is a w.c. underneath the landing which also gives access to an elevated walkway used when required for direct communication with drivers. A small section of original balustrade has survived by the entry door and is distinguished by its stop chamfered cross bracing. The roof is hipped and corrugated iron clad the wide eaves overhang being supported by struts from the principal posts. There are four windows, two on either side, to the lower level and continuous sliding windows facing the track at the upper level which return around the end elevations to afford an uninterrupted view of the running lines. A sliding door gives access to the walkway.

At the upper floor level there is a 26 lever frame with 10 levers occupying the space originally required for the 47 lever machine installed in 1913. There is space for a stove since removed, a locker, hand basin and standard fitments. Interior linings are beaded timber with double bull nosed architraves. The lower floor gives access for fitters attending to the machine.

Condition: Sound.

Integrity: High, rodding removed but frame in situ, staircase rebuilt.

Comparative examples

Timber signal boxes to this design equipped with cam and tappet machines were once commonplace throughout the Victorian Railways network. Today, examples survive at Creswick (1913: 35 levers),

Fairfield signal box

Epsom Road (Flemington Racecourse branch –1925: 15 levers), Frankston (1922: 79 levers), North Geelong A (1922: 53 levers), North Geelong B (1921: 50 levers), Ringwood (1926: 68 levers), Sunshine (1914: 80 levers), Wallan? (1916). Of the four surviving examples within the metropolitan area, Fairfield is the oldest. It is the equal oldest with Creswick at the State level. The frame at Fairfield is larger than Creswick but smaller than Frankston, the North Geelong boxes, Ringwood and Sunshine. Sunshine has the largest frame (80 levers) with Ringwood second by one (79 levers). In architectural terms, only Creswick and Sunshine have strutted eaves. The elevation of the upper levels on an exposed cross-braced frame is uncommon, comparing with Sunshine and earlier boxes in the Ballarat area. Tappet locking appears to have been introduced with the Ballarat A box in 1910 (118 levers) and continued to be incorporated in new installations until the early 1960s.

History

The Heidelberg railway was opened on 8th. May, 1888, trains running via the Inner Circle line until the opening of the Princes Bridge to Collingwood line on 21st. October, 1901. Fairfield station was opened as Fairfield Park with the line and became a junction station with the opening of the Outer Circle railway on 24th. March 1891. Whilst the Deepdene to Fairfield Park section of this railway was closed on 12th. April, 1893, a remnant survived as the Australian Paper Manufacturers' siding until recently.

The present station buildings were erected by the Lang Brothers under a contract signed on 26th. April, 1911 . A signal box had been opened on 23rd. March, 1891 to coincide with the opening of the Outer Circle line. It was an 18 lever machine and was replaced on 17th. February 1902 with a 25 level machine . This was presumably downgraded to a 15 lever machine on 13th. February, 1912, the present 47 lever cam and tappet machine being opened on 24th. October 1913 . The line between Westgarth and Alphington was duplicated on 9th. December, 1912 and a siding for the Australian Paper Manufacturers opened on 29th. July, 1919 . The station name was changed to Fairfield on 14th. November, 1943 . The level crossing gates at Station Street and associated mechanism in the signal box were removed and replaced with automatic boom barriers on 2nd. November, 1969 . The goods siding at Fairfield was abolished on 21st. September, 1988 , the signal box remaining open for train movements in connection with the paper mill siding and for special workings after that time. It was finally closed on Monday, 28th. February, 2000 following the disconnection of the Australian Paper Manufacturers' siding .

Thematic Context

- 3. Developing local, regional and national economies
- 3.7 Moving goods and people
- 3.7.3.1 Building and maintaining railways

Significance

The signal box at Fairfield station was commissioned on 24th. October 1913 and built to a standard design of the Victorian Railways Department during J.W. Hardy's term of office as chief architect for the Way and Works Branch. It housed a 47 lever cam and tappet interlocking machine presumably built by the Victorian Railways at their Newport workshops. This frame has since been part removed (?) the present 26 lever frame accommodating 10 levers. The signal box was closed on 28th. February, 2000. It has historic, aesthetic, technical and social importance.

It is historically important (Criterion A) as the earliest surviving signal box of its type in the metropolitan area and the equal oldest of its type in the State, comparing in this respect with the

Fairfield signal box

Creswick signal box. Whilst this distinction applies to the characteristic hipped roof form with which tappet locking is associated, this type of locking appears to have been introduced slightly earlier in 1910 and incorporated at that time in boxes with the standard gable roof. The Fairfield box, therefore, is the equal oldest surviving example of the hipped roof standard design associated with tappet locking: a combination which dominated signal box design from 1913 until the early 1960s. The Fairfield box is historically important also for its capacity to indirectly recall the status of Fairfield Park as the junction station for the Outer Circle railway. Whilst the signal box post dates the closure of this line, Fairfield Park's status as a junction originates with this railway and was perpetuated during the life of the present Fairfield box by the Australian Paper Manufacturers' siding opened on a small section of the old Outer Circle railway right of way.

It is aesthetically important (Criterion E) as a key and visually prominent element of the substantially intact Fairfield station complex of 1911, marking the point of entry to the Fairfield shopping centre from the south. In this respect it demonstrates a past urban form characterised by the once ubiquitous elevated signal box controlling the movement of road and rail vehicles at grade crossings. The elevation of the structure on an exposed cross braced frame recalls such nineteenth century industrial architectural forms as coal screens and mining head frames and was not commonly used with signal boxes. This importance is enhanced by the level of integrity of the place which extends to the surviving balustrade remnant, probably unique since the demolition of Flinders Street B box and the use of strutted eaves associated with the earliest form of this hipped roof design. Its rarity, however, (Criterion B), as a survivor of a once commonplace structure on the Victorian railway system enhances its value.

It is technically important (Criterion F) as an example of a machine having its origins in nineteenth century forms of railway safeworking using mechanical interlocking and now superseded by digital technology.

It is socially important (Criterion G) for the value placed on it by the local community and on the railway station complex generally, as is demonstrated by the recent adaptative works.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme with control over interior alterations with control over interior alterations.

References

David Mayes and Associates and Context Pty. Ltd. with Henshall Hansen Associates: "Fairfield Station Urban Design Strategy: Heritage Assessment", 1995.

Guiney, M., "Weekly Notice Extracts 1894-1994.

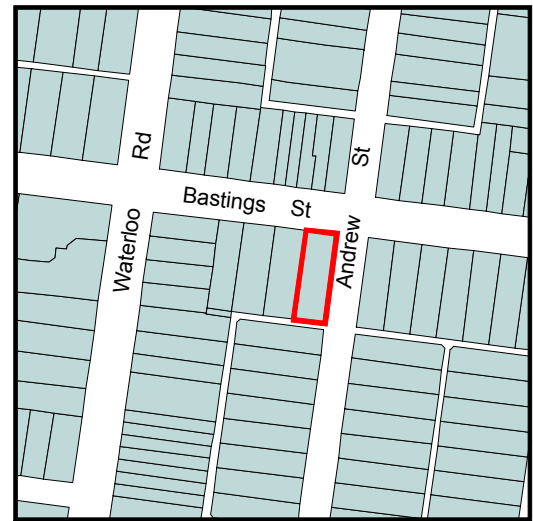
Former Victorian Railways Contract Books.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Corner shop and dwelling

58 Bastings Street
Northcote



Map Ref: **30 G9**

NOT within Heritage Overlay Area.

Description

A representative corner shop with attached residence. The shop retains its original windows and doorway on the corner splay and there is a timber posted verandah with panelled frieze to take signage and a plain sheet metal faced parapet partially concealing a corrugated iron clad hipped roof. The residence has a Dutch gabled corrugated iron roof with tall chimney stacks having rough cast caps and terra cotta pots. Casement windows are in situ together with the original entrance but the verandah has been rebuilt (?)

Condition: Sound. Integrity: High.

History

Bastings Street forms the boundary between C.A.100 and 101, being elevated land that fetched the highest prices at the Crown land sales on 10th. June 1840. The grantee of these allotments was the Melbourne banker, William F.A.Rucker, who also acquired C.A.96 and 99 across the Merri Creek in neighbouring Brunswick .

This shop and dwelling are in C.A.100, consisting of 128 acres which were bisected by Epping Road (High Street) in 1842 . Nearby Rucker built his home, private land sales took place and settlement emerged. He forfeited his land in the mid 40s to the Union Bank which subdivided its holdings from 1853. Development, however, remained close to the main road.

At the turn of the century, the south side of Bastings Street between Waterloo Road and Andrew Street was vacant land . By 1914, it had been subdivided, the block where no.58 now stands being vacant land lot 3 with a frontage of 50 feet, owned by Eliza Grindrod . During 1914 the block was

Corner shop and dwelling

bought by the caretaker, William Lansdowne, who built the timber house and shop now there . Lansdowne opened a grocery which he subsequently sold to Edwin Tonkin. He remained as tenant however until 1921 when Tonkin assumed occupancy . The shop continued as a corner grocery store in 1930 under the proprietorship of G.Carmichael . It has been recently closed.

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The corner shop and residence situated at 58 Bastings Street, Northcote at the Andrew Street intersection was built in 1914 for the caretaker, William Lansdowne. It was occupied by a grocery for many years and has only recently been closed. It is historically significant.

It is historically significant (Criterion A) as a surviving substantially intact corner store and residence, recalling the period up until the mid twentieth century when stores of this kind met the needs of a pedestrian based society and were as a consequence once commonplace throughout the suburbs established up until that time. The survival of the timber posted verandah is rare (Criterion B). It compares with nearby premises, now closed at 72 South Crescent and 1 Thomson Street.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

MMBW Plan no.94.

Northcote Rate Book 1913-1914, p.64, rate no.1945. PROV, VPRS 3203/P1, unit 40. 1914-15, p.70, rate no.2045. Unit 41, 1920-21, p.74, rate no.2222. Unit 53.

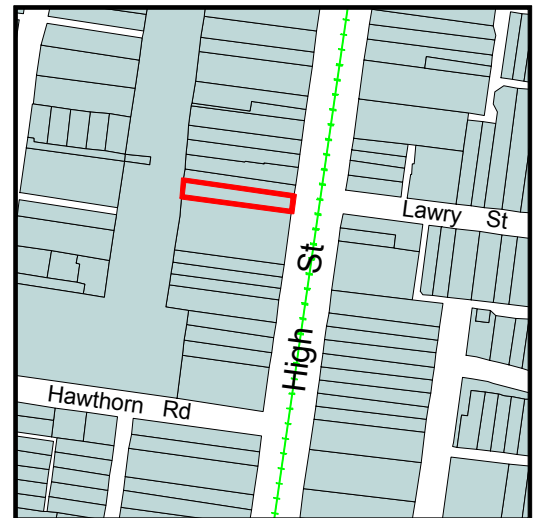
Sands and McDougall Directory of Victoria, 1930.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Shop and dwelling

329 High Street
Northcote



Map Ref: **30 F8**

NOT within Heritage Overlay Area.

Description

A late Federation period two storeyed red brick shop and dwelling above with cantilevered verandah. The shop front consists of a central panelled door with windows on either side and a stuccoed surround. The façade above the parapet level has suspended pilasters extended above the parapet in the Arts and Crafts manner with capping moulds and there is a raised central section also with extended pilasters, terminated at their lower ends at the cornice. There are coupled casement windows with Art Nouveaux influenced lead light work and cement sills and lintels.

Condition: Sound. Integrity: Medium, shop front refaced(?)

History

High Street, initially known as Epping Road and Upper Plenty Road was surveyed by Robert Hoddle in 1842 . It stretched north- south with no regard for contours forming a link between the northern Parish of Keelbundora and East Melbourne. The section of High Street where no.329 stands is in C.A.106, granted to J.Cunningham on 10 June 1840 and resold within the year to the banker and businessman, William Rucker, who also owned the adjoining C.A.101 and 100 and was one of the district's earliest settlers.

By the 1900s, the section of High Street traversing Rucker's Hill was well developed on both sides . This was not the case, however, on the west side between Hawthorn Street and Artherton Road. There was a group of buildings with Louis Ruxton, a caterer, owner/occupant of a place where the present day no.329 stands opposite Lawry Street. The plumber John Shaw owned it in 1910, selling to Henry Doidge in 1914 . Doidge redeveloped the site in the same year as was born out in the NAVs for 1913 and 1914 - a marked rise from 30 pounds to 100 pounds. Doidge let the premises to the

Shop and dwelling

brothers George and Henry Cooper , who opened a grocery store there. They continued business in 1920 .

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The two storeyed shop and dwelling at no. 329 High Street, Northcote, was built in 1914 on the site of an earlier shop for Henry Doidge. It is aesthetically important.

It is aesthetically important (Criterion E) as the most distinctive building on the west side of High Street north of the shop at no. 303 which marks the northern boundary of the Northcote-Rucker's Hill historic area on this side of the road. The parapet treatment with extended pilaster terminations is particularly expressive of the late Federation period whilst its comparative high level of integrity causes this building to stand apart from others in its immediate vicinity.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

Summerton, M. & Allom Lovell & Associates, Darebin: An Environmental History, Melbourne, 1997, p.6.

MMBW plan no.94.

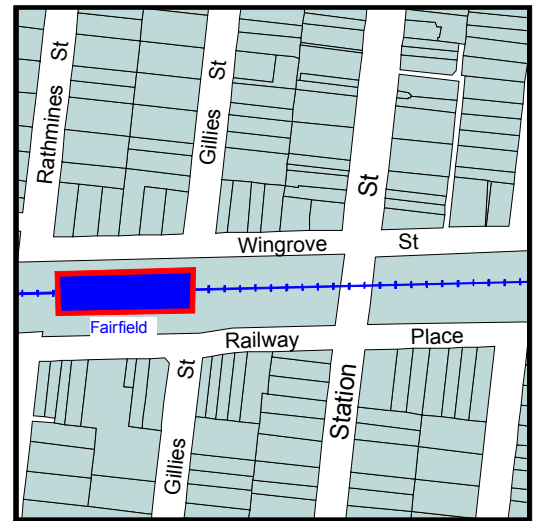
Northcote Rate Book 1900-1900, p.59, rate no.1855 PROV, VPRS 3203/P1, unit 27,1910-1915. PROV, VPRS 3203/P1, units 37-41, 1920-21, p.110, rate no.3245. Unit 53.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Fairfield railway station

Station Street
Fairfield



Map Ref: **30 K 10**

NOT within Heritage Overlay Area.

Description

A complex of railway buildings consisting of up and downside station buildings, platforms, footbridge and signal box (see separate data sheet). The main (down side) station building is a timber framed Arts and Crafts influenced structure with a fibro-cement slate gable roof, terra cotta ridging and with strapwork and roughcast to the vented gable ends. The weatherboards are rusticated. There is a standard cantilevered verandah with ripple iron curtain and rough cast chimneys with terra cotta pots. The down end, formerly accommodating the closets, has been demolished since 1995. There is an open booking lobby at the up end giving direct access to the footbridge and platform, the posts supporting the superstructure having Arts and Crafts spandrels. The station office adjoins with signal frame bay and former waiting room at the down end. There is a recent entrance in the roadside elevation provided following the conversion of the building to office space. There are pressed metal linings internally.

The smaller downside building with cantilevered verandah is in the same style and consists of an open booking lobby giving direct access to the platform and footbridge and an office and waiting room, open to the platform.

The timber framed footbridge has steel main girders with rebuilt corrugated iron sheeting to the main span replacing pickets in situ in 1981 when first inspected. The approach spans have wire mesh fences and there are pipe railings to the balustrades for the steps. The steps and approach spans have timber framing with cross bracing characteristic for structures of the type.

Condition: Sound. Integrity: High, picket fences replaced with wire mesh, minor recent structures, station building no longer manned. Secondary building between main station building and signal box

Fairfield railway station

demolished prior to 1981. The footbridge has been truncated at its northern end, the removed span formerly giving access across the goods siding.

History

The Heidelberg railway was opened on 8th. May, 1888, trains running via the Inner Circle line until the opening of the Princes Bridge to Collingwood line on 21st. October, 1901. Fairfield station was opened as Fairfield Park with the line and became a junction station with the opening of the Outer Circle railway on 24th. March 1891. Whilst the Deepdene to Fairfield Park section of this railway was closed on 12th. April, 1893, a remnant survived as the Australian Paper Manufacturers' siding until recently.

The present station buildings were erected by the Lang Brothers under a contract signed on 26th. April, 1911. The goods siding was extended at both ends to form two works sidings in 1912. The MMBW drainage plan of August 1912 does not show the footbridge, suggesting that it was built at this time or subsequently. The level of the main span was raised with electrification in 1917. The station name was changed from Fairfield Park to Fairfield from 14th. November, 1943 and in 1988 the goods siding was abolished. The station has since been demanned and the main building converted to office space available for lease.

Thematic Context

3. Developing local, regional and national economies

3.7 Moving goods and people

3.7.3.1 Building and maintaining railways

Significance

The station building complex at Fairfield was erected in 1911 under a contract signed by the Lang Brothers on the 26th. April of that year. It was designed by the Way and Works Branch of the Victorian Railways Department following the formation of the chief architect's office when J.W. Hardy was the chief architect. It is historically, aesthetically and socially significant.

It is historically significant (Criterion A) as the passenger and goods station for its locality since construction in 1911, indirectly recalling its opening in 1888 and remaining in use for its original purpose at present. It is important also for its capacity to offer an insight into the important work of the chief architect's office following its establishment in 1908 when the Railways Department was engaged in the improvement of station facilities across the network in response to unprecedented traffic growth. Whilst this design compares closely with Montague (demolished) and loosely with nearby Westgarth, it appears not to be one of a number of similar stations, the adoption of the Arts and Crafts mode, however, enabling it to be readily identified with the early work of the chief architect's office.

It is aesthetically important (Criterion E) as an increasingly rare (Criterion B) substantially complete railway complex of the Post Federation period (Criterion D), the Arts and Crafts motifs including strapwork, spandrels, fibro cement slates and rough cast work being hall marks of J. W. Hardy's office at the time. Situated at the southern entry to the Station Street shopping centre, the complex, complete with signal box, imparts character to the centre and has become a local icon, valued by the community.

Recommendations

Fairfield railway station

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

David Mayes and Associates and Context Pty. Ltd. with Henshall Hansen Associates: "Fairfield Station Urban Design Strategy: Heritage Assessment", 1995.

Guiney, M., "Weekly Notice Extracts 1894-1994.

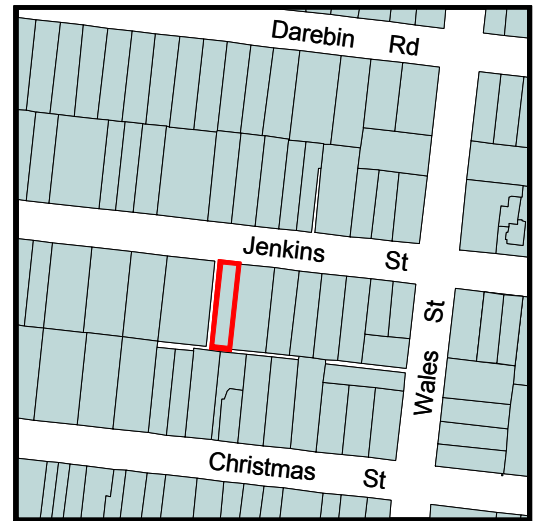
Former Victorian Railways Contract Books.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Residence

34 Jenkins Street
Northcote



Map Ref:

NOT within Heritage Overlay Area.

Description

A symmetrical bi-chromatic brick villa with timber posted verandah and cast iron lace enrichment terminated by end walls in the manner of a terrace. There is a corrugated iron clad hipped roof with symmetrical chimneys. The façade treatment is straight forward with a central door flanked by double hung windows, the ornamental brickwork giving emphasis to the openings being extended below sill level to form spandrels with a lozenge shaped motif. The eaves are bracketed and enriched with bi-chromatic work and there are masks at the parapet wall ends.

Condition: Sound. Integrity: high, verandah post capitals removed, concrete verandah floor.

History

This area was first surveyed as C.A.122, a long narrow lot of 284 acres running from High Street to the Darebin Creek and granted to George Sinclair Brodie on 3rd. October, 1839 for 22 shillings per acre, thereby the cheapest land in Northcote. For Brodie, a storekeeper in Melbourne, this was a speculative venture but one which had obvious connections to auctioneering which he embarked upon in 1839. He must have thought the district showed promise for he also bought the adjoining lot 129 comprising of 258 acres. The boundary between these lots became Darebin Road.

Little development took place until the 1880s when land subdivision and brick making dominated activity. The Northcote Brick Works opened to the south west of Jenkins Street which itself was subdivided with eleven residents listed in 1890 among them the builders Frederick Marriott and Joel Northey and brickmaker Henry Feary, later spelt Fairy. Also listed was Edwin Parke, a drawer who was owner/occupant of brick cottage built in 1888 on part lot 38, now no.34 Jenkins Street. The block had a frontage of 30 feet, a right-of-way subsequently being formed along its western

Residence

boundary. Given the similarity with no. 36 Jenkins Street next door, it is presumed that both villas were erected by the one builder using bricks manufactured by Henry Feary (Fairy).

At the turn of the century, the owner/occupant was Frederick Richards , a pork butcher who continued to live there in 1930.

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The brick villa at no. 34 Jenkins Street, Northcote, was built in 1888 for Edwin Parke, a drawer. It is aesthetically important.

It is aesthetically important (Criterion E) as a substantially intact and richly decorated bi-chrome brick Boom period villa located with other villas on the eastern limits of Victorian Northcote (Croxtton) and recalling with them the locale's pre-eminence as a brick making centre. It is important also as one of a pair of similar houses with no. 36, imparting character to the street.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

Swift, W.G.: "The History of Northcote from its First Settlement to a City", The "Leader" Publishing Co.Pty.Ltd, Northcote, 1928.

Lemon, A.: "The Northcote Side of the River", Hargreen Publishing Co. North Melbourne, 1983.

Sands and McDougall Directory of Victoria, 1890, p.319, 1930, p.490.

Northcote Rate Book 1888, p.177. PROV VPRS 3203/P1, unit 6.

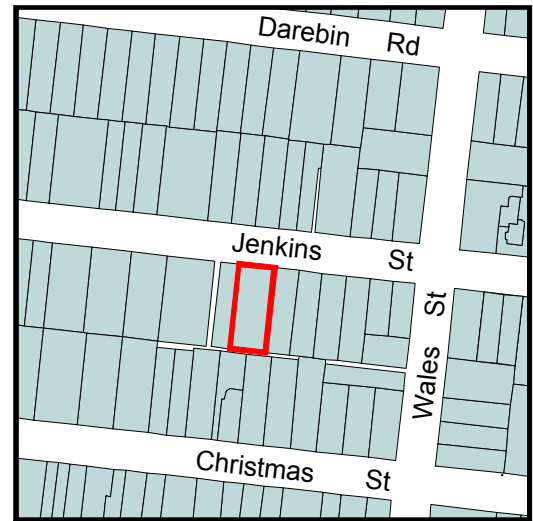
Ibid., 1900-10, p.135, rate no.4313. Unit 27.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Residence

36 Jenkins Street
Northcote



Map Ref:

NOT within Heritage Overlay Area.

Description

A pretentious bi-chromatic brick villa with bull nosed verandah to the façade and side elevation having cast iron columns and a pedimented break-fronted section in the centre with lacework to the frieze and tympanum. The west end wall is in the form of a parapeted party wall with vermiculated ends to the copings. There is a hipped corrugated colorbond roof and symmetrical chimney stacks. The brickwork is closely comparable with the existing villa at no. 34, the treatment of the window spandrels being plain.

Condition: Sound. Integrity: High.

History

This area was first surveyed as C.A.122, a long narrow lot of 284 acres running from High Street to the Darebin Creek and granted to George Sinclair Brodie on 3rd. October, 1839 for 22 shillings per acre, thereby the cheapest land in Northcote. For Brodie, a storekeeper in Melbourne, this was a speculative venture but one which had obvious connections to auctioneering which he embarked upon in 1839. He must have thought the district showed promise for he also bought the adjoining lot 129 comprising of 258 acres. The boundary between these lots became Darebin Road.

Little development took place until the 1880s when land subdivision and brick making dominated activity. The Northcote Brick Co. opened to the south west of Jenkins Street which itself was subdivided with eleven residents listed in 1890 among them the builders Frederick Marriott and Joel Northey and brickmaker Henry Feary, later spelt Fairy. At the time Fairy also owned part lot 39, now no 36 Jenkins Street on which he built a brick house in 1891, living there for a while himself. Given the similarity with no. 34 Jenkins Street next door, it is presumed that both villas were erected by the

Residence

one builder using bricks manufactured by Henry Feary (Fairy) who in turn was possibly associated with the Northcote Brick Co.

By the turn of the century Richard Miller, a line repairer was owner/occupant of the house. Subsequent occupants were Thomas Stebbing (1910) and James Cumming (1920).

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The brick villa at no. 36 Jenkins Street, Northcote, was built in 1891 for the brickmaker, Henry Feary (Fairy). It is aesthetically important.

It is aesthetically important (Criterion E) as a substantially intact and richly decorated bi-chrome brick Boom period villa located with other villas on the eastern limits of Victorian Northcote (Croxtton) and recalling with them the locale's pre-eminence as a brick making centre. It is important also as one of a pair of similar houses with no. 34, imparting character to the street.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

Swift, W.G.: "The History of Northcote from its First Settlement to a City", The "Leader" Publishing Co.Pty.Ltd, Northcote, 1928.

Lemon, A.: "The Northcote Side of the River", Hargreen Publishing Co. North Melbourne, 1983.

Sands and McDougall Directory of Victoria, 1890, p.319, 1910, p.451, 1920, p.537..

Northcote Rate Book 1891-1892, p.173, rate no.735. PRO, VPRS 3203/P1, unit 9.

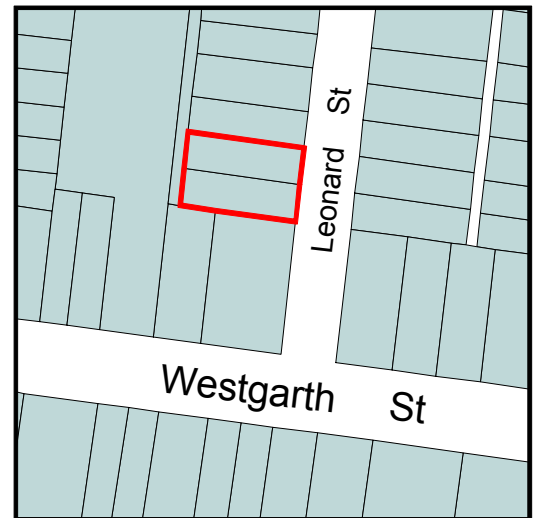
Ibid., 1900-01, p.135, rate no.4312. Unit 27.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Residence

1- 3 Leonard Street
Northcote



Map Ref:

NOT within Heritage Overlay Area.

Description

A Federation period attached pair of dwellings having a common masonry party wall but in other respects being of timber construction with gable ended pavilions either side of a recessed posted verandah with ladder frieze and timber spandrels. There is an unusual band of hung fish scale shingles and a vertical board dado to the pavilions and double hung windows and sun hood.

Condition: Sound. Integrity: Medium, windows part altered, gable ends and verandah ornamentation altered.

History

Leonard Street was first known as St. Leonard Street. It is one of many north south running streets that were formed during subdivision of C.A.89 which was granted to the speculator George Urquhart on the 10th. June 1840.

Development in the nineteenth century was sparse. This pair of timber houses at nos.1 and 3 was built for investment purposes in 1901 amid the fervour of Federation by the timber merchant and ironmonger William Brewer of "Andembach" in Park Crescent. The land (lot 55) was subdivided to give two blocks with frontages of 33 feet. On completion the houses were let to Frederick Mitchell, a carpenter (1901) and builder (1902) who possibly was employed by Brewer and to Hugh Hamill, a traveller.

By 1911 the tenants were the builder Josiah Ireson at no.1 and the boot maker Andrew Sharp at no.3. A decade later the houses were owned by their occupants, no.1 by the agent Harry Emmerson and no.3 by Joseph and Eleanor Carver. Joseph Carver was a painter. Emmerson and the Carvers

Residence

continued to live there in 1930.

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The attached pair of dwellings at nos. 1-3 Leonard Street, Northcote, was built in 1901 by the timber merchant and ironmonger William Brewer. They are historically and aesthetically significant.

They are historically significant (Criterion A) for their association with William Brewer, an importer engaged in aspects of the building industry including saw milling, box making, painting, paper hanging and ironmongery. Remnants of his saw mills and box factory survive at nos. 19-27 Grant Street, Clifton Hill, whilst the construction of the houses in timber reflects his business interests. Brewer was also an investor in property, owning houses in Clifton Hill and presumably elsewhere, the two houses in Leonard Street recalling the period of economic recovery that followed Federation.

They are aesthetically significant (Criterion E) as an unusual pair of timber dwellings on account of their pavilion form and enrichment using lining boards and hung shingles.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

Northcote and Heidelberg, MMBW plan no.94, nd.

Parish of Jika Jika, in Michelle Summerton and Allom Lovell & Ass., Melbourne, 1997, p4.

Northcote Rate book 1901-1902, p.11, rate nos.356-7. PROV VPRS 3203/P1, unit 28, 1910-11, p.14, rate nos.460-1. Unit 37, 1920-21, p.17, rate nos.533-4. Unit 53.

Lemon, A.: "The Northcote Side of the River", Hargreen Publishing Co., North Melbourne, 1983, p.120.

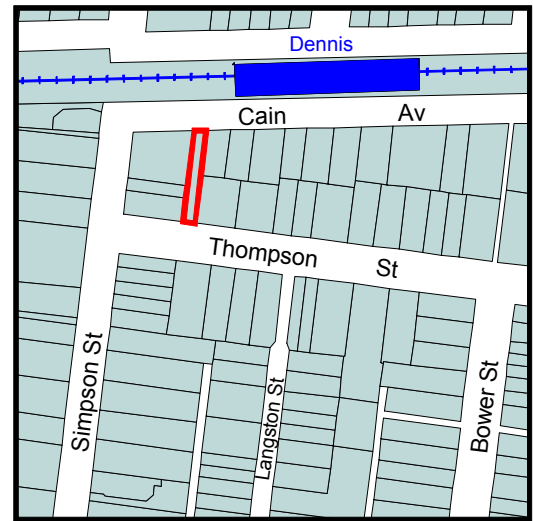
Sands and McDougall Directory of Victoria, 1930, p.491.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Shop and dwelling

1 Thomson Street
Northcote



Map Ref: **30 H11**

NOT within Heritage Overlay Area.

Description

An unusual brick shop with posted verandah, red brick party walls and sheet metal lined parapet stepped to conceal the gable end of the corrugated iron clad roof behind. The original shop front has a stall board made up of decorative lining boards in 45 degree and vertical panels with an ingo and early panelled door. The verandah has plain timber posts, end panel with valence and is devoid of advertising.

Condition: Sound. Integrity: High.

History

Thomson Street marks the approximate southern boundary of C.A.94 which was granted to the Sydney speculator Archibald Walker on the 10th. June, 1840. The railway line to Heidelberg cut through the allotment, the south eastern wedge formed being subdivided but sparsely developed at the turn of the century. At the time the street was named Gotch.

By 1906, the Carlton branch of the London Bank of Australia owned land lot 18 which had frontages to Gotch and Simpson Streets, the former being 120 feet. In the following year Annie Thiesz bought the vacant lot, ownership passing to Louisa Thiesz in 1908 at the time that this shop was built, presumably by the builder Arthur Thiesz who for a while had occupancy of the remaining 104 feet of land. Louisa opened a grocery store, running it herself until 1912 when Louis Spilcker took over as proprietor. Subsequent tenants included Henry Major (1920) and Nellie Williams (1921). By then Louisa's name was Nelthorpe and she was residing round the corner in Simpson Street. The shop is now closed.

Shop and dwelling

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The brick and timber shop and dwelling at no. 1 Thomson Street, Northcote (Dennis), was built in 1908 for Louisa Thiesz, presumably by the builder, Arthur Thiesz. It was used initially as a grocery and has since been closed. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a surviving substantially intact corner store and residence, recalling the period up until the mid twentieth century when stores of this kind met the needs of a pedestrian based society and were as a consequence once commonplace throughout the suburbs established up until that time. The survival of the timber posted verandah and original shop front is rare (Criterion B). It compares with nearby premises, now closed at 72 South Crescent and 58 Bastings Street.

It is aesthetically significant (Criterion E) for its intact shop front with traditional ingo, timber windows and unusual timber lined stallboard.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

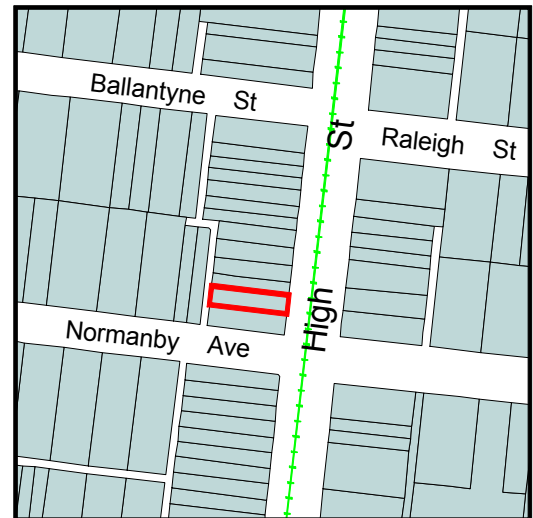
Parish of Jika Jika, in Michelle Summerton and Allom Lovell & Ass., Melbourne, 1997, p4.
Northcote and Heidelberg, MMBW plan no.94, nd.
Northcote Rate Book 1905-1906, p.40, rate no.1308. PROV VPRS 3203/P1, unit 32., 1908-09, p.42, rate no.1430. Unit 35, 1912-13, p.46, rate no.1556. Unit 39, 1920-21, p.55, rate no.1761. Unit 53. Lemon, A.: "The Northcote side of the River", Hargreen Publishing Co., North Melbourne, 1983, p.192.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Shop and dwelling

707 High Street
Thornbury



Map Ref:

NOT within Heritage Overlay Area.

Description

An imposing Boom Style two storeyed stuccoed Italianate shop and dwelling with recent shop front and cantilevered verandah. The upper level façade has a pediment with cast cement foliations in the tympanum, bracketed cornice and Romanesque windows with decorative frieze at impost level. The side walls are expressed on the façade, the projections being surmounted with urns.

Condition: Sound. Integrity: Medium, shop front and verandah replaced.

History

High Street, known also as Epping Road and Upper Plenty Road, was surveyed by Robert Hoddle in 1842. It stretched north south with no regard for contours forming a link between the northern Parish of Keelbundora and East Melbourne. This section of High Street on the north side of Normanby Avenue was bought at the Crown land sales held on the 3rd. October, 1839 by the Tasmanian resident and speculator, T.Ritchie as C.A.131.

In 1883, the area bounded by Hutton Street, Normanby Avenue, St.Georges Road and High Street was advertised as the Thornbury Park Estate, the corner lot 16 with a frontage of 67 feet, 3 inches, being that on which no.707 was subsequently built.

In 1900 on lot 16 Mary Ann Kerr owned a grocery shop which she operated in partnership with John Kelly. By 1911 the hairdresser William Hill was leasing the building from Kerr, who during that year sold her property to Clara H.Stott, the estate agents Stott and Bastings having the corner shop next door at the time. During 1911, Stott redeveloped or extended the premises, the NAV rising from 26 pounds in 1910 to 45 pounds and 60 pounds in 1911 and 1912. The shop and residence

Shop and dwelling

were let to Andrew Oastler who ran a newsagency there until 1914 when John Simmons assumed proprietorship. At the same time ownership passed to W.S.Stott.

By 1921 Elmy R.Durrant, mercer was leasing the building, moving nearer to Harold Street and working as a tailor by 1930. The premises at no.707 continued as a mercery under C.L.Summers.

Thematic Context

4. Building settlements, towns and cities (Thornbury).

Significance

The shop and dwelling at no. 707 High Street Thornbury may have been built in 1910 for Clara H.Stott who was connected with the estate agents Stott and Bastings of Thornbury. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a prominent and ostentatious early building in this section of High Street bearing testimony to the commercial growth sustained as a consequence of the opening of the cable tramway route to Dundas Street in 1890. The upper level façade is the principal element contributing to this importance.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

Summerton, M. & Allom Lovell & Associates, Darebin: An Environmental History, Melbourne, 1997, p.6.

Lemon, A., "The Northcote Side of the River", Melbourne, Hargreen Publishing Company, 1983, p.6. The Thornbury Park Estate, Northcote, Vale Collection, SLV SLTEF 912.945, Vol.2, p.120.

Northcote Rate Book 1900-1901, p.78, rate no.2449. PROV, VPRS 3203/P1, unit 27, 1910-1912, Units 37 and 38, 1912-13, p.120, rate no.3403. Unit 39, 1913-14, p.126, rate no.3594. Unit 40, 1920-21, p.3, rate no.4115. Unit 54.

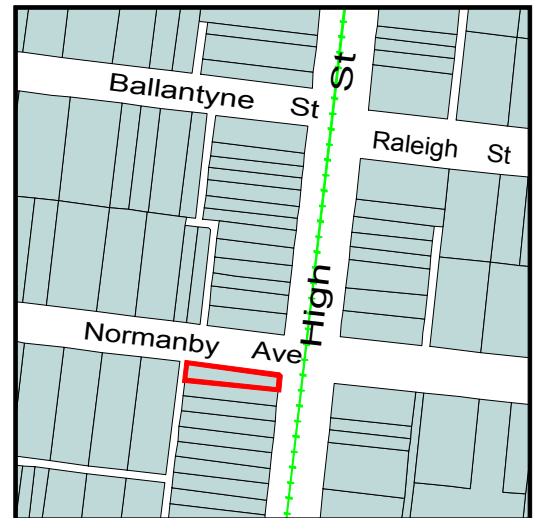
Sands & McDougall Directory of Victoria, 1930, pp.661-2.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Shop and dwelling

703 High Street
Thornbury



Map Ref:

NOT within Heritage Overlay Area.

Description

A prominent two storeyed shop with dwelling above situated at the Normanby Avenue corner in High Street. There is a parapet wall facing south and a plain aspect to Normanby Avenue containing the residential entry and a single storeyed rear wing, the roofs to both elements being hipped with corrugated "Colorbond" cladding. The Normanby Avenue elevation is in face brick, now overpainted. There is a corner splay at both levels, the splay at street level being smaller than above. The upper level aspect over High Street and including the corner splay is formed by a balcony with stuccoed corner columns having Tuscan Order capitals and a fretted frieze in the Federation period manner consisting of a ladder frame with exotic horseshoe archways. The eaves are bracketed and there is a cantilevered verandah.

Condition: Sound. Integrity: Medium, original shop front replaced.

History

High Street, known also as Epping Road and Upper Plenty Road, was surveyed by Robert Hoddle in 1842 . It stretched north south with no regard for contours forming a link between the northern Parish of Keelbundora and East Melbourne. The section of High Street where no.703 now stands is in C.A.128, granted on the 3rd. October 1839 to Patricius William Welsh, at the time a newly established Melbourne businessman and later a partner of William Rucker and his wife in an unsuccessful venture.

In the 1880s the area bounded by Normanby and Woolton Avenues, Leinster Grove and High Street was subdivided as the Woolton Park Estate. Released in 1887 with many of the blocks marked sold, it generated little development, there being only a handful of places existing in 1900 . High

Shop and dwelling

Street between Normanby Avenue and Shaftesbury Parade was entirely vacant with lot 1, the corner block, now no.703 owned by the Commonwealth Bank of Australasia .

Eustace Whitchell, a builder bought 40 feet of the Bank's holding, dividing it equally and selling the corner portion to John Howie in 1906. In the same year, Howie built a grocery store there which he operated until 1914. Howie then moved to Smith Street, Fitzroy and let his shop to Albert Holzer, at the same time rebuilding or extending the premises, an action reflected by a substantial increase in NAV in 1914 from 35 to 60 pounds .

By 1921 the building was a newsagency operated by George Holden and John Simmons, the latter also having occupancy of the residence having moved from no.707. In that year ownership passed from Simmons to Mrs.Holden. In 1930, the shop continued as a newsagency with C.F.Almond proprietor and George Nicholls occupant of the residence.

Thematic Context

4. Building settlements, towns and cities (Thornbury).

Significance

The two storeyed shop and dwelling situated at no. 703 High Street on the south-west corner of Normanby Street, Thornbury, was built in 1914 as a grocery store and dwelling by John Howie. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a prominent commercial building of the Post Federation years demonstrating through its architectural style the nature of development sustained by High Street at that time and being locally unique for its prominent horseshoe arched balcony with corner splay imparting identity to the locale. The balcony archways demonstrate Art Noveaux influence in their exploitation of tendril forms whilst the horseshoe shapes have Islamic connotations these motifs being highly expressive of the architecture of the Edwardian period. Together with the nearby shops at nos. 713 and 715 High Street, these buildings form a locally distinguished group of Art Noveaux influenced structures.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

Summerton, M. & Allom Lovell & Associates, "Darebin: An Environmental History", Melbourne, 1997, p.6.

Lemon, A., " The Northcote Side of the River", Melbourne, Hargreen Publishing Company, 1983, pp.6, 10-11.

Woolton Park, Northcote, Vale Collection. SLV, SLTEF 912.945, Vol.2, p.115.

Sands & McDougall Directory of Victoria, 1900.

Northcote Rate Book 1900-1901, p78. rate no.2445. PROV, VPRS 3203/P1, unit 27, 1905-06, p.87, rate no.2720. Unit 32, 1913-16. Units 40-43, 1920-21, p.3. Unit 54. See also data sheet for 707 High Street.

Sands & McDougall Directory of Victoria, 1930, p.661.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

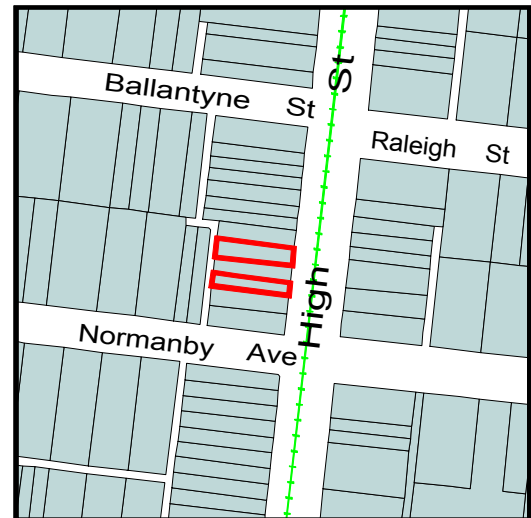
Shop and dwelling

335

Other Sources:

Shops

711 and 715 High Street
Thornbury



Map Ref:

NOT within Heritage Overlay Area.

Description

A pair of identical single storeyed shops separated by a non-contributory recent shop. The north and south shops demonstrate Arts and Crafts influence in their pilaster configuration whilst the parapet ornamentation has unusual Art Nouveaux foliated ornamentation in cast cement surmounting a rough cast spandrel in the case of no. 713 and later sheet metal with no. 715.

Condition: sound. Integrity: Medium to Low. The presumed original centre shop has been demolished, the surviving shops have later shop fronts and cantilevered verandahs.

History

High Street, known also as Epping Road and Upper Plenty Road, was surveyed by Robert Hoddle in 1842. It stretched north south with no regard for contours forming a link between the northern Parish of Keelbundora and East Melbourne. This section of High Street on the north side of Normanby Avenue was bought at Crown land sales on the 3rd. October 1839 by the Tasmanian resident and speculator, T.Ritchie as C.A.131.

On 19th. January 1884, the area bounded by Hutton Street, Normanby Avenue, St.Georges Road and High Street was advertised as a portion of The Thornbury Park Estate, lot 15 with a frontage of 67 feet, 3 inches, being that on which nos.711-15 were subsequently built.

Samuel Millsom owned this lot in 1906 building during the year a three part terrace of shops with dwellings which are shown in situ on an MMBW plan of the area. Augustus Rogers, a carpenter and Andrew McNally, a painter were initial occupants. They were succeeded by the tenants John Martin, a dairy produce dealer, Charles Ludlow, a boot maker and Leslie Godley, an upholsterer in

Shops

1907.

At the same time Millson built two other shops in High Street between Ballantyne and Smith Streets. They were situated just over Ballantyne Street next to the corner shop.

Thematic Context

4. Building settlements, towns and cities (Thornbury).

Significance

The surviving shops at nos. 711 and 715 High Street, Thornbury, are presumed to have been separated by a third shop erected together with nos. 711 and 715 in 1906 for Samuel Millsom. They are of aesthetic significance.

They are aesthetically significant (Criterion E) as commercial buildings of the Post Federation years demonstrating through their architectural style the nature of development sustained by High Street at that time and being locally unique for their identical and unusual Art Nouveau spandrels terminated at either end by Arts and Crafts pilasters. 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 Barnett 1914) and Flinders Street station (J.W. Fawcett and H.P.C. Ashworth, Victorian Railways Department 1901-11).

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

Summerton, M. & Allom Lovell & Associates, "Darebin: An Environmental History", Melbourne, 1997, p.6.

Lemon, A., "The Northcote Side of the River", Melbourne, Hargreen Publishing Company, 1983, pp.6, 10-11.

Woolton Park, Northcote, Vale Collection. SLV, SLTEF 912.945, Vol.2, p.115.

Sands & McDougall Directory of Victoria, 1900.

Northcote Rate Book 1900-1901, p78. rate no.2445. PROV, VPRS 3203/P1, unit 27, 1905-06, p.87, rate no.2720. Unit 32, 1913-16. Units 40-43, 1920-21, p.3. Unit 54. See also data sheet for 707 High Street.

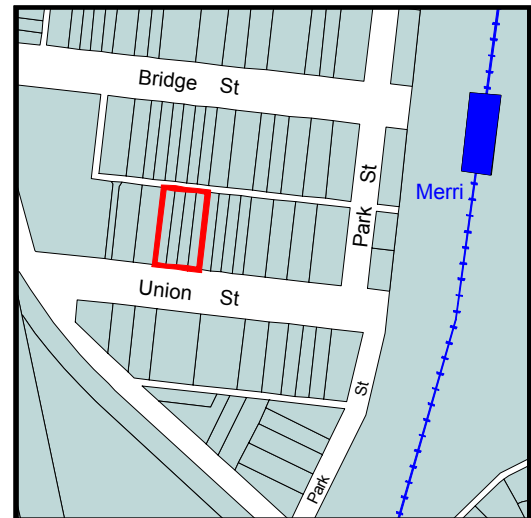
Sands & McDougall Directory of Victoria, 1930, p.661.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Terrace

9-15 Union Street
Northcote (Merri)



Map Ref: **30 D10**

NOT within Heritage Overlay Area.

Description

A row of four formerly identical single storeyed dwellings separated by common brick party walls with cast cement ornamentation and orb finials and having hipped corrugated iron clad roofs, weatherboard facades with shingled bands and timber posted verandahs with ladder frame friezes and fretted spandrels. Eaves brackets are simplified and the verandah form is basic. Red brick chimneys are corbelled and there are small front gardens screened by later fences.

Condition: Sound. Integrity: Medium, verandahs altered, later window to no. 13, concrete verandah floors to nos. 11-15, unsympathetic roof linings to no. 9.

History

Union Street is one of many streets in the district that run east west along the boundaries of Crown allotments, in this instance between C.A.89 and C.A.94, the former granted to George Urquhart and the later to Archibald Walker on the 10th. June 1840. The purchase was a speculative venture for both men.

These houses on the north side of Union Street are in C.A.94, which was bisected by High Street in 1842 to create the section west to the Merri Creek that was subdivided and released for auction on the 28th. November 1885 as St. George's Park, Fitzroy Junction. The 147 lots offered were mainly for housing, proximity to the city and proposed public transport being draw cards. Lots 196 and 197 between Merri Parade and Park Street were in section D of this subdivision and had frontages of 34 feet. In 1906 however development had amounted to only a handful of houses.

In 1909 Patrick Doolan bought these adjoining lots from Margaret Riordan (196) and Patrick O'Brien

Terrace

(197), subdivided them and commenced the four timber houses standing on them today . The houses were completed in 1910, Doolan letting them to the warehouseman Edwin Prosser (no.9), the Metropolitan Board employee Arthur Purcell (no.11), the sawyer Albert Elms (no.13) and the miner William Scott (no.15).

The Kew resident J.B.Bleach bought the properties from Doolan in 1920, at which time the houses 9 to 15 respectively were let to Carl Becker (iron worker), Fred Janner (leather dresser), Arthur Moon (clerk) and Andrew Farley.

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The four dwelling terrace at nos. 9-15 Union Street, Northcote (Merri), was built in 1909-10 by Patrick Doolan as an investment. It is situated in that section of Union Street between the railway line and Merri Parade and is historically significant.

It is historically significant (Criterion A) as the largest development of its type in Union Street, the vast majority of comparative dwellings having been erected in pairs also during the Post Federation period. It demonstrates an aspect of the economic recovery that followed Federation and shows also how the terraced form continued well into the twentieth century.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

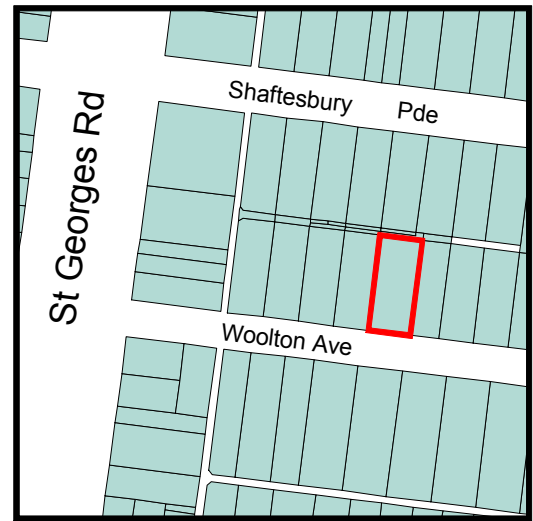
Parish of Jika Jika, in Michelle Summerton and Allom Lovell & Ass., Melbourne, 1997, p4.
St.George's Park, Fitzroy Junction, Vale Collection. SLV SLTEF 912.945, Vol.2, p.117.
Brunswick, Northcote and Fitzroy, MMBW plan no.95 dated 26/3/1906.
Northcote Rate Book 1909-1910, p.31, rate nos.1051-2. PRO VPRS 3203/P1, unit 36, 1910-11, p.32, rate nos.1079-82. Unit 37, 1920-21, p.40, rate nos.1258-61. Unit 53.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Residence

54 Woolton Avenue
Thornbury



Map Ref: **30 E 5**

NOT within Heritage Overlay Area.

Description

A picturesque Post Federation timber villa with characteristic terra cotta tiled roof and dominant chimney stacks with rough cast bands and terra cotta pots, half timbered gable end and faceted window bay with terra cotta tiled roof. There is a corner window and elaborate timber work to the porch exploiting the circle motif with balustrading and fretted screen in the manner of the period.

Condition: Sound. Integrity: High.

* 2 ver/porch areas L+R front floor both wood. Lead light windows around door orig?

History

Woolton Avenue is so named as it led to the "Woolton Park" homestead, demolished c.1888. It is one of several east west running streets carved out of C.A.128 which was granted in the district's first land sale in 1839 to Patricius William Welsh, a businessman and investor and subsequently a partner of William Rucker. Welsh like many others lost his investments in the depression that followed in the early 1840s.

As "Woolton Park" the land was used for dairy farming and grazing until its subdivision in the 1880s. A Muntz and Bage survey showed the area between Leinster Grove and High Street auctioned on 26 November 1887 at which most lots sold, a note indicating that the area between St.Georges Road and the railway line went for 685 pounds per acre by auction in a block.

At the turn of the century the Sands and McDougall directory listed just two places in Woolton

Residence

Avenue, one of them being the gate keeper's home. The next decade saw a boom in the area, there even being a few houses built on the west side of St. Georges Road opposite the "Fitzroy Racecourse", the pony track which had opened in 1891.

At the time Thomas McClosky owned lot 47 and part lot 48 between St. Georges Road and Spencer Street where no.54 now stands. McClosky sold these lots to Wilfred Hooper, a tanner who possibly worked at Joshua Pitt's Tannery in nearby Gadd Street. In 1912 Hooper erected the weatherboard house that exists today for his residence. By 1920 the hat manufacturer Thomas Bardsley was owner/occupant, continuing there in 1930.

Thematic Context

4. Building settlements, towns and cities (Thornbury).

Significance

The house at no. 54 Woolton Avenue, Thornbury, was built for the tanner, Wilfred Hooper, in 1912. It is aesthetically significant.

It is aesthetically significant (Criterion E) as an unusually picturesque Post Federation period villa in the Croxton/Thornbury corridor which is more strongly represented here than the Victorian period and which vies for pre-eminence with the Inter-War houses. The front window bay and ornamental porch are especially important contributors to the architectural character of the place.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books, Unit 37, 1910-11, p.118, Assess.No.3870; Unit 38, 1911-12, p.122, Assess.No.3966; Unit 39, 1912-13, p.140, Assess.No.4096; Unit 43, 1915-16, p.173, Assess.No.4660; Unit 54, 1920-21, p.28, Assess.No.4967.

SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria, 1900, p.413; 1910, p.458; 1930, p.666.

Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, pp.7, 10-11, 129.

William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.9.

Melbourne Water Plan Room, MMBW plan no.105, Brunswick and Northcote, July 1932.

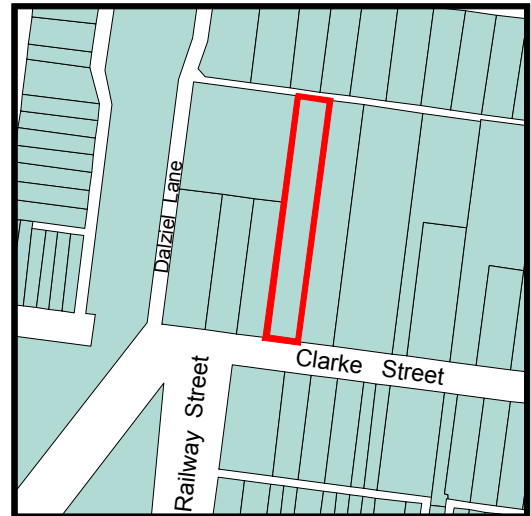
SLV, Map Section, Auctioneer's Notice, "Woolton Park", 26/11/1887.

Primary Source: Andrew C Ward, *City of Darebin Heritage Review*, 1999

Other Sources:

Residence

127 Clarke Street
Northcote



Map Ref: **30 E 10**

NOT within Heritage Overlay Area.

Description

A picturesque attic storeyed bungalow in the Arts and Crafts manner with shingled gable ends and tall rough cast chimneys with terra cotta pots. The walls are of red brick with rough cast upper sections and there are rough cast piers to the porch which has a curved timber bressemer and spandrels in the Arts and Craft mode. The porch incorporates a shingled balustrade and the otherwise unprotected front window has a shingled sun hood. This house is set well back from Clarke Street on the highest section of the allotment and is separated from this busy thoroughfare by a pierced red brick fence incorporating moulded bricks in the manner of the period and including, ovolos, ogees, squints and bull nosed bricks.

Condition: Sound. Integrity: High, includes spacious ornamental garden with mature plantings appropriate to the period of the house.

History

Clarke Street bisects C.A.95 which was granted to the Sydney resident Charles J. Gerrard at the district's second land sale on 10 June 1840. Gerrard leased out the land until in 1854 when he sold the entire portion... to a fellow Sydney speculator, a Dane named Severin Kanute Salting. It is understood Robert Hoddle's successor, Captain Andrew Clarke, was by then leasing it for his sheep farm known as Lucre's Run.

Upon purchase of C.A.95 Salting began subdividing, his main access road being Clarke Street. He realised a return on his investment almost immediately selling four pieces of this land in 1854 and the following year disposed of another dozen. Many of the buyers at once divided their land further. By the time of William Swift's Tour through the District in 1885, Clarke Street, west of High Street, was

Residence

occupied on both sides, albeit sparsely, the blocks especially on the north side being inordinately deep.

By 1910, there was a timber house in the corner of the present Dalziel Lane with an adjoining block, its frontage being 150 feet. Both house and land were owned by Edmund Tucker and let to the laborer John Organ. W.Haywood, a driver assumed occupancy by 1915 with ownership going to Needham Haywood soon after.

In 1917 the iron worker George Dyke bought both properties from Haywood, retaining the house but subdividing the land to form five lots with frontages to Clarke Street. This one where no.127 stands became lot 6 with the measurements 42 by 312 feet. In 1919 the present brick house was built with Ethel Cooke its owner/occupant.

Thematic Context

4. Building settlements, towns and cities (Northcote-Merri).

Significance

The house at no. 127 Clarke Street, Northcote, was built in 1919 for Ethel Cooke. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a local exemplar of an attic storeyed bungalow in the Arts and Crafts manner, this type of house being uncommon in Northcote and generally preceding the more often seen single storeyed bungalow in Northcote and the northern areas of the Municipality. The use of shingles, the picturesque massing of the elements including gable ends and chimneys and the Arts and Crafts motifs are important contributory design elements, the place being enhanced by the survival of the front fence and garden in an apparently near original state.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books, Unit 37, 1910-11, p.40, Assess.Nos.1342-3; Unit 44, 1915-16, p.117, Assess.No.3092; Unit 48, 1917-18, p.106, Assess.Nos.3185-6; Unit 49, 1918-19, p.104, Assess.No.3189.

Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, pp.37, 42.

William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, pp.8-9, 59.

Melbourne Water Plan Room, MMBW plan no.95, Brunswick, Northcote and Fitzroy, 26/3/1906. "Northcote Crown Grantees", Part Parish Jika Jika in Butler, G., *Northcote Urban*

Primary Source: Andrew C Ward, *City of Darebin Heritage Review*, 1999

Other Sources:

Residence

33 Derby Street
Northcote



Map Ref: **30 G 9**

NOT within Heritage Overlay Area.

Description

A representative triple gable roofed timber cottage with bichrome chimneys and symmetrical façade protected by a timber posted verandah with cast iron lace enrichment. The roof is corrugated iron clad and the verandah floor has been rebuilt

Condition: Sound. Integrity: High, garden mostly paved.

History

This house is in C.A.101, which encompasses the land between Mitchell and Bastings Streets. It fetched the highest price at Crown land sales on 10th. June 1840, being granted to the Melbourne banker, William F.A.Rucker, who in the economic depression a few years later forfeited this and other holdings to the Union Bank. As its new owner the Bank subdivided land from 1853, much of this area generally becoming small farmlets.

In the mid 1870s the district was embroiled in debate about noxious industries, piggeries and boiling down works, the Mitchell and Bastings Streets areas being in the thick of it as they led to several of these establishments on the sparsely populated flats. There was no hint of unpleasantness however ten years later when Swift described the area as being quite a rural scene on the flats, looking east from Prospect Grove, with the waving corn at Gibson's, the grazing cows and the industrious Chinaman attending his ten acre vegetable garden.

A few years later there were houses in Andrew and Derby Streets to break this view, one of them being the weatherboard house on lot 36, now no.33 which was built in 1888 by Joseph Whitehead, a pork butcher. By 1891 the house was in the hands of Whitehead's executors with one of them,

Residence

Joseph junior, also a butcher in residence. By the turn of the century Elizabeth and Eleonor Stainsby owned the house, leasing it to the carpenter Charles Anderson. Janet Chadwick held tenancy in 1910, the property being sold by 1920 to Alfred Johnson, a copper, for his residence.

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The cottage at no. 33 Derby Street, Northcote, was built for the pork butcher, Joseph Whitehead, in 1888. It is rare and aesthetically significant in its locale.

It is a rare example (Criterion B) of a surviving Victorian period house in the locale, comparing with two small groups of representative cottages in Andrew Street to the immediate west and Mitchell Street to the immediate north. It is aesthetically significant (Criterion E) as an exemplar of its type, the timber construction and symmetrical gable roofed form being characteristic of workers' accommodation of the period. The bichrome chimneys add aesthetic value. The triple gable roofed form, whilst not as common as the hipped roof and row house forms in the Municipality, is commonplace in country Victoria and no. 33 Derby Street has special value as a very fine example of this less common Victorian period house form in Darebin.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books, Unit 5, 1887-8, p.51, Assess No. 1625; Unit 6, 1888-80, p.60, Assess.No.1883; Unit 8, 1890-1, p.61; Unit 27, 1900-01, p.49, Assess No.1542; Unit 37, 1910-11, p.66, Assess No.2158; Unit 53, 1920-21, p.86, Assess.No.2602.

Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, pp.67-8.

William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.61.

Michelle Summerton and Allom Lovell & Ass., *Darebin An Environmental History*, Melbourne, 1997, p.4.

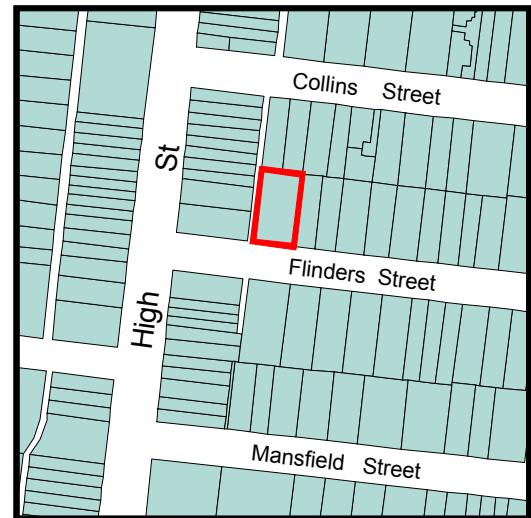
Melbourne Water Plan Room, MMBW plan no.94, Northcote and Heidelberg, nd.

Primary Source: Andrew C Ward, *City of Darebin Heritage Review*, 1999

Other Sources:

Residence

1 Flinders Street
Thornbury



Map Ref: **30 F 4**

NOT within Heritage Overlay Area.

Description

An unusual black tuckpointed red brick Post Federation villa now accommodating two dwellings in a symmetrical arrangement, emphasis being given to the composition by means of symmetrically located corner gablets, angled window bays and lozenge shaped windows. The encaustic tiled floor runs across the façade and returns down the sides to the entrances of both dwellings where it is terminated by projecting gable ended wings with window bays. The gable ends are of plain rough cast throughout and there is lead lighting to the casement windows.

Condition: Sound. Integrity: High.

History

This house is in C.A.137 which was granted to Michael Pender at the first Crown land sales in the district on the 3rd. October 1839. Few of the purchasers farmed their land, but Pender did there being hay and other crops grown with the produce being sent to Melbourne prior to 1850. His homestead, a small stone building, was built on the slope to the Darebin Creek near the south side of Dundas Street.

During the land boom of the 1880s this land was released for sale by the Penders Grove Estate Co.Ltd., there being auctioneers' notices advertising it as "Pender's Grove Estate-The Gem of Northcote" in 1887 and 1888 but barely a block was sold at this time. What remained in 1895 fell into the hands of the Bank of Victoria, which subsequently resold it to the Closer Settlement Board. Its intension was to develop the area for workers' homes, retaining in the west at least where no.1 Flinders Street stands, the design of the 1880s survey. Generous conditions (see Lemon, p.149) did not result in a rush of building there being only about 18 houses on the estate in 1909. However the

Residence

resident population more than trebled over the next two years assisted by the erection of this house at no.1 in 1910 by the estate agent Andrew Miller. Miller was perhaps associated with the local agent Nicol Miller who opened an open air picture theatre in 1911 in High Street where the Thornbury Picture Theatre was subsequently erected.

Despite the Closer Settlement Board's ownership of the Estate, the Rate Books at the time indicated that Miller had bought his block, lot 159, from the Bank of Victoria which was still listed as owner in 1909. Having bought the block and built the house in 1910, ownership/occupancy passed to Elizabeth Miller in 1911. She stayed only a short time, the house being owned by Louis Niehoff, a musician of St.Kilda in 1915. He let it to the physician Siegwort Bruchl in that year before taking up residency himself during 1916. By 1920 owner/occupancy had been taken up by Harold Solomon, a draper.

Thematic Context

4. Building settlements, towns and cities (Thornbury).

Significance

The house, now consisting of two dwellings, erected at no. 1 Flinders Street, Thornbury for the estate agent, Andrew Miller, was built in 1910, ownership passing to his wife Elizabeth in the following year. It is aesthetically significant.

It is aesthetically significant (Criterion E) for its unusual symmetrical configuration, this arrangement being the antithesis of the Post Federation villa of the day which established its picturesque character more by a dynamic arrangement of elements than by formalized symmetry. It has a substantial villa form by comparison with contemporary houses in the locale and stands apart, therefore, also in this respect. The elements which reinforce the symmetry of the design are the principal contributory elements.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books, Unit 32, 1905-6, p.178, Assess.No.5783; Unit 36, 1909-10, p.203, Assess.No.6546; Unit 37, 1910-11, p.198, Assess.No.6683; Unit 43, 1915-16, p.309, Assess.No.8791; Unit 54, 1920-21, p.169, Assess.No.9553.

Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, p.6, 92, 146-49.

William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.5, 10, 104.

Michelle Summerton and Allom Lovell & Ass., *Darebin An Environmental History*, Melbourne, 1997, p.33.

Melbourne Water Plan Room, MMBW plan no.107, Northcote and Preston, nd.

SLV, Map Section, Auctioneer's Notices, "Pender's Grove, The Gem of Northcote", 10/12/1887 and 27/10/1888.

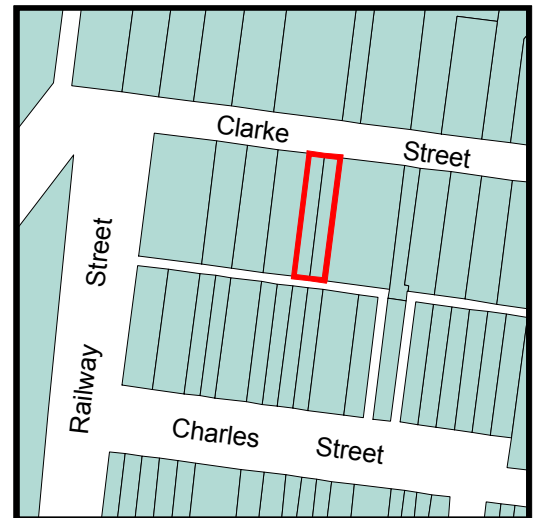
Primary Source: Andrew C Ward, *City of Darebin Heritage Review*, 1999

Residence

Other Sources:

Maryville and Belleview: Terrace

108-110 Clarke Street
Northcote - Merri



Map Ref: **30 E 10**

NOT within Heritage Overlay Area.

Description

A two storeyed terraced pair in the late Victorian Boom Style having stuccoed walls with party walls forming the ends of the two storeyed verandahs. The cast iron work appears to be original and the parapet ornamentation almost complete to no.108, consisting of vases and consoles supporting a raised central section incorporating the name of the villa in cast cement, being "Maryville" in the case of no. 108 and "Belleview" with no. 110. There are also tiled floors and original front doors.

Condition: Sound. Integrity: High, unsympathetic high front fences.

History

Clarke Street bisects C.A.95 which was granted to the Sydney resident Charles J.Gerrard at the district's second land sale on 10 June 1840. Gerrard leased out the land until in 1854 when he sold the entire portion...to a fellow Sydney speculator, a Dane named Severin Kanute Salting. It is understood Robert Hoddle's successor, Captain Andrew Clarke, was by then leasing it for his sheep farm known as Lucre's Run.

Upon purchase of C.A.95 Salting began subdividing, his main access road being Clarke Street. He realised a return on his investment almost immediately selling four pieces of this land in 1854 and the following year disposed of another dozen. Many of the buyers at once divided their land further... By the time of William Swift's Tour through the District in 1885, Clarke Street, west of High Street, was occupied on both sides, that being the case, little remains today. However this brick pair built soon after survives.

In 1886, James Lawson owned several vacant land lots including lot 15 which he disposed of to the

Maryville and Belleview: Terrace

builders Anthony Gaul and William Barter. In 1888 they erected these houses, ownership passing to the Mercantile Permanent Building Society by 1890. In the following year they were let to the tenants Arthur Troon, an accountant and John McDonald, a collector. In 1892, the Building Society sold no.108 to William Roberts, a gas inspector. Roberts immediately took up residency. At the same time Charles Meckiff moved into no.110, assuming ownership by the turn of the century. Both houses were let to tenants at this time, no.108 to Mary Jones and no.110 to Henry Ballen, a printer.

Roberts continued to keep no.108 for investment purposes in 1910, Arthur Peel, a tram car builder being tenant in that year with John Cook, a butcher taking over occupancy in 1911. Roberts later sold the house, subsequent owners including Philip Mayer (1920) and the restaurant keeper George Nicholas (1921). Meckiff on the other hand had returned to no.110 to live by 1910 continuing there as owner/occupant in 1920.

Thematic Context

4. Building settlements, towns and cities (Northcote - Merri).

Significance

The two dwelling terrace at nos. 108-110 Clarke Street, Northcote, known as "Maryville" and "Belleview" respectively, was erected by the building contractors Anthony Gaul and William Barter in 1888. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a known speculative development associated with the builders Gaul and Barter, who soon after erecting the terrace allowed the Mercantile Permanent Building Society to assume possession in a manner typical of the Depression of the early 1890s. It is important also for its capacity to interpret the nature of development sustained in the locale during the Boom years, comparing in this respect with nos. 106, 107-09 and 155 nearby but adding another dimension on account of its two storeyed terraced form.

It is aesthetically significant (Criterion E) as a prominent and representative late Victorian terrace imparting character to Clarke Street especially on account of its two storeyed form, terraces of this type being unusual in the locale.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books, Unit 4, 1886-7, p.23, Assess.No.679; Unit 6, 1888-9, p.34, Assess.Nos.1109-10; Unit 7, 1889-90, p.34; Unit 9, 1891-2, p.33, Assess.Nos.1008-9; Unit 27, 1900-01, p.28, Assess.Nos.893-4; Unit 37, 1910-11, p.40, Assess.Nos.1342-3; Unit 53, 1920-21, p.49, Assess.Nos.1560-1.

Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, pp.37, 42.

William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, pp.8-9, 59.

Melbourne Water Plan Room, MMBW plan no.95, Brunswick, Northcote and Fitzroy, 26/3/1906. "Northcote Crown Grantees", Part Parish Jika Jika in Butler, G., *Northcote Urban Conservation*

Maryville and Belleview: Terrace

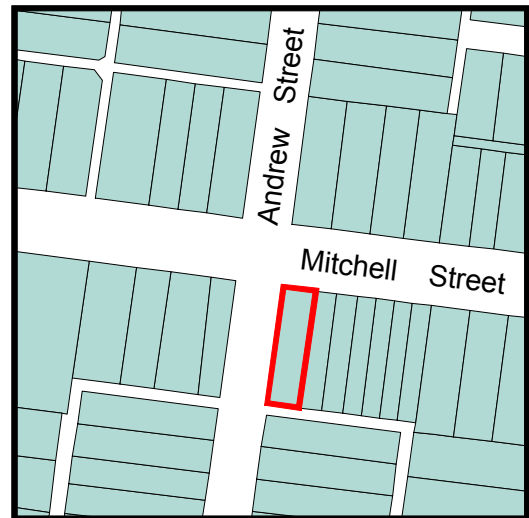
Study.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Shop and residence

70 Mitchell Street
Northcote



Map Ref: 30 G 9

NOT within Heritage Overlay Area.

Description

A timber corner shop with gabled roof section on the corner and hip roofed section alongside. There is a timber posted verandah with chamfered posts and an early advertising hoarding at the gutter line returning along both ends of the verandah. The end valance and gable end have been sheeted over and the shop front, whilst sympathetic, has been substantially rebuilt.

Condition: Sound. Integrity: Medium, posted verandah substantially intact, façade re-built.

History

Mitchell Street forms the northern boundary of C.A.101 being elevated land which fetched the highest prices at the Crown land sales on 10th. June 1840. The grantee of this allotment was the Melbourne banker William F.A. Rucker, who in the economic depression a few years later forfeited his land to the Union Bank. As its new owner the Bank subdivided land from 1853, much of this area generally becoming small farmlets.

Swift describes the area in his chapter entitled Tour through the District 1885 as being quite a rural scene on the flats, looking east from Prospect Grove, with the waving corn at Gibson's, the grazing cows and the industrious Chinaman attending his ten acre vegetable garden. Gibson had a dairy farm situated on the north side of Mitchell Street, but he also owned all the land opposite fronting the south side between Andrew and Derby Streets which in 1888 consisted of two blocks described as enclosed land, 150 feet and vacant land, 160 feet.

In 1889 Gibson built the four dwelling terrace at nos. 76-82 on the east end of the enclosed block, one of his tenants by the turn of the century being a labourer, Joseph Rycroft. In 1903 Gibson

Shop and residence

subdivided the remaining 75 feet of his original 150 feet block equally in two disposing of the land on the corner of Andrew Street to Joseph Rycroft by the end of the year. During 1903 the present timber building was erected, the rate books however not revealing whether by Gibson or Rycroft.

Rycroft opened a corner grocery store of which he was proprietor into the 1920s. By then however ownership had passed to Jane Rycroft. Between 1910 and 1920, Jane Rycroft also bought the former Gibson properties at nos.76-82.

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The corner shop and dwelling at no. 70 Mitchell Street, Northcote, is situated at the base of Rucker's Hill and was built in 1903 for the labourer, Joseph Rycroft who ran a grocery store there for many years. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a surviving operational corner store and residence, recalling the period up until the mid twentieth century when stores of this kind met the needs of a pedestrian based society and were as a consequence once commonplace throughout the suburbs established up until that time. The survival of the timber posted verandah is rare (Criterion B). It compares with nearby premises, now closed at 72 South Crescent and 58 Bastings Street.

It is aesthetically significant (Criterion E) for its posted verandah, corner location and traditional architectural form.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books, Unit 5, 1887-8, p.73; Unit 28, 1901-2, Assess.No.1629; Unit 29, 1902-3, p.53, Assess.No.1666; Unit 30, 1903-4, p.58, Assess.No.1786; Unit 53, 1920-21, p.91, Assess.No.2761.

William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.61.

Melbourne Water Plan Room, MMBW plan no.94, Northcote and Heidelberg, nd.

Parish of Jika Jika, in Summerton, M.& Allom Lovell & Associates, *Darebin: An Environmental History*, Melbourne, 1997, p.4.

Also refer to Data Sheet for Nos. 76-82 Mitchell Street, Northcote.

Primary Source: Andrew C Ward, *City of Darebin Heritage Review*, 1999

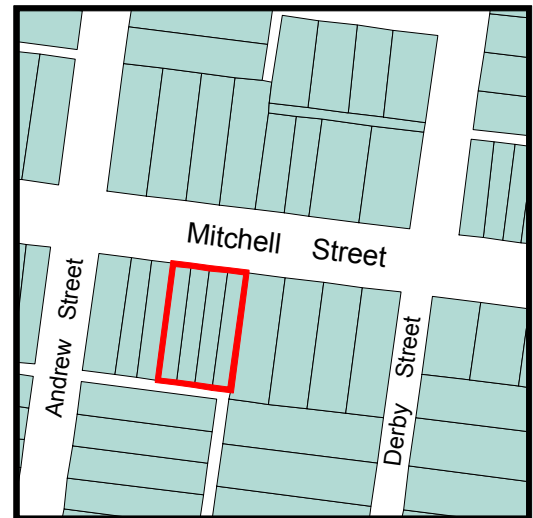
Other Sources:

Shop and residence

343

Terrace

76-82 Mitchell Street
Northcote



Map Ref: **30 G 9**

NOT within Heritage Overlay Area.

Description

A four dwelling single storeyed stuccoed terrace with shared chimneys, ashlar markings and original double hung windows and front doors. Each dwelling is divided by stuccoed party walls at the verandahs and there is an exposed red brick side wall facing west with projecting bricks suggestive of an intended continuation of the terrace. The end party walls have not been carried up above the roof line.

Condition: Sound. Integrity: High, mullions removed from some windows, concrete verandah floors and wire mesh fences to the cottage gardens.

History

Mitchell Street forms the northern boundary of C.A.101 being elevated land which fetched the highest price at the Crown land sales on 10th. June 1840. The grantee of this allotment was the Melbourne banker William F.A. Rucker, who in the economic depression a few years later forfeited his land to the Union Bank. As its new owner the Bank subdivided land from 1853 much of this area generally becoming small farmlets.

Swift describes the area in his chapter entitled Tour through the District 1885 as being quite a rural scene on the flats, looking east from Prospect Grove, with the waving corn at Gibson's, the grazing cows and the industrious Chinaman attending his ten acre vegetable garden. Gibson had a dairy farm situated on the north side of Mitchell Street, but he also owned all the land opposite fronting the south side between Andrew and Derby Streets which in 1888 comprised of two blocks described as enclosed land, 150 feet and vacant land, 160 feet.

Terrace

Gibson subdivided the enclosed block equally in two and built four brick houses on the eastern block in 1889. Initially he was able to let these houses to the butcher Louis Schiourtz, the laborer George Clarke, Elizabeth Bidwell and the carpenter Charles Anderson, however with the onset of economic Depression in the 1890s, tenancy rates fell to the point where only one house was let in 1895. Unlike many investors of the time however, Gibson was able to hold onto these properties.

By the turn of the century all dwellings were let. The tenants were the boot maker George Mackay, the brick worker Ellis, the laborer Joseph Rycroft and the miller William Brown. Gibson continued to own the houses in 1910 however by 1920 they had been bought by Jane Rycroft, who also owned the corner grocery store at no.70. In 1920, the houses were let to Edward Rosewarne, a cabinet maker, Stanley Lang, also a cabinet maker, James Pink, a maltster and Olive Poulter, who was engaged in home duties.

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The four dwelling terrace at nos. 76-82 Mitchell Street, Northcote, is situated at the base of Rucker's Hill and was built in 1889 by the dairy farmer Gibson. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its association with Gibson, an early farmer and dairyman in the area, and for its capacity to demonstrate the entrepreneurial activities of a successful settler during the Land Boom, Gibson retaining possession throughout the Depression years. It is aesthetically significant (Criterion E) as an unusual terraced development in its locale, of meagre proportions commensurate with the workers it was built to accommodate and enhanced by its substantially intact state.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

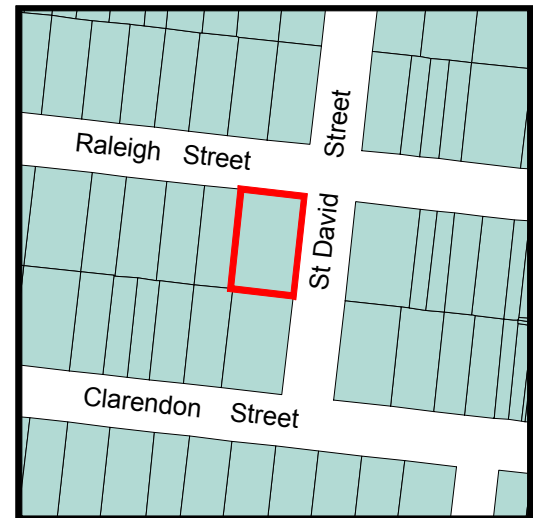
PROV, VPRS 3203/P1, Northcote Rate Books, Unit 5, 1887-8, p.73; Unit 7, 1889-90, p.107, Assess.Nos.3405-8; Unit 27, 1899-00, p.16, Assess Nos.3617-20; Unit 37, 1910-11, p.69-70, Assess Nos.2277-80; Unit 53, 1920-21, p.91, Assess.Nos.2764-7.
SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria, 1895, p.344.
William George Swift, The History of Northcote from its First Settlement to a City, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.61.
Michelle Summerton and Allom Lovell & Ass., Darebin An Environmental History, Melbourne, 1997, p.4.
Melbourne Water Plan Room, MMBW plan no.94, Northcote and Heidelberg, nd.
Also refer to Data Sheet for no.70 Mitchell Street, Northcote.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Residence

66 Raleigh Street
Thornbury



Map Ref: **30 G 5**

NOT within Heritage Overlay Area.

Description

An unusually imposing Post Federation villa with characteristic picturesque terra cotta tiled roof and tall rough cast chimneys with strapwork and including dormers in this instance. Emphasis is given to the diagonal axis by means of a corner gablet to the splayed verandah and by a corner splay to the brick walls of the villa. The turned timber posted verandah which runs back along two elevations from the corner splay is terminated by wings with rough cast and strapwork to the gable ends and window bays with surmounting fish scale panels. There is a ladder frame to the frieze which has an arched form at the corner splay.

Condition: Sound. Integrity: High.

History

Raleigh Street is one of several east west streets running between High Street and the Darebin Creek that were carved out of C.A.130, granted to Sylvester John Browne of Melbourne at Crown land sales in 1839. Like allotments nearby, it retained a rural aspect into the 1880s however with the land boom much of the area was sold and cleared for subdivision.

Local speculator C.H.James bought this entire allotment, subdividing and releasing it for sale in 1886 as "Rossmoyne Park". This was not James' first venture in real estate having subdivided the estates known as "Fulham Grange", "Holybank", "Gotch Park", "Clifton Grove" and "Fairfield Park". He had a simple policy, the rises and water frontages to be the preserve of the wealthy, the flats to be earmarked for the working man. By clever marketing strategies, including the erection of a horse tramcar along Station Street, Fairfield, he overcame problems such as lack of amenities and generally succeeded in disposing of his land at Saturday auctions. With success under his belt, James stood

Residence

for Parliament, being elected to the Legislative Council in 1887.

The west or High Street end of this estate was first released. It fetched a higher price than the eastern flats and was developed sooner. At the turn of the century the large block, lot 25, on the south east corner with St. David Street was owned by John Mason. Within the next three years it had passed to Albert Mason, a contractor, who in 1904 erected the brick house that stands at no.66 today. Mason let the house to the doctor Albert Degenhardt for a couple of years before assuming residency himself. He lived there in 1910, however by 1920 he was living in East Melbourne and leasing this property to John Richardson, a manager. Richardson bought the house from Mason in 1921 and continued there in 1930.

Thematic Context

4. Building settlements, towns and cities (Thornbury).

Significance

The house at no. 66 Raleigh Street, Thornbury, was built in 1904 presumably by the contractor, Albert Mason, who owned the house and subsequently lived there. It is historically and aesthetically significant.

It is historically significant (Criterion A) as one of the earliest houses erected in Raleigh Street during the Post Federation economic recovery and recalls this important phase in the development of the locale served by the High Street cable tramway service. It is aesthetically significant (Criterion E) as the most flamboyant Post Federation villa in the neighbourhood, comparing with others on Rucker's Hill and representative of the best villas of the period in Northcote. Elements demonstrating its distinguishing aesthetic qualities include the dormers, corner splay and gable end treatments.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books, Unit 27, 1900-01, p.146, Assess.No.4729; Unit 30, 1903-4, p.157, Assess.No.4946; Unit 31, 1904-5, p.160, Assess.No.5103; Unit 32, 1905-6, p.164, Assess.No.5256; Unit 37, 1910-11, p.182, Assess.No.6083; Unit 54, 1920-21, p.142,

Assess.No.8607.

SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria, 1930, p.664.

Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, pp.87, 92.

William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, pp.5, 64

Michelle Summerton and Allom Lovell & Ass., *Darebin An Environmental History*, Melbourne, 1997, p.23.

Melbourne Water Plan Room, MMBW plan no.107, Northcote and Preston, nd.

SLV, Map Section, Auctioneers' notices and newspaper advertisements, "Rossmoyne Park", July and August 1886.

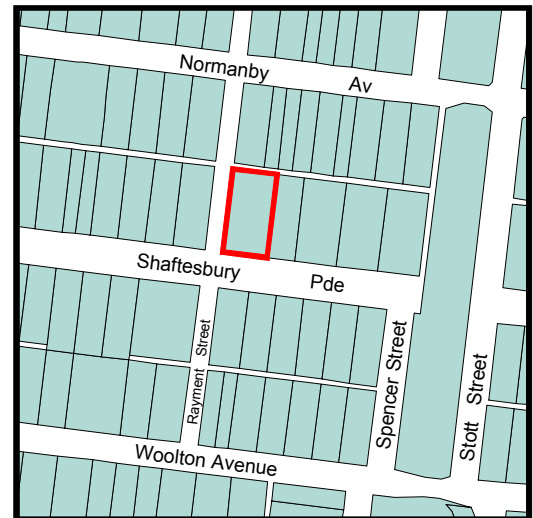
Primary Source: Andrew C Ward, *City of Darebin Heritage Review*, 1999

Residence

Other Sources:

Residence

52 Shaftesbury Parade
Thornbury



Map Ref: **30 E 5**

NOT within Heritage Overlay Area.

Description

An imposing bi-chromatic brick villa with hipped slate roof, cast iron posted verandah, sun hood to the front projecting wing window with cast iron lace frieze and bracketed cornice. Emphasis is given to the openings and corners by the use of cream bricks contrasting with the red body bricks and by a cream band at window head level. The verandah returns on the east elevation and is terminated by a second projecting wing.

Condition: Sound. Integrity: High, sympathetic front fence, presumed later cast iron balustrade, concrete floor.

History

Shaftesbury Parade was carved out of C.A.128 which was granted in the district's first land sale in 1839 to Patricius William Welsh, a businessman and investor and subsequently a partner of William Rucker. Welsh like many others lost his investments in the Depression that followed in the early 1840s.

The area later became "Woolton Park", its land being used for dairy farming and grazing until its subdivision in the 1880s. A Muntz and Bage survey showed the area between Leinster Grove and High Street auctioned on 26th. November 1887 at which most lots sold, a note indicating that the area between St.Georges Road and the railway line went for 685 pounds per acre by auction in a block.

By 1890 Frederick D.Smith, a surveyor, owned lots 24 and 25 of this subdivision, the former abutting St.Clair Avenue, now Rayment Street. In the following year Smith commenced the brick house that

Residence

is now at no.52 for his residence, completing it in 1892. By the turn of the century the property had passed to Job Smith, possibly the same Job Smith of “Thornbury”, the estate which had encompassed C.A.131 and 136 until subdivision in 1884. At the time the engineer William Scott was tenant however a year later Frederick Smith, an assistant engineer was in residence. This was possibly the same Smith who built the house.

By 1921 David Whitaker, a gentleman was owner/occupant, the property continuing to consist of the two lots which by then had a frontage of 100 feet. Whitaker continued there in 1930.

Thematic Context

4. Building settlements, towns and cities (Thornbury).

Significance

The villa at no. 52 Shaftesbury Parade, Thornbury, was built in 1892 for the surveyor, Frederick D.Smith. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its capacity to demonstrate the development sustained in the locale during the the Victorian period comparing with subsequent phases in its development including the Post Federation and Inter War periods. It is of interest also as a very late villa to be erected, the year of construction coinciding with the onset of the Depression. It is aesthetically significant (Criterion E) as an imposing and substantially intact representative middle class villa residence of the period.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books, Unit 8, 1890-1, p.112, Assess.Nos.6613-4; Unit 9, 1891-2, p.106, Assess.No.532; Unit 27, 1900-01, p.90, Assess.No.2869; Unit 54, 1920-21, p.30, Assess.No.5033.

SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria, 1930, p.665.

Andrew Lemon, The Northcote Side of the River, Hargreen Publishing Co. North Melbourne, 1983, pp.7, 10-11, 44, 57.

William George Swift, The History of Northcote from its First Settlement to a City, The “Leader” Publishing Co.Pty.Ltd., Northcote, 1928, pp.9-10.

Melbourne Water Plan Room, MMBW plan no.105, Brunswick and Northcote, July 1932.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Residence

74 Waterloo Road
Northcote



Map Ref: **30 G 9**

NOT within Heritage Overlay Area.

Description

A gable roofed timber cottage with presumed reconstructed verandah having Inter War period spandrels, corrugated iron clad roof and symmetrical façade with later additions to the south.

Condition: Sound. Integrity: High.

History

This house is in C.A.101, which encompasses the land between Mitchell and Bastings Streets. It fetched the highest price at Crown land sales on 10th. June 1840, being granted to the Melbourne banker William F.A.Rucker, who in the economic depression a few years later forfeited this and other holdings to the Union Bank. As its new owner the Bank subdivided land from 1853 much of this area generally becoming small farmlets.

In the mid 1870s the district was embroiled in debate about noxious industries, piggeries and boiling down works, the Mitchell and Bastings Streets areas being in the thick of it as they led to several of these establishments on the sparsely populated flats. There was no hint of unpleasantness however ten years later when Swift described the area as being quite a rural scene on the flats, looking east from Prospect Grove, with the waving corn at Gibson's, the grazing cows and the industrious Chinaman attending his ten acre vegetable garden.

A year later there was a house in Waterloo Road that would have been part of this scene. From Rate Book records however it is impossible to determine if it were the house at no.74 or its neighbour. Described as wood, NAV 13 pounds, it was owned and occupied by William Harvey, a labourer, who in the following year built the second wood house. The NAVs of the houses in 1887 were 11 and 15

Residence

pounds, the former since demolished, the latter no.74. These houses can be seen in situ on the MMBW plan of Northcote drawn after the turn of the century. They formed part of a property package in Waterloo Road (the two houses mentioned) and round the corner in Mitchell Street (three houses built c.1888 and 1889-92) owned/occupied over time by various members of the Harvey family.

Harvey lived in no.74 until 1889 when he moved to a weatherboard cottage where no.54 Mitchell Street now stands. He let his former residence to Dennis Flynn, a laborer and later to Henry Brockell, a gardener (1899). Subsequent tenants included the boot maker Herbert Langdon (1900), the blacksmith Patrick McDermott (1901), the billiard maker George Hodges (1910) and the laborer John Sullivan (1911).

By 1920 Sarah Bradley had bought the house, Thomas Bradley, a baker being listed as the occupant in the Rate Book that year but as owner/occupant in 1930.

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The timber cottage at no. 74 Waterloo Road, Northcote, was built either in 1885 or 1886 for the labourer, William Harvey, who also built the house alongside, since demolished. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a substantially intact example its type, the timber construction and symmetrical gable roofed form being characteristic of workers' accommodation of the period.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books, Unit 3, 1885-6; Unit 4, 1886-7, p.38, Assess.No.1153; Unit 5, 1887-8, p.45, Assess.Nos.1460-1; Unit 6, 1888-9, p.53, Assess.No.1705; Unit 8, 1890-1, p.53, Assess.No.285; Unit 26, 1899-1900, p.7, Assess.No.3363; Unit 27, 1900-01, p.43; Unit 37, 1910-11, p.60, Assess.No.1976; Unit 53, 1920-21, p.88, Assess.No.2676; Unit 75, 1930-31, p.101, Assess.No.3107.

Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, p.67-8.

William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.61.

Michelle Summerton and Allom Lovell & Ass., *Darebin An Environmental History*, Melbourne, 1997, p.4.

Melbourne Water Plan Room, MMBW plan no.94, Northcote and Heidelberg, nd.

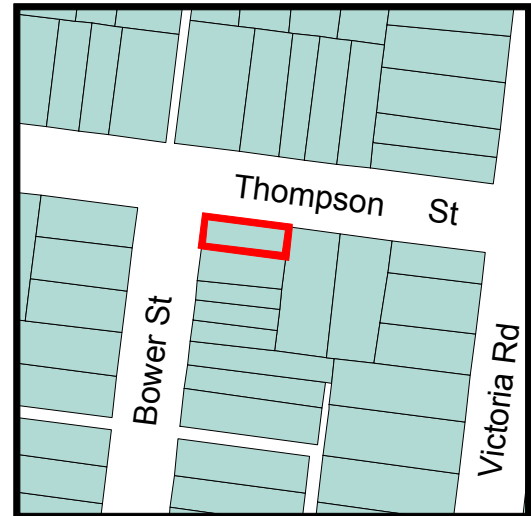
Primary Source: Andrew C Ward, *City of Darebin Heritage Review*, 1999

Residence

Other Sources:

Shop and residence

42 Bower Street
Northcote - Dennis



Map Ref:

NOT within Heritage Overlay Area.

Description

A stuccoed corner shop with early timber framed shop windows addressing both elevations either side of the corner splay accommodating the doorway. There is a posted verandah to both elevations, also with a corner splay, and an axe finished bluestone plinth. The verandah retains its valances and the surmounting parapet is plainly treated with a cornice and later coping mould. There is an associated hip roofed residence, formerly with an entry off Thomson Street, now bricked up.

Condition: Sound. Integrity: High.

* been converted to house

History

When Crown land sales took place in 1840, the area south of Westgarth Street was reserved with Yarra Bend for future consideration. The area north of Westgarth Street to Union Street and from the Merri Creek to Rathmines Street consisted of 106 acres which were sold on 10th. June 1840 as Section 89 to George Urquhart. Urquhart who came from Sydney bought this land and some at North Coburg. He had squatting interests and for a time acted as an agent for a large property at Port Fairy. It is understood his purchase in Northcote was speculative.

William Swift described the area north of Westgarth Street/east of High Street as mostly open land, with here and there ancient dwellings in 1885. A few years later subdivisions were attracting building, this street being listed in 1888 as the Bower Estate at the Westgarth Street end, perhaps extending through to Gotch Street, since renamed Thompson Street.

Shop and residence

Lot 31 was on the south east corner of Bower and Gotch Streets. In 1889 it passed from one Paskins to the builder Edwin Henry Good who in that year built the brick shop and dwelling on the corner on a block 40 by 82 feet. Simultaneously he built two pairs of weatherboard cottages, nos 34 to 40 Bower Street each with frontages of 20 feet. Good occupied the shop initially, selling it and the four cottages in 1890 to James Edgerton. Edgerton let the shop and dwelling, tenants including the laborer Patrick Quinane (1891), the green grocer James Stevens (1892), William Spencer (1900), the cabman John Patrick (1901) and the carrier Jeremiah Cullem (1910).

By 1921 Matthew Keyte had bought the shop and dwelling for investment purposes letting it to William Cutting, a boiler attendant. Daniel McLoughlin was the occupant in 1930.

Thematic Context

4. Building settlements, towns and cities (Northcote - Dennis).

Significance

The former corner shop and dwelling at no. 42 Bower Street, Northcote - Dennis, was built in 1889 by the builder Edwin Henry Good and use for a period as a green grocery. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a surviving substantially intact corner store and residence, recalling the period up until the mid twentieth century when stores of this kind met the needs of a pedestrian based society and were as a consequence once commonplace throughout the suburbs established up until that time. The survival of the timber posted verandah and original shop frontwindows is unusual (Criterion B). It compares with premises, now closed at 72 South Crescent and 58 Bastings Street.

It is aesthetically significant (Criterion E) for the manner in which it addresses the corner, the splayed treatment and elevations to both streets enhancing its presence at the intersection.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

References

- PROV, VPRS 3203/P1, Northcote Rate Books: Unit 6, 1888-89, p.47, Assess.Nos.1516-20; Unit 7, 1889-90, p.55, Assess.No.1797; Unit 9, 1891-92, p.41, Assess.No.1258; Unit 27, 1900-01, p.34, Assess.No.1115; Unit 37, 1910-11, p.46, Assess.No.1554; Unit 53, 1920-21, p.21, Assess.No.657
 SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria, 1930, p.484.
 Andrew Lemon, The Northcote Side of the River, Hargreen Publishing Co. North Melbourne, 1983, p.6-7, 9.
 William George Swift, The History of Northcote from its First Settlement to a City, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.5, 58.
 Melbourne Water Plan Room, MMBW plan no.94, Northcote and Heidelberg, nd.

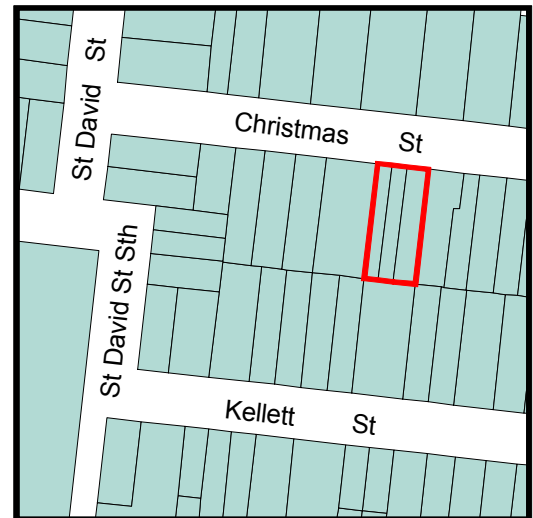
Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Shop and residence

Other Sources:

Residences

12- 16 Christmas Street
Northcote - Croxton



Map Ref:

NOT within Heritage Overlay Area.

Description

Nos. 12-14 are an attached pair of late Victorian bi-chromatic brick dwellings with clinkers for face bricks and cream dressings giving emphasis to the niches and eaves frieze and forming a two course band across the facade. The hipped roofs are corrugated iron clad and there are parapeted party walls extended to terminate the front verandahs which are devoid of ornamentation. Cast ornamentation to the party walls is redolent of a cornucopia with grapes spilling out from shell ends. The niches have images of flowers in cast cement.

No. 16 is a detached late Victorian bi-chromatic brick villa also with clinkers for face bricks and cream dressings giving emphasis to the niches and eaves frieze and forming a two course band across the facade. The roof is of slate and hipped and there are symmetrical chimneys. Parapeted side walls are extended to terminate the front verandah which is timber posted with a timber frieze rail and cast iron lace ornamentation. The façade is symmetrical and relieved with niches having images of flowers in cast cement, the presumed cornucopia ornaments being reiterated.

Condition: Sound. Integrity: High, unsympathetic front fences to nos. 12-14.

* all have new concrete ver flooring

History

This area was first surveyed as C.A.122, a long narrow lot of 284 acres running from High Street to the Darebin Creek. It was granted to George Sinclair Brodie on 3rd. October 1839 for 22 shillings per acre, the cheapest land at the time in Northcote. For Brodie, a Melbourne storekeeper,

Residences

this was a speculative venture that coincided with a career move into auctioneering. He must have been optimistic about the district's future as he also bought the adjoining lot 129. The boundary between these lots became Darebin Road.

It is not known if Brodie amassed a fortune from his venture, however little development took place until the 1880s when land subdivision and brick making dominated local activity. The Northcote Brick Works was established to the south west of Christmas Street which itself was subdivided and supporting eleven residents by 1890. Among them was the gentleman John Scott who lived at no.18 (extant, built 1888) and who owned the adjoining lot 23 bought from one Robinson in 1890 where nos.12-16 were built during that year. No.16 with a frontage of about 30 feet was immediately sold to the laborer George Tinkham for his residence. Scott retained his first tenants in the pair next door at nos.12-14, being the contractor Charles Bacon and a gripman named Holmes. Both moved on in 1891. The pattern of short term tenancy for a contractor as a house was completed generally indicated that the contractor was the builder of the house, in this case the suggestion being Bacon was builder of all three houses.

In 1891 Tinkham continued at no.16, no.14 was let to the brick maker James Dinwoodie and no.12 was unoccupied. Scott was able to ride out the depression with his investments intact securing a tenant for no.12 by 1895, the tanner Thomas Dunn who was still in residence at the turn of the century. By then no.14 was let to Richard Bailey, a civil servant and George Tinkham was leasing his house to John Slack, a manager.

Thematic Context

4. Building settlements, towns and cities (Northcote - Croxton).

Significance

The attached pair and detached villa at nos. 12-16 Christmas Street, Northcote (Dennis) were built possibly by the contractor Charles Bacon for the gentleman/ investor, John Scott, in 1890. They are aesthetically significant.

They are aesthetically significant (Criterion E) on account of their unusual cast cement niches and for the manner in which the details including the bi-chromatic brickwork and cast cement ornamentation enable them to be recognised as the work of a single owner. The unusual use of clinker bricks may be linked with the products of the nearby Northcote Brick Works which was a vast undertaking occupying the site of the present Northcote Shopping Plaza. They are in other respects representative investment buildings of their time.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Rate Books: Unit 6, 1888-9; Unit 7, 1889-90, p.182, Assess.No.5896; Unit 8, 1890-1, p.171, Assess.Nos.665-7; Unit 9, 1891-2, p.170, Assess.Nos.642-4; Unit 27, 1900-01, p.133, Assess.Nos.4254-6.
SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria, 1890, p.319; 1895, p.340.

Residences

Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, p.6-7.

William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.5.

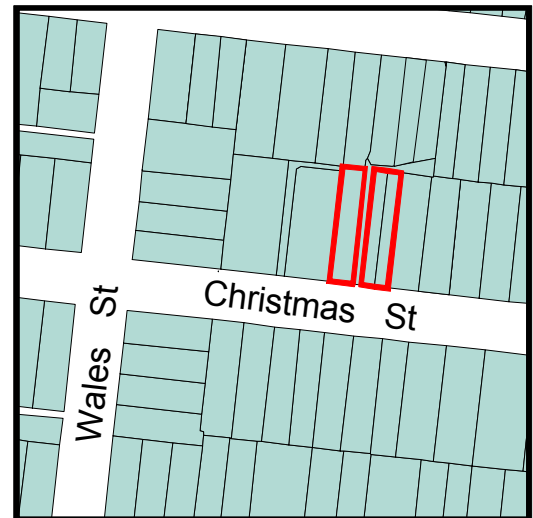
Melbourne Water Plan Room, MMBW plan no.106, Northcote and Heidelberg, nd.

Primary Source:

Other Sources: Andrew C Ward, *City of Darebin Heritage Review*, 1999

Terrace

41-45 Christmas Street
Northcote - Croxton



Map Ref:

NOT within Heritage Overlay Area.

Description

A terrace of three representative single storeyed late Victorian Boom Style dwellings with party walls extended to form verandah ends and side garden walls. No. 41 is separated from nos. 43-45 by a lane. The brickwork is bi-chromatic and the cast iron lace ornamentation survives at no. 45, the lacework to no. 41 being presumably recent. Verandahs are convex, with the exception of the skillion to no. 41 which has been rebuilt. The parapets have been part demolished but no. 45 alone retains its balustrade and urns and consoles to the central curved pediment with shell end that survives on all three parapets.

Condition: Sound. Integrity: Medium, parapets defaced, verandahs to nos. 41 and 43 altered, no.41 extended at rear.

* 41 concrete flooring - see photo for additions at rear

History

This area was first surveyed as C.A.122, a long narrow lot of 284 acres running from High Street to the Darebin Creek that was granted to George Sinclair Brodie on 3rd. October 1839 for 22 shillings per acre, the cheapest land at the time in Northcote. For Brodie, a Melbourne storekeeper, this was a speculative venture that coincided with a career move into auctioneering. He must have been optimistic about the district's future as he also bought the adjoining lot 129. The boundary between these lots became Darebin Road.

It is not known if Brodie amassed a fortune from his venture, however little development took place until the 1880s when land subdivision and brick making dominated local activity. The Northcote

Terrace

Brick Works was established to the south west of Christmas Street which itself was subdivided with only one occupant on the north side in 1886, the engineer/builder Frederick Marriott. In that year Marriott owned lot 14 which had a frontage of 75 feet and was described as vacant land & buildg, the general description for “building in progress”. The following year revealed that this may have been fencing as the lot was described as enclosed land, the NAV remaining unaltered.

In 1888 Marriott built a brick house, now no.41, on this block occupying it himself in that year. In 1889 the block was subdivided. No.41 was allocated a frontage of 29 feet with a right-of-way 11 feet wide along its eastern boundary. Abutting this was a block 35 feet wide on which the pair of brick houses, now nos.43-45 were built that year. During the erection of this pair the builder William Taylor occupied no.41 while Marriott moved to a timber house in Jenkins Street where no.64 now stands. At the time he owned this and the adjacent no.62. They backed onto nos.41-45 Christmas Street which he erected simultaneously with no.66-70 Jenkins Street, all properties having rear access via the right-of-way in Christmas Street.

Marriott retained the houses in Christmas Street as investment properties, Margaret Scott succeeding Taylor in 1890, with the other houses being let to Thomas Pincombe, a carpenter and Charles White, a laborer. Tenancies were short term initially, the occupations of some tenants suggesting they may have been employed by Marriott. In 1891-2, the laborer James Lane, then the brickie Duncan Cameron lived at no.41, the manufacturer Herbert Begbie (?) lived at no.43 and the laborer Patrick McMahon, then a baker named Coarse lived at no.45. At the turn of he century ownership remained with Marriott, his tenants being Annie Evans at no.41, David Bowtell at no.43 and Benjamin Goldberg, an insurance agent at no.45.

Thematic Context

4. Building settlements, towns and cities (Northcote - Croxton).

Significance

The terrace of three dwellings at nos. 41 - 45 Christmas Street, Northcote (Croxton) was built for the engineer/builder and speculator, Frederick Marriott, in 1888-89. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a rare three dwelling terrace in this locale, comparing with the defaced terrace at nos. 66-70 Jenkins Street nearby, also built by Marriott as an investment.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Rate Books: Unit 4, 1886-7, p.80, Assess.No.2445; Unit 5, 1887-8, p.131; Unit 6, 1888-9, p.176, Assess.No.5786; Unit 7, 1889-90, pp.183 & 185, Assess.Nos.5917-9 & 5979-83; Unit 9, 1891-2, p.171, Assess.Nos.666-8; Unit 27, 1900-01, p.133, Assess.Nos.4269-71.
 Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, p.6-7.
 William George Swift, *The History of Northcote from its First Settlement to a City*, The “Leader” Publishing Co.Pty.Ltd., Northcote, 1928, p.5.
 Melbourne Water Plan Room, MMBW plan no.106, Northcote and Heidelberg, nd.

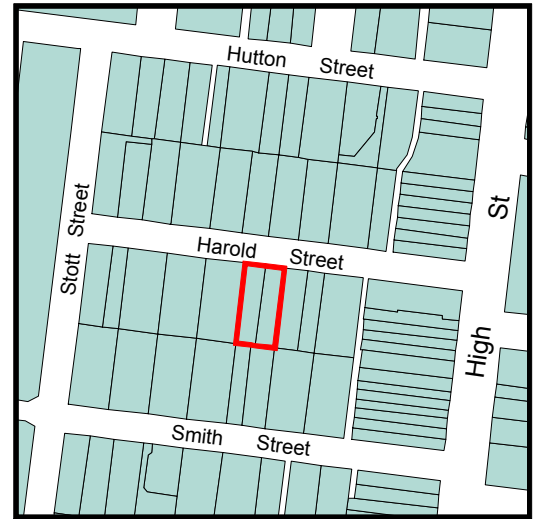
Terrace

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Residences

9-11 Harold Street
Thornbury



Map Ref: **30 F 4**

NOT within Heritage Overlay Area.

Description

A pair of mirror reversed late Victorian tuck pointed polychrome brick villas in the Queene Anne mode with black body bricks relieved by creams and reds. Whilst the barges and reconstructed porches are especially evocative of the Queen Anne mode, the brickwork patterns and prominent gable ended wings with balancing porches are important distinguishing elements.

Condition: Sound. Integrity: High, later roof tiles, timber work reconstructed in part.

History

At the first sale of Crown land in the district on 3 October 1839, the Tasmanian Thomas Ritchie paid the top price of 90/- per acre for Section 131. It comprised of 187 acres and extended from the Merri Creek to High Street with the present day Hutton Street and Normanby Avenue forming its northern and southern boundaries.

This was a speculative venture for Ritchie. By 1854 the Section was in the hands of Melbourne businessman John Hunter Patterson, who in that year subdivided it into lots of five and ten acres with a seventeen acre block fronting the creek which was bought by Job Smith. Low bids and subsequent falling prices resulted in the remainder of the Section being offered to Smith. Thus was formed the original "Thornbury", described as being used for dairy farming and intense culture on the flat abutting on the creek. In the paddock near High Street Smith took in grazers, mainly bullock drivers and their teams.

It was this eastern part between St. Georges Road and High Street that was first subdivided and released for auction as the "Thornbury Park Estate" on 23 September 1883, syndicate members for

Residences

the subdivision being Edwin Bastings, one Ballantyne and James Hutton. One of the access streets commemorated Job Smith as it led to his house near the creek. The other main streets were Harold and Ballantyne. Originally 224 lots it was later bisected by the railway line to Whittlesea. Little development took place however before 1890, there being only a few places dotted throughout the Estate, the Sands and McDougall directory for that year listing just twenty-two.

These houses at nos.9 and 11 were not included in that listing. In 1890, William Hutton, curer and J.P. owned lots 169 and 170 on the south side of the street, the latter being subdivided equally in two with these brick houses commenced on them before the end of the year. Hutton, who was elected to council that year and served as mayor in 1893-4, completed the houses in 1891 and let them to the engineer Thomas Collier (no.9) and the clerk Ralph Richardson (no.11). Subsequent tenants included the manufacturer John Keleher (no.9) and the civil engineer Richard Wallnutt (no.11) in 1895 and the civil servant William James (no.9) and the importer Henry Bradley (no.11) at the turn of the century. Later occupants for nos.9 and 11 respectively included Joseph Muntz and James McCarthy in 1910, Alfred Harris and John Gemmell in 1920 and Frank Dixon and David Frazer in 1930.

Thematic Context

4. Building settlements, towns and cities (Thornbury).

Significance

The houses at nos. 9-11 Harold Street, Thornbury, were built in 1890-91 as investments for William and James Hutton. They are historically and aesthetically significant.

They are historically significant (Criterion A) for their association with the brothers William and James Hutton who had established their bacon curing works in Moreland Road, Coburg, in 1872, relocating to Oakover Road, South Preston, in 1881. Their business prospered, the company's Pineapple Brand and the "Don't Argue" slogan becoming well known throughout Australia until recent years. Together, these houses are important as local examples of highly successful local entrepreneurs participating in the Land Boom. They are aesthetically significant (Criterion E) as unusual villas on account of their forms, polychrome brickwork and Queene Anne styling which together separate them from the main stream of speculative development in the area at the time.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books: Unit 7, 1889-90, p.139; Unit 8, 1890-91, p.122, Assess.Nos.1014-5; Unit 9, 1891-92, p.110, Assess.Nos.680-1, Unit 14, 1894-95, p.58, Assess.Nos.5032-3; Unit 27, 1900-01, p.94, Assess.Nos.3003-4.
SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria, 1890, pp.315, 317-8, 319, 320; 1910, p.449; 1920, p.533; 1930, p.661.
Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, pp.6-7, 11, 44, 89-90.
William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, pp.5-6, 9-10, 48, 148-9.

Residences

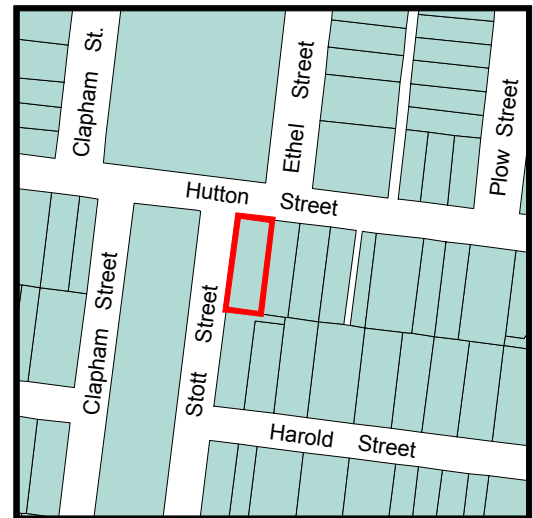
Melbourne Water Plan Room, MMBW plan no.108, Northcote, Preston and Coburg, c.1908.
SLV, Map Section, sltef 912.945, Vale Collection, vol.2, p.120, Thornbury Park Estate.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

"Thornbury"

21 Hutton Street
Thornbury



Map Ref:

NOT within Heritage Overlay Area.

Description

An exceptionally picturesque and prominently situated Post Federation timber villa with turned timber posted verandah to two elevations terminated by projecting gable ended wings and with emphasis given to the diagonal axis by means of a curved lead lit window bay and gablet to the verandah corner splay. The wings have window bays with fretted fascias and lapped boards to the sun hoods and surmounting gable ends with pressed metal fish scale linings and Arts and Crafts brackets. There are ashlar boards, a port hole window and fretwork to the eaves frieze.

Condition: Sound. Integrity: High.

History

At the first sale of Crown land in the district on 3rd. October 1839, the Tasmanian Thomas Ritchie paid the top price of 90/- per acre for Section 131. It consisted of 187 acres and extended from the Merri Creek to High Street with the present day Hutton Street and Normanby Avenue forming its northern and southern boundaries.

This was a speculative venture for Ritchie. By 1854 the Section was in the hands of Melbourne businessman John Hunter Patterson, who in that year subdivided it into lots of five and ten acres with a seventeen acre block fronting the creek which was bought by Job Smith. Low bids and subsequent falling prices resulted in the remainder of the Section being offered to Smith. Thus was formed the original "Thornbury", described as being used for dairy farming and intense culture on the flat abutting on the creek. In the paddock near High Street Smith took in grazers, mainly bullock drivers and their teams.

"Thornbury"

It was this eastern part between St. Georges Road and High Street that was first subdivided and released for auction as the "Thornbury Park Estate" on 23 September 1883, the syndicate members for the subdivision being Edwin Bastings, one Ballantyne and James Hutton. Originally 224 lots it was later bisected by the railway line to Whittlesea. By the turn of the century there were homes sprinkled throughout the subdivision however this block which in 1913 had a frontage of 88 feet and was owned by Neil McLeod remained vacant.

In that year the builder Edwin (Edward) Kelley bought 50 feet of McLeod's holding which comprised of lot 218 and part lot 219. It abutted Railway Parade East, now Stott Street. In 1914, Kelley built a weatherboard house there for his residence, the property passing to Mabel Kelley a few years later. In 1920, the gentleman James Ryan bought the house, subsequent occupants including Mrs. Hannah Molyneux in 1930.

Thematic Context

4. Building settlements, towns and cities (Thornbury).

Significance

The timber villa at no. 21 Hutton Street, Thornbury, known as "Thornbury", was erected by the builder Edwin (Edward) Kelley as his home. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a highly picturesque and eloquently articulated Post Federation villa incorporating many of the elements for which the period was noted and having details including the pressed metal work in common with the builder Michael Fitzgerald's houses at nos. 18 and 24 Hartington Street, Northcote. Elements of note include the exploitation of the diagonal axis, the treatment of the gable ends and more generally the highly ornamental timberwork.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

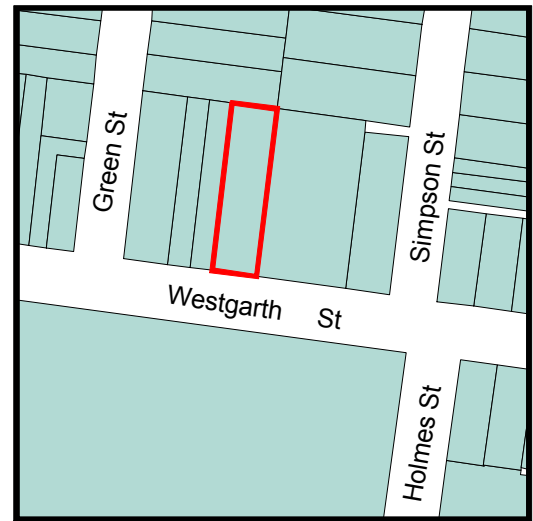
PROV, VPRS 3203/P1, Northcote Rate Books: Unit 39, 1912-13, p.147; Unit 40, 1913-14, p.155, Assess.no.4580; Unit 42, 1914-15, p.172, Assess.no.4936; Unit 54, 1920-21, p.38, Assess.no.5307.
SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria, 1930, p.662.
Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, pp.6-7, 11, 44, 89-90.
William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, pp.5-6, 9-10, 48.
Melbourne Water Plan Room, MMBW plan no.108, Northcote, Preston and Coburg, c.1908.
SLV, Map Section, sltef 912.945, Vale Collection, vol.2, p.120, Thornbury Park Estate.

Primary Source: Andrew C Ward, *City of Darebin Heritage Review*, 1999

Other Sources:

"St. Helens"

153 Westgarth Street
Northcote - Dennis



Map Ref: **30 G 11**

NOT within Heritage Overlay Area.

Description

An imposing two storeyed stuccoed late Victorian arcaded villa using the terraced form. The side walls are red face brick but the stuccoed façade has a balustrade to the parapet and upper level balcony. There are vermiculated spandrels to the Romanesque arches of the arcades with acanthus leaf capitals and a narrow band of vermiculations to the entablature. The central portion of the parapet has the villa name "St. Helens" in cast cement and there are masks at either end of the cornice. The fluting of the fence pillars corresponds with that of the lower level arcade.

Condition: Sound. Integrity: High.

History

When Crown land sales took place in 1840, the area south of Westgarth Street was reserved with Yarra Bend for future consideration. The area north of Westgarth Street to Union Street and from the Merri Creek to Rathmines Street consisted of 106 acres which were sold on 10th. June 1840 as Section 89 to George Urquhart. Urquhart who came from Sydney bought this land and some at North Coburg. He had squatting interests and for a time acted as an agent for a large property at Port Fairy. It is understood his purchase in Northcote was speculative.

William Swift described the north side of Westgarth Street east of High Street as mostly open land, with here and there ancient dwellings in 1885. A cutting made in the road by the Council for drainage purposes near Bower Street filled to a lagoon during winter. A few years later subdivisions were attracting building. The area between Green and Simpson Streets was subdivided by 1888 into six lots, each with frontages of 53 feet. Lot 12 on which this house stands passed from Albert Lambert to Joseph Warby, then to Ellick Carmichael in that year. Carmichael built the brick house

"St. Helens"

there today in 1889 naming it "St.Helen's". On completion the property passed to Alexander Carmichael, a telegraph officer (1889) and civil servant (1895) who continued as owner/occupant in 1910 when it had the street no.223. It faced the Northcote Park, home ground for the Northcote Park Cricket Club who contended with a rough, rubbled ground at the time (see Lemon, A., op. cit., p.79).

During the next decade Carmichael moved but retained the house as an investment letting it to the printer Jacob Phillips in 1920 and selling it to him the following year. By then the house was listed as being on part lot 12, the lot possibly having been subdivided. It had the street number 153. Phillips continued to live there in 1930.

Thematic Context

4. Building settlements, towns and cities (Northcote - Westgarth).

Significance

"St. Helens" at no. 153 Westgarth Street, Northcote (Dennis) was built by Ellick Carmichael in 1889 for Alexander Carmichael, the telegraph officer, who remained there in 1910. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a prominent two storeyed villa residence in the terrace form, uncommon in the area but capitalizing on the high level of amenity facing Northcote Park with its oval, established there at an early date, and the Yarra River valley. The arcaded treatment recalls similar villas in similar circumstances either facing boulevards of public reserves, this example being by comparison isolated on account of its remoteness from the High Street cable tramway service.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books: Unit 6, 1888-89, p.15, Assess.No.482; Unit 7, 1889-90, p.22; Unit 37, 1910-11, p.11, Assess.No.381; Unit 53, 1920-21, p.13, Assess.No.431

SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria: 1930, p.497.

Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, p.6-7, 9.

William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.5, 58.

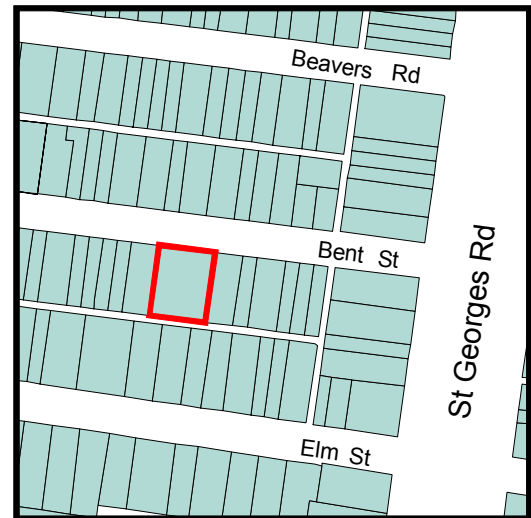
Melbourne Water Plan Room, MMBW plan no.94, Northcote and Heidelberg, nd.

Primary Source: Andrew C Ward, *City of Darebin Heritage Review*, 1999

Other Sources:

Residence

135 Bent Street
Northcote



Map Ref:

NOT within Heritage Overlay Area.

Description

A substantial two storeyed overpainted face brick late Victorian villa in the terraced form with a two storeyed cast iron posted verandah with terminating fin walls, corrugated iron clad hipped roof and symmetrical chimney stacks reinforcing the symmetry of the composition. The entry appears to be original and retains its sidelights and six panelled door although the lead light work may be later. Emphasis is given to the ground floor level windows by means of stuccoed architraves. There is a cast iron double palisade fence and gate with axe finished bluestone plinth, the cast iron pillars having lions head motifs and orb finials.

Condition: Sound. Integrity: High, verandah floor rebuilt, later rear additions, overpainting.

History

William Minnethorpe, a Sydney investor bought C.A.112 at the second sale of Crown land in the district on 10th. June 1840. It was one of the narrow lots that ran from about where Rathmines Street is to the Merri Creek and consisted of 135 acres. Its north south boundaries were Beavers Road and Elm Street. Bisected by St. Georges Road and High Street, it was described as the Minnithorpe Estate on auctioneers' notices and released for sale as three separate lots. All were advertised as being well adapted or advantageously situated for subdivision, with attention being drawn to brick clay in the east and bluestone in the west.

It was probably from this sale that a syndicate headed by the Hon. Thomas Bent acquired the Estate which it subdivided in 1885 and released in stages again as the Minnithorpe Estate. The Estate centred on Bent Street, however at the time the section west of St. Georges Road was known as Gladstone Street.

Residence

In 1890 the south side between Woodhouse Street and St. Georges Road was subdivided but the lots were all described as vacant land except for one house near St. Georges Road. In the following year the owners of the land were listed as W. Bruce and P. Callaghan so it is presumed that it was from them that the carpenter, Edwin Roberts, bought lot 92. During 1891 he commenced building a brick house there for his residence, completing it in 1892. The house stood on land 20 feet wide, Roberts buying the adjoining lots 91 and 93 from the Standard Bank of Australasia in 1895 and adding lots 94 and 95 by the turn of the century. By 1910 he had acquired lot 90 giving him a frontage of 120 feet. By then he was described as a builder.

The house that now stands at no.135 is presumed to be the building of 1892 although the dimensions of the allotment given at that time suggest that it could only have been erected after 1895. MMBW plan no.105 of 1932 depicts the property in situ, there being the present substantial villa and a very large timber outbuilding on the south west boundary. By 1951 the Australian Broom Company Pty. Ltd. had a store here (no.137). Roberts continued as owner/occupant in 1920 however in 1930 John Merrick was living there.

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The villa at no. 135 Bent Street, Northcote, was built in 1892-95 for the carpenter, Edwin Roberts. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a most substantial villa residence for the late Victorian era in the locality, its survival into the present era being exceptional. This importance is enhanced by the survival of the cast iron fence and gate. The appearance, however, is representative of the period, as is to be expected given the working class origins of the locality.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

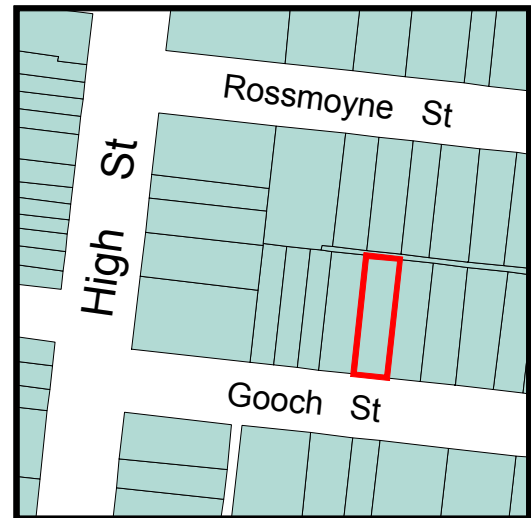
PROV, VPRS 3203/P1, Northcote Rate Books, Unit 8, 1980-91, p.146, Assess.No.1802; Unit 9, 1891-2, p.120, Assess.No.988; Unit 14, 1894-5, p.65, Assess.Nos.5254-6; Unit 27, 1900-01, p.101, Assess.No.3224; Unit 37, 1910-11, p.131, Assess.No.4328; Unit 53, 1920-21, p.49, Assess.No.5677. SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria, 1930, p.484. Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, p.6-7, 9, 90. William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.5, 7. Melbourne Water Plan Room, MMBW plan no.105, Brunswick and Northcote, July 1932. SLV, Map Section, sltef 912.945 vol.2, p.132, Plan of the Minnithorpe Estate and Minnithorpe Estate Northcote, 26 September 1885.

Primary Source: Andrew C Ward, *City of Darebin Heritage Review*, 1999

Residence

Other Sources:

9 Gooch Street
Thornbury



Map Ref:

NOT within Heritage Overlay Area.

Description

A small timber framed cottage having an unusual Post Federation period façade treatment consisting of an asymmetrical timber posted verandah with surmounting flared fish scale shingled gable end with fixed louvre vent in the bungalow mode. The façade walls have a fish scale dado with ashlar boarding fill, curved bay window in the bungalow mode and the front door to one side reflecting the building's origins as a late Victorian period single fronted cottage. The verandah has base piers in red brick, overpainted, with timber posts supporting the verandah roof as described with Art Nouveau influenced fretted timber enrichment to the main central verandah span.

Condition: Sound. Integrity: High (alterations), concrete verandah floor.

History

At the first sale of Crown land in the district on 3rd. October 1839 the allotments running east from High Street to the Darebin Creek from approximately Langwells Parade to Dundas Street sold for significantly less than those on the east side. C.A.130 was among them being granted to Sylvester John Browne of Melbourne for just 24 shillings per acre. It was a large lot consisting of 254 acres which in 1885 were described by William Swift as all open country, except for Mr. White's saddlery shop. Generally it consisted of small farms.

By the end of 1885 C.H. James, the land speculator who had bought and subdivided so much of the Fairfield/Alphington area, concentrated his interests round Thornbury. He bought C.A.130 which had survived virtually intact till then. It was described by Andrew Lemon in his history of Northcote as another enormous purchase subdivided as "Rossmoyne Park" with more of James's interminable straight streets-Mansfield, Rossmoyne, Gooch and Raleigh. James released the block formed by the

north side of Gooch Street and the south side of Rossmoyne Street between Plenty Road and St.David Street on the 10th. July 1886 offering his usual liberal terms. James boast was that he was the only vendor to place the working man on his own freehold. He was elected MLC in 1887 and as Lemon stated, having recently sold so much of the Southern Province he felt himself to be in a unique position to represent it.

Lot 3 on the north side of Gooch Street where nos.7 and 9 now stand, was owned by the builder William Barnett at the beginning of 1888. In that year he subdivided the land in two and built weatherboard cottages on each block. Barnett sold one cottage to Ellen Nielsen for her residence recorded as no.9 in 1888 and no.7 in 1889. He retained the other cottage leasing it to constable Patrick Lynch. In 1895 the cottage at no.9 was in Neilsen's name and occupied by the brickmaker Henry Walker with constable Patrick Lynch taking over occupancy by 1898. By the turn of the century Lynch had bought it living there himself for a short while before letting it to constable Pierce Fennessy. Subsequent occupants included the tinsmith Percival Walker in 1910, Ethel Dredge in 1920 and Thomas Lynch in 1930.

Thematic Context

4. Building settlements, towns and cities (Thornbury).

Significance

The cottage at no. 9 Gooch Street, Thornbury, was built in 1888 by the builder, William Barnett, as a speculative venture and subsequently transformed during the Post Federation period. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a highly individual cottage as a consequence of the Post Federation works which demonstrate Art Nouveaux influence and emerging Californian Bungalow forms in a picturesque and richly detailed manner. Contributory elements include the asymmetrical verandah form with gable treatment and fretted ornamentation as well as the extensive use of fish scale shingles.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

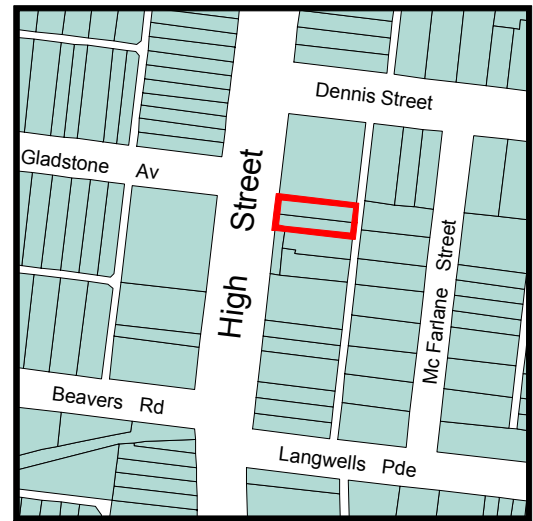
PROV, VPRS 3203/P1, Northcote Rate Books, Unit 5, 1887-88, p.163, Assess.No.5291; Unit 6, 1888-89, p.206, Assess.Nos.6833-4; Unit 7, 1889-90, p.22; Unit 27, 1900-01, p.153, Assess.No.4956; Unit 37, 1910-11, p.189, Assess.No.6339; Unit 54, 1920-21, p.153.
SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria, 1930, p.660.
Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, p.6-7, 86-7, 92.
William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.5-6, 63-4.
Melbourne Water Plan Room, MMBW plan no.107, 1911, Northcote and Preston.
SLV, Map Section, Vale Collection, "Rossmoyne Park, Extension No.1", Vol.2, p.122.

Primary Source:

Other Sources: *Andrew C Ward, City of Darebin Heritage Review, 1999*

Shop and dwelling

466-468 High Street
Northcote



Map Ref: **30 F 7**

NOT within Heritage Overlay Area.

Description

An attached pair of late stuccoed Victorian shops with dwellings above. Whilst the design of both buildings is similar, suggesting a common origin, no. 466 is wider than no. 468. The original timber shop front to no. 466 is in situ. The upper level facades have round arched windows, three in a row to no. 466 and two to no. 468. There are connecting impost moulds and a balustraded parapet treatment with curved pediment enclosing a plain panel and flanked by pilasters in a manner characteristic of the period.

Condition: Sound. Integrity: Medium, one shop front in situ, verandahs posted removed.

History

This area was first surveyed as C.A.122, a large lot of 284 acres running from High Street to the Darebin Creek. It was granted to George Sinclair Brodie on 3rd. October 1839 for 22 shillings per acre, thus the cheapest land in Northcote. For Brodie, a storekeeper in Melbourne, this was a speculative venture but one which had obvious connections to auctioneering which he embarked upon in 1839. He must have thought the district showed promise for he also bought the adjoining lot 129 consisting of 258 acres. The boundary between these lots became Darebin Road.

It is not known if Brodie amassed a fortune from his venture, however little development took place until the 1880s when land subdivision and brick making dominated activity. In 1885 in his history of Northcote, Swift described High Street north of Separation Street, there being the Carters Arms hotel and Watson's shoeing forge and cottage before Robbs Parade, From there on to Dennis Street, then named Mitchell Street, was open space, and on the northern corner of the street was McLean Bros' tannery....

Shop and dwelling

In 1888 this area had been subdivided and sold but remained vacant land, lots 14 and 15 on which nos.466 and 468 now stand being owned at the time by C.H. Fear and Alfred Fernouth respectively. In 1889 Daniel J. Chandler bought lot 15 and in the following year lot 14. They both had frontages of 20 feet and NAVs of 10 pounds. In 1890 he commenced the erection of two brick shops on these lots completing them the next year. He let no.466 to the hairdresser Phillip Schuber and retained no.468 where he established an ironmonger business.

By the turn of the century both shops were leased to the ironmonger Thomas Redmond, however in 1910 he occupied only one shop, no.466 being let to the grocer Frederick Duball. At the time Thomas and Sarah Redmond owned the adjoining property to the north. During the next decade they added to their holding with the acquisition of Chandler's shops, which they let to the outfitter Egbert Gates and the grocers William and Albert Robinson. Sarah Redmond continued ownership of the shops in 1930 letting them to the drivers John Thornburn and Henry Davey and the optician Allen Ralph. Thomas continued as an ironmonger operating his business where it had been for some time on the corner of Dennis Street.

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The pair of similar shops at nos. 466-468 High Street, Northcote, were built in 1890-91 by Daniel J. Chandler, no. 466 being leased initially to a hairdresser and Chandler establishing his ironmongery business at no. 468. They are historically significant.

They are historically significant (Criterion A) for their capacity to demonstrate the late nineteenth century Boom period as the first phase in the permanent settlement of High Street, Northcote, the initial pattern of land use having been progressively swept away. They compare with a small number of similar establishments in this section of High Street whilst the survival of one of the shop fronts is an enhancing element.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books, Unit 6, 1888-89, p.108, Assess.No.3467-8; Unit 7, 1889-90, p.10, Assess.Nos329-30; Unit 27, 1900-01, p.7; Unit 37, 1910-11, p.151; Unit 54, 1920-21, p.98, Unit 77, 1930-31, p.278.

SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria, 1930, p.489.

Andrew Lemon, The Northcote Side of the River, Hargreen Publishing Co. North Melbourne, 1983, p.6-7.

William George Swift, The History of Northcote from its First Settlement to a City, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.5-6, 62-3.

Melbourne Water Plan Room, MMBW plan no.105, July 1932, Brunswick and Northcote.

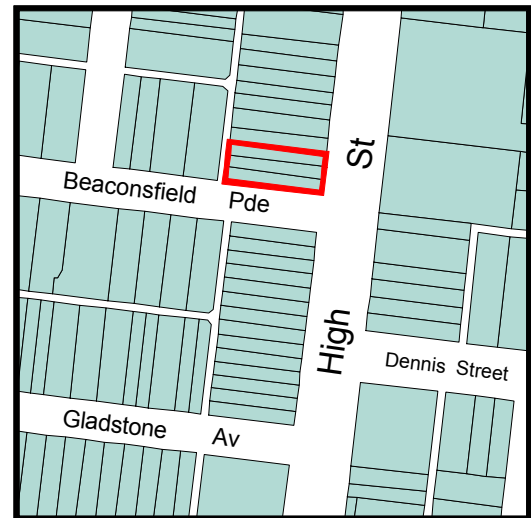
Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Shop and dwelling

Other Sources:

Shops and dwellings

509-513 High Street
Northcote



Map Ref: **30 F 7**

NOT within Heritage Overlay Area.

Description

A two storeyed row of three identical shops with dwellings above in the Classical Revival mode having cantilevered verandahs and recent shop fronts. The upper level facades are in red brick with stuccoed dressings and bi-chrome voussoirs to the round arched windows which also have drip moulds and connecting impost moulds. The parapets are plainly treated with capping moulds.

Condition: Sound. Integrity: Medium.

History

At the first sales of Crown land in the district on 3rd. October 1839, Frederick Wigan, an accountant at the Union Bank in Melbourne and possibly an associate of William Rucker who was a director of that bank, bought C.A.123. It stretched west from High Street to the Merri Creek, its north south boundaries being the north side of Gadd Street to Beavers Road, in all 143 acres.

The southern portion of this allotment between High Street and the pipe track to Beaconsfield Parade was purchased by Francis Beaver in the late 1860s, Beaver subsequently building his home there.

The portion north of Beaconsfield Parade along High Street for 491 feet and 2 inches was vacant land owned by Sydney Gross at the turn of the century. By 1906 it was owned by the local resident Benjamin Easter Johnson, who had conducted the old Bastings store from 1891 before building himself a two storey bakery in High Street in 1900. A Justice of the Peace, Johnson was also a councillor from 1910 to 1916 and 1918 to at least 1927 with a term as mayor in 1912-13. As mayor he laid the foundation stone for the Town Hall and in partnership with the newspaper proprietor Robert Whalley and solicitor A.M.Lonie he built the Northcote Picture Theatre in High Street on the

Shops and dwellings

corner of Bastings Street.

Johnson's holding extended from High Street to Stott Street. His subdivision was aptly centred on Johnson Street and consisted of 56 Business & Residential allotments with the Croxton station/railway line to Whittlesea along their west boundary and the cable tram along High Street abutting their east boundary.

Lot 1 of this subdivision was on the north west corner of High Street and Beaconsfield Parade where nos.509-513 now stand. It was larger than the other lots being 50 by 136 feet and did not sell until 1910 when one Stott bought it. This was perhaps the local agent/auctioneer Walter Spencer Stott who had started business in 1886 as manager of F.L. Flint's Northcote branch, buying him out soon after. He also made investments in local property such as this, in this case developing the site in 1910 with the three brick shops that stand there today. In that year they were occupied by Duncan Cameron, butcher at the corner shop, Edmund Dawson, grocer and Young and Speirs, fruiterers.

By 1921, the properties were in the hands of C.H.Stott and the tenants were Clive Doubleday, newsagent, Sydney Goodfellows, grocer and Antonio Fazio, fruiterer.

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The row of three identical shops at nos. 509-513 High Street, Northcote, were built in 1910 for the local agent/auctioneer Walter Spencer Stott. They are aesthetically significant.

They are aesthetically significant (Criterion E) as a prominent commercial terraced development in the late Victorian Classical Revival mode, the use of bi-chrome arches linking them stylistically with the Boom period some twenty years earlier. They are in these respects unusual in this section of high Street which is dominated by buildings representative of subsequent styles.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books: Unit 27, 1900-01, p.77, Assess.No.2434; Unit 32, 1905-6, p.86, Assess.No.2702; Unit 33, 1906-7, p.89, Assess.No.2773; Unit 37, 1910-11, p.99, Assess.Nos.3222-4; Unit 54, 1920-21, p.2, Assess.Nos.4054-6.

Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, p.6-7, 9-11, 92, 142, 160.

William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.5, 144, 150-151.

Melbourne Water Plan Room, MMBW plan no.105, 8 July 1932, Brunswick and Northcote. SLV, Map Section, sltef 912.945, vol.2, p.149, Northcote Subdivision, B.E.Johnson-vendor.

Primary Source: Andrew C Ward, *City of Darebin Heritage Review*, 1999

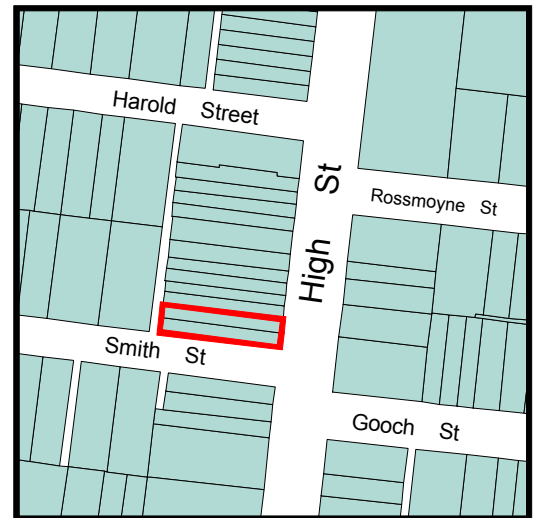
Shops and dwellings

Other Sources:

Shops and dwellings

759-761 High Street

Thornbury



Map Ref: 30 F 5

NOT within Heritage Overlay Area.

Description

A pair of similar late Victorian Boom Style two storeyed shops with dwellings above. The street level shops have recent shops fronts and the posted verandahs have been replaced. The upper level facades are elaborately ornamented, the northern one at no. 761 especially so, having a complex parapet treatment with central curved pediment incorporating a shell end flanked by pilasters and volutes. The vases are intact and there is a bracketed cornice, further decoration consisting of swags and foliated panels. The round arched window architraves and sills are also ornamented. The façade at no. 759 is very similar but considerably more restrained, the shell end, swags, foliated ornamentation and architrave enrichment being absent.

Condition: Sound. Integrity: Medium.

History

At the first sale of Crown land in the district on 3rd. October 1839, the Tasmanian Thomas Ritchie paid the top price of 90/- per acre for Section 131. It consisted of 187 acres and extended from the Merri Creek to High Street with the present day Hutton Street and Normanby Avenue forming its northern and southern boundaries.

This was a speculative venture for Ritchie. By 1854 the Section was in the hands of the Melbourne businessman John Hunter Patterson, who in that year subdivided it into lots of five and ten acres with a seventeen acre block facing the creek which was bought by Job Smith. Low bids and subsequent falling prices resulted in the remainder of the Section being offered to Smith. Thus was formed the original "Thornbury", described as being used for dairy farming and intense culture on the flat abutting the creek. In the paddock near High Street Smith took in grazers, mainly bullock drivers and

Shops and dwellings

their teams.

It was this eastern part of the Section between St. Georges Road and High Street that was first subdivided and released for auction as the "Thornbury Park Estate" on 23rd. September 1883, syndicate members for the subdivision being Edwin Bastings, James Ballantyne and James Hutton. One of the access streets commemorated Job Smith as it led to his house near the creek. The other main streets were Harold and Ballantyne.

In his history of Northcote William Swift made a Tour Through District, 1885 stating that along these streets at the time there were about nine houses dotted over the estate. Rate Book entries show that along the west side of High Street lots 5 to 8 between Harold and Smith Streets had been sold but remained undeveloped. Lot 8 on the north west corner of High and Smith Streets had been bought by Mrs. Elizabeth White of Gowerville. Her husband Thomas White occupied a shop on the other side of High Street between Darebin and Dundas Streets, the area described by Swift as all open country, except Mr. White's saddler's shop, a wooden building which was removed when the subdividers came along.

In 1887 the Whites built on their west side site erecting a Wood shop and land, 37 feet, where Thomas continued his saddlery business and a Bk house, 30 feet where they lived. The properties were in Elizabeth's name.

In 1891 on the vacant land between the wood shop on the corner and the house, the Whites built the brick shop with residence that is today no.761. They moved into the residence with the saddlery relocated beneath. The corner shop was let to the bootmaker William Dimmick and the house was let to advertising agent Christopher Frank. White and Frank continued business during the depression however Dimmick moved from the corner shop and it was not relet. At the turn of the century it was once more a bootmaker's shop the tenants at that time being Daniel Denny in 1900 and William Rogers in 1901.

By 1910 the corner shop had been replaced by the brick shop with residence that is today no.759, the properties shown in situ at this stage on the MMBW plan no.108, c.1908. Elizabeth White continued as owner but had moved from High Street to a house on the south side of Smith Street recorded in the Sands and McDougall directory for 1910 as no.3. The corner shop, no.759 was let to the chemist Henry Dyte and no.761 was let to the grocer Edward Ingham.

In 1920 Dyte continued his business on the corner having by then assumed ownership of it. He was still there in 1930. Harold Edward Bastings had acquired no.761 by 1920, leasing it in that year to the grocer Henry Murden, who purchased the freehold in the following year with Stanley Murden. This shop had become a ladies drapery store run by Miss Ruth Norris by 1930.

Thematic Context

4. Building settlements, towns and cities (Thornbury).

Significance

The pair of shops with dwellings above situated at nos. 759 and 761 High Street, Thornbury, were built by 1910 and in 1891 respectively by Thomas and Elizabeth White. It is historically and aesthetically significant.

Shops and dwellings

No. 761 is historically significant (Criterion A) as the northernmost late Victorian period Boom Style shop in High Street, erected on the cable tramway route terminating at Dundas Street, a short distance to the north. No.759, whilst having been erected at a later date, is also an early surviving shop in the locale. Both shops are aesthetically significant (Criterion E) as a prominent and richly decorated pair being highly representative of the architectural exuberance of the period. This importance is enhanced by the substantially intact condition of the ornamentation which extends to the vases on the parapets.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books: Unit 1, 1883-4, p.11; Unit 3, 1885-6, p.93; Unit 4, 1886-7, p.68, Assess.No.2083; Unit 6, 1888-9, p.104, Assess.Nos.3333-4; Unit 9, 1891-92, p.91, Assess.Nos.55-6; Unit 14, 1894-5, p.42, Assess.Nos.4487-9; Unit 27, 1900-01, p.78, Assess.Nos.2458-9; Unit 37, 1910-11, p.101, Assess.Nos.3280-1; Unit 54, 1920-21, p.4, Assess.Nos.4136-7.

SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria: 1910, p.445; 1930, p.662.

Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, pp.6-7, 11, 44, 89-90.

William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, pp.5-6, 9-10, 48, 63.

Melbourne Water Plan Room, MMBW plan no.108, Northcote, Preston and Coburg, c.1908.

SLV, Map Section, sltef 912.945, Vale Collection, vol.2, p.120, Thornbury Park Estate.

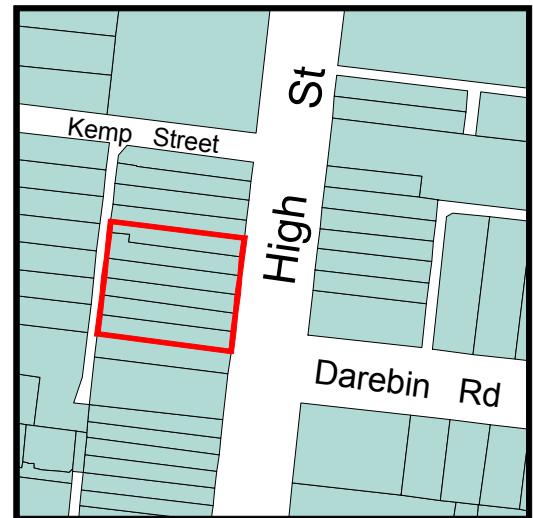
Primary Source: Andrew C Ward, *City of Darebin Heritage Review*, 1999

Other Sources:

Shops and dwellings

581-599 High Street

Northcote



Map Ref: **30 F 6**

NOT within Heritage Overlay Area.

Description

An extraordinary long terrace of ten two storeyed Inter War period shops with dwellings above. They demonstrate Arts and Crafts influence with their lead lit double hung windows, cement facings and corbelled and capped pilasters with orb finials. The shop fronts at nos... are original. The cantilevered verandahs are also original, having not been replaced with deep fascias.

Condition: Sound. Integrity: Medium to High.

History

This part of High Street straddles C.A.123 and C.A.128, the freehold for which were offered at the first sale of Crown land in the district on 3rd. October 1839. The former was granted to Frederick Wigan, an accountant at the Union Bank in Melbourne and possibly an associate of William Rucker who was a director of that bank. The latter was granted to Patricius William Welsh, a businessman and investor and subsequent partner of William Rucker. He like Rucker and many others lost his investments in the depression that followed in the early 1840s. Both allotments stretched west from High Street to the Merri Creek, their common boundary being approximately in line with the laneway between Kemp and Gadd streets. Their areas were 143 and 148 acres respectively.

The south east portion of C.A.123 became Francis Beaver's home c.1868, the part immediately to its north between High Street and the Croxton station being Benjamin Johnson's subdivision of 1906. The early history of the portion that straddles these allotments is unknown at this time, the northern portion of C.A.128 becoming "Woolton Park".

By 1920 Albert Edwards of Knowles Street owned two lots of land on the west side of High Street

Shops and dwellings

running south from Kemp Street. The only Edwards listed in Knowles Street in the Sands and McDougall directory for 1920 was Elijah Edwards at no.9. He was a local builder who served as a councillor from 1900 to 1906.

The land owned by Albert Edwards was subdivided in 1922 and four brick shops with dwellings were erected at nos.581, 583, 585 and 587 in that year. They were let to the fruiterer Isaac Haranack, the dairy produce merchant Ada Richards and the draper Harry Harrison who occupied two shops. Each shop had a frontage of 18.5 feet. In 1923 a fifth shop was built being no.589 which was let to the baker Frederick Alexander.

By 1926 Edwards had moved to Hampton however he retained his property which included 90 feet of vacant land between the shops and Kemp Street. During the next four years he added another four shops, nos.591-597, the corner shop being added after 1931. Presuming there were a relationship between Albert and Elijah Edwards, it is possible Elijah being a builder erected these shops.

Thematic Context

4. Building settlements, towns and cities (Northcote).

Significance

The terrace of ten shops at nos. 581 to 599 High Street, Northcote, was erected between 1922 and 1930, the corner shop at no. 599 following shortly afterwards. It is aesthetically significant.

It is aesthetically significant (Criterion E) as the longest terrace of Inter War shops in High Street, forming a dominant element in the Northcote streetscape. This dominance is enhanced by the substantially intact nature of the buildings and by the unpainted condition of the upper level facades of nos. 589 - 599. It is the repetition of identical simply stated elements that is noteworthy, this aspect being strengthened by the almost complete absence of intrusive signage, especially at verandah level.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books: Unit 54, 1920-21, p.2, Assess.Nos.4074-6; Unit 55, 1921-2, p.149, Assess.Nos.4404-5; Unit 58, 1922-3, p.157, Assess.Nos.4489-90; Unit 60, 1923-4, p.167, Assess.Nos.4639-44; Unit 76, 1930-31, p.169, Assess.Nos.4917-24.

SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria, 1920, p.538.

Andrew Lemon, The Northcote Side of the River, Hargreen Publishing Co. North Melbourne, 1983, p.6, 10-11, 137.

William George Swift, The History of Northcote from its First Settlement to a City, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.5-6, 149-50.

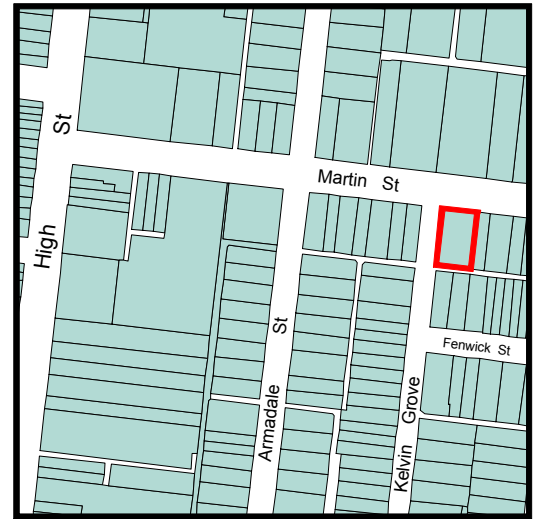
Melbourne Water Plan Room, MMBW plan no.105, July 1932, Brunswick and Northcote.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Residence

34 Martin Street
Thornbury



Map Ref: **30 G 6**

NOT within Heritage Overlay Area.

Description

An exceptionally richly decorated and opulent villa occupying a corner site and having a bull nosed turned timber posted verandah with cast iron lace frieze to the corner terminated by projecting wings facing north and west. The hipped slate roof has a jerkin treatment to the wings. The slates are veriegated with fish scale banding and there is terra cotta ridge cresting. The red body bricks are relieved with black and white brick banding and there are cement dressings including architraves to the window heads, an elaborate cavetto cornice treatment to the north facing window bay, cornice brackets and moulds. The chimneys are also richly decorated with cement strapwork in the Queen Anne mode incorporating anthemion motifs. There are red brick service buildings to the side and rear.

Condition: Sound. Integrity: High.

History

At the first Crown land sales in the district on 3rd. October 1839 George Sinclair Brodie was granted C.A.129, a large lot of 258 acres running east from High Street to the Darebin Creek. For Brodie, a storekeeper in Melbourne, this was a speculative venture but one which had obvious connections to auctioneering which he embarked upon in 1839. He must have thought the district showed promise for he also bought the adjoining lot 122 which sold for 22 shillings per acre, the cheapest land at the time in Northcote. The boundary between these lots became Darebin Road.

It is not known if Brodie amassed a fortune from his venture, however little development took place until the 1880s when land subdivision and brick making dominated activity. Even so in 1885 in his history of Northcote Swift described the area from Darebin Street to Dundas Street as all open country except for White's saddler's shop in High Street. Martin Street was not listed in the Sands

Residence

and McDougall directories until the early 1890s there being just four places listed in 1895 all on the south side.

By the turn of the century two more places had been built and the vacant lot 33 where no.34 now stands, was owned by the gentleman George Milne. In 1902 Milne built a brick house there for his residence, continuing as owner/occupant in 1910. By 1921 the property had passed to the baker James Milne who remained in residence in 1930.

Thematic Context

4. Building settlements, towns and cities (Thornbury).

Significance

The house at no. 34 Martin Street, Thornbury, was built in 1902 by the gentleman George Milne, and remained in his family for at least approximately three decades. It is aesthetically significant.

It is aesthetically significant (Criterion E) as an exceptionally opulent villa for its locality, the combination of late Victorian forms and details in conjunction with the then emerging and fashionable Federation period elements such as the bull nosed verandah, ridge cresting and dominance of red brick add interest to this transition design. The cavetto cornice to the window bay and chimney treatments are unusual, giving this place particular distinction within the Municipality.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books: Unit 27, 1900-01, p.127, Assess.No.4061; Unit 28, 1901-2, p.127, Assess.No.4102; Unit 29, 1902-3, p.132, Assess.No.4144; Unit 37, 1910-11, p.160, Assess.No.5298; Unit 54, 1920-21, p.112, Assess.No.7588.

SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria, 1890, p.319; 1895, p.344; 1900, p.410; 1930, p.663.

Andrew Lemon, *The Northcote Side of the River*, Hargreen Publishing Co. North Melbourne, 1983, p.6-7.

William George Swift, *The History of Northcote from its First Settlement to a City*, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, p.5, 63.

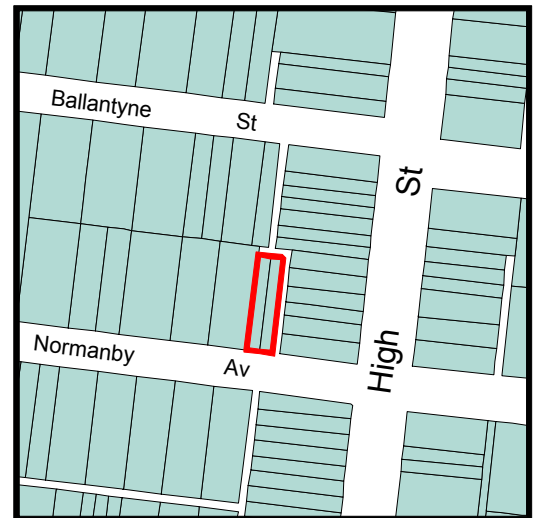
Melbourne Water Plan Room, MMBW plan no.106, nd, Northcote and Heidelberg.

Primary Source: Andrew C Ward, *City of Darebin Heritage Review*, 1999

Other Sources:

Terrace

2-4 Normanby Avenue
Thornbury



Map Ref: **30 F 5**

NOT within Heritage Overlay Area.

Description

A small terrace of two Boom Style single storeyed stuccoed cottages with bi-chromatic brickwork below the concave verandah roofs. They are richly decorated having elaborate parapets with central curved pediments with shell ends to the tympana and swags. The parapet balustrades consist of interlocking circles and there are large vases to the pilasters. The tuck pointed bi-chromatic brickwork consists of blacks relieved by whites and there are round arched niches at the entrances with lancet arched voussoirs. The verandah floors are tiled with bluestone margins.

Condition: Sound. Integrity: High, additions at rear.

History

At the first sale of Crown land in the district on 3rd. October 1839, the Tasmanian Thomas Ritchie paid the top price of 90/- per acre for Section 131. It consisted of 187 acres and extended from the Merri Creek to High Street with the present day Hutton Street and Normanby Avenue forming its northern and southern boundaries.

This was a speculative venture for Ritchie. By 1854 the Section was in the hands of the Melbourne businessman John Hunter Patterson, who in that year subdivided it into lots of five and ten acres with a seventeen acre block fronting the creek which was bought by Job Smith. Low bids and subsequent falling prices resulted in the remainder of the Section being offered to Smith. Thus was formed the original "Thornbury", described as being used for dairy farming and intense culture on the flat abutting the creek. In the paddock near High Street Smith took in grazers, mainly bullock drivers and their teams.

Terrace

It was this eastern part of the Section between St. Georges Road and High Street that was first subdivided and released for auction as the "Thornbury Park Estate" on 23rd. September 1883, syndicate members for the subdivision being Edwin Bastings, James Ballantyne and James Hutton. One of the access streets commemorated Job Smith as it led to his house near the creek. The other main streets were Harold and Ballantyne.

In his history of Northcote William Swift made a Tour Through District, 1885 stating that along these streets at the time there were about nine houses dotted over the estate. Rate Book entries for that year recorded lots 13 to 16 along the west side of High Street between Ballantyne Street and Normanby Avenue as sold but undeveloped with lot 16 on the north west corner of High Street and Normanby Avenue owned by J Kelly. Rate Book entries for the late 1880s are unclear as nos.2-4 were built on the rear of lot 16 and the site is not identifiable with certainty until 1891. The houses were not listed in the Sands and McDougall directory in 1890 so it may be that the houses were not built until 1891.

In that year there were three brick houses listed at the rear of lot 16, now nos.2, 4 and 6 Normanby Avenue. They were owned by the agent/auctioneer Walter Spencer Stott who had started business in 1886 as manager of F.L.Flint's Northcote branch, buying him out soon after. No.6 was let to the gripman James McFarlane, the tram conductor James Mulholland leased no.4 and no.2 was bought by Catherine Cottle for her residence.

In 1895 the Melbourne Permanent Building Society acquired no.4 with Mulholland, by then an accountant continuing as tenant. In the following year the butcher Thomas Durren lived there with the bag maker William Pickering assuming residency by the turn of the century. Occupants of no.2 belonged to the Cottle family and included John Cottle, a gripman in 1895 and the carpenter William Cottle in 1900.

Catherine Cottle continued ownership of no.2 in 1910, leasing the house to Alexander Drysdale, a tin moulder in that year and Michael Calvin in 1911. By 1921, Walter Sullivan, a harness maker was owner/occupant. S.I.Doran(?) owned no.4 in 1910 leasing it to drivers Alexander Orr in 1910 and Robert Cornell in 1911. In 1920 this house was owned by John and Robert Whalley, editors and publishers of the "Northcote Leader" since 1890. They let the house to the bag merchant Arthur Powell.

Thematic Context

4. Building settlements, towns and cities (Thornbury).

Significance

The short terrace at nos. 2-4 Normanby Avenue, Thornbury, was built in 1891 presumably for the agent/auctioneer Walter Spencer Stott as a speculative venture. They are historically and aesthetically significant.

They are historically significant (Criterion A) as examples of a late nineteenth century Boom period speculative venture undertaken by a local estate agent/auctioneer and tenanted at different times by a cable tram gripman and a conductor; the cable tram depot being situated a block away in High Street. In these respects, the terrace demonstrates aspects of a past lifestyle in Thornbury seen today solely in the built form of the locale. The terrace is aesthetically significant (Criterion E) as a representative example of a Boom period terrace, complete with ornamentation surviving in a substantially intact

Terrace

condition.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

PROV, VPRS 3203/P1, Northcote Rate Books: Unit 4, 1886-7, p.68, Assess.No.2075; Unit 9, 1891-92, p.107, Assess.Nos.592-4; Unit 14, 1894-5, p.55, Assess.Nos.4948-9; Unit 27, 1900-01, p.92, Assess.Nos.2921-2; Unit 37, 1910-11, p.121, Assess.Nos.3994-5; Unit 54, 1920-21, p.32, Assess.Nos.5103-4.

SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria: 1890, p.319.

Andrew Lemon, The Northcote Side of the River, Hargreen Publishing Co. North Melbourne, 1983, pp.6-7, 11, 44, 89-90, 92.

William George Swift, The History of Northcote from its First Settlement to a City, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, pp.5-6, 9-10, 48, 63, 85, 130.

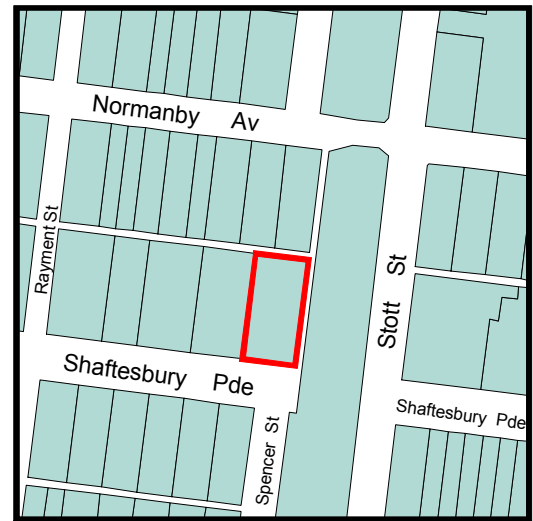
Melbourne Water Plan Room, MMBW plan no.108, Northcote, Preston and Coburg, c.1908.

SLV, Map Section, sltef 912.945, Vale Collection, vol.2, p.120, Thornbury Park Estate.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

40 Shaftesbury Parade
Thornbury



Map Ref: 30 E 5

NOT within Heritage Overlay Area.

Description

A complex of buildings including:

- a substantial Californian Bungalow in black tuck pointed red body bricks with Swiss chalet gable end to the porch and main transverse gable roof. The porch piers are tapered and rough cast on brick bases and there is a curved window bay to one side. The windows have lead light work to the upper sashes, half timbering and creosoted shingles to the main gable end and a curved and pierced rough cast balustrade to the porch which has a terrazzo floor and is approached along a terrazzo garden path from the front gate.
- A garage attached to the east side of the house has been incorporated in the design of the rear dairy which has its principal elevation facing a pitched lane running parallel with the railway. The façade of the dairy is in the Streamlined Moderne mode and clearly post dates the other buildings. The façade finish is in tinted cement and tapestry brick with emphasis being given to the horizontal by means of projecting and recessed bands and flutes which contrast with a vertical fin motif alongside the entry incorporating a waterfall treatment in conjunction with three small windows. The interior of the dairy which is extensive has not been inspected.
- a part two storeyed gable roofed red brick building is located on a rear pitched lane and has the name "Tomkins Dairy" painted on a cement panel facing the railway. It has steel framed windows, cement faced lintels, an upper level pulley beam and access doorway. The lower level has vents in the brickwork and there are two rings on the north facing wall used presumably to tether horses.
- additional single storeyed structures not readily visible from the street.

Condition: Sound. Integrity: High.

Former S.G. Tomkins Pty. Ltd. Dairy and residence **363**

History

Shaftesbury Parade was carved from C.A.128 granted in the district's first land sale in 1839 to Patricius William Welsh, a businessman and investor and subsequently a partner of William Rucker. Welsh like many others lost his investments in the depression that followed in the early 1840s.

The area later became "Woolton Park", its land being used for dairy farming and grazing until its subdivision in the 1880s. A Muntz and Bage survey showed the area between Leinster Grove and High Street auctioned on 26th. November 1887 at which most lots sold, a note indicating that the area between St. Georges Road and the railway line went for 685 pounds per acre by auction in a block.

In 1890 the Whalley brothers, Robert and John, moved to Northcote as the new proprietors of the local paper the "Northcote Leader". In his history of Northcote William Swift stated that they immediately entered into all the movements of the Borough, livened up the paper, and made its pages available for every matter of benefit to the citizens. Robert was instrumental also in the establishment of a library in 1892 and the building of the Northcote Free Library in 1911. By that year John was living in Shaftesbury Parade in the house at no.44 and Robert owned the adjacent land between it and the railway line. At the time each block had a frontage of 75 feet, the area combined being lots 19-21.

In 1924 Robert Whalley sold part lot 20 and lot 19 to Stanley G. Tomkins, a dairyman who immediately built a brick house and dairy there. Tomkins continued to operate this dairy in the 1950s.

Thematic Context

3.11 Feeding people.

4. Building settlements, towns and cities (Thornbury).

Significance

The former S.G. Tomkins Pty. Ltd. Dairy buildings and associated residence were built in 1924 whilst the dairy was substantially rebuilt probably immediately prior to the Second World War. The house is situated at no. 40 Shaftesbury Street, Thornbury and the dairy faces the lane on the east side of the house overlooking the railway. It is historically significant.

It is historically significant (Criterion A) as a rare surviving and surprisingly large local dairy built over a period and retaining presumed evidence of the use of horses to make deliveries. The east facing Streamlined Moderne building is expressive of the commercial success of the company enjoyed over the years and is a fashionable architectural statement for its time. The house contributes to the cultural values of the place along with the rear two storeyed building which, together with the dairy itself, exhibit the principal characteristics of local suburban dairies which were once commonplace throughout the metropolis.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme. An interior inspection may lead to a recommendation concerning the imposition of interior controls.

References

Former S.G. Tomkins Pty. Ltd. Dairy and residence

363

PROV, VPRS 3203/P1, Northcote Rate Books: Unit 37, 1910-11, p.119, Assess.No.3935; Unit 54, 1920-21, p.30, Assess.No.5033; Unit 62, 1924-25, p.210, Assess.No.6204.

SLV, Latrobe Library, GMF98, Sands and McDougall Directory of Victoria, 1930, p.665.

Andrew Lemon, The Northcote Side of the River, Hargreen Publishing Co. North Melbourne, 1983, pp.7, 10-11, 44, 129, 158-9.

William George Swift, The History of Northcote from its First Settlement to a City, The "Leader" Publishing Co.Pty.Ltd., Northcote, 1928, pp.9-10, 85, 130.

Melbourne Water Plan Room, MMBW plan no.105, Brunswick and Northcote, July 1932.

SLV, Map Section, Auctioneer's Notice, "Woolton Park", 26/11/1887.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:



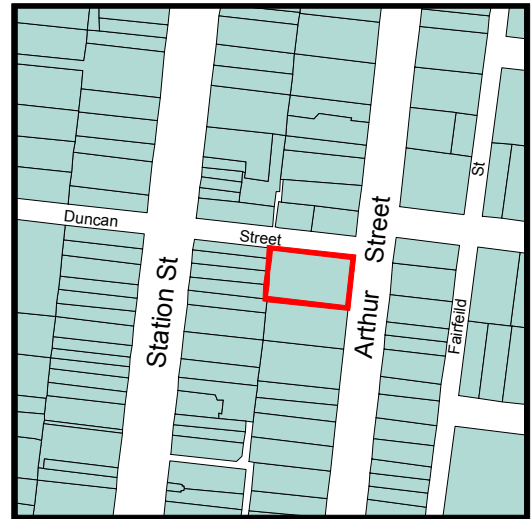
40 Shaftsbury Parade - eastern elevation



40 Shaftsbury Prade - showing former dairy

Fairfield Post Office

92-96 Arthur Street
Fairfield



Map Ref: **30 K 10**

NOT within Heritage Overlay Area.

Description

A standard Inter-War period Commonwealth designed Georgian Revival post office with raised central parapeted section with flanking flat roofed porches, emphasis being given to these elements by means of rusticated brick surrounds and stuccoed architraves. The central section is trabeated with three double hung windows and there is a surmounting painted brick panel intended to receive the name "Post Office". There is also an encircling stuccoed frieze beneath the principal terra cotta tiled hipped roof. Inside, accommodation includes the public space and mail room with services at the rear.

Condition: Sound. Integrity: High.

History

The Commonwealth Department of Works and Railways progressively assumed control of the design of post offices nationally following Federation but it would appear that the precursors of this standard design were developed by the New South Wales' Government Architect's Office. By the early 1920s it had been adapted by the Department and was in use throughout Australia, examples in Victoria having been erected at Oakleigh and Boort, (1923) and Ultima and St. Kilda East. The Fairfield post office was designed in July, 1923 and a contract signed for its erection by John Coate on 19th. November, 1923. The design was prepared by an architect with the initials G.A.B. and signed off by the Works Director, H. Mackennal on 17th. October, 1923 and also by the Director General of Works, Percy Ohm.

Thematic Context

7. Governing.

Fairfield Post Office

7.5 Developing administrative structures and authorities.

Significance

The Fairfield Post Office is situated at 92 -96 Arthur Street, Fairfield and was built to the design of the Commonwealth Department of Works and Railways under the direction of H. Mackennal, Works Director, in 1923. It is historically and aesthetically significant

It is historically significant (Criterion A) as the centre for the delivery of mail services to Fairfield since 1923 and for a period for the provision of telephone services. Its origins as a New South Wales Government Architect's Office design subsequently developed successfully by the Commonwealth is of interest. It is aesthetically significant (Criterion E) as a substantially intact example of a widely used Georgian Revival design that together with its variations was largely responsible for the public image of the former Post and Telegraph Department throughout the Inter-War period.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme.

References

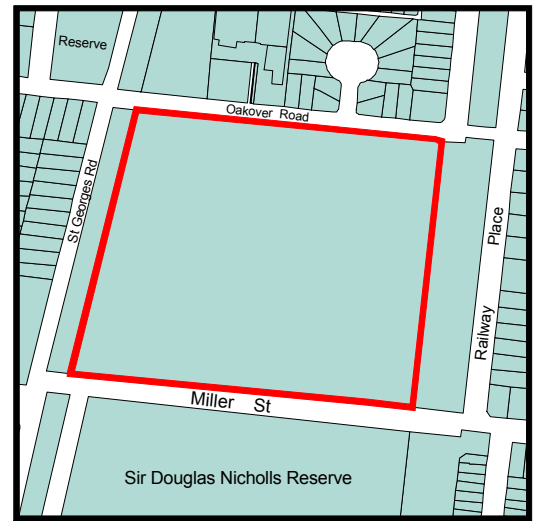
Working drawings for the Fairfield post office.

Warmington G.S., Ward, A., "Australia Post Survey of Historic Properties in Victoria", vols. 1 and 2, 8/1990.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:

Miller Street
Preston



Map Ref: **30 E 3**

NOT within Heritage Overlay Area.

Description

Proceeding from west to east the principal elements of this complex demonstrating the various manufacturing and maintenance functions of the place are as follows:

The Paint Shop has ten bays with later additions at the north end. The walls are of red brick construction and are trabeated, each bay being subdivided vertically into two parts, the upper section corresponding with the height of the concealed sawtooth roof behind. The parapet coping is stepped with a cement facing and some of the pilasters are terminated with ornamental panels creating a barely legible symmetrical composition in the manner of pavilions at either end of a wide central section. Inside, a riveted steel frame incorporates a sawtooth roof and the sloping ceilings are lined with ripple iron and insulated to help maintain an even temperature. There is a timber lined floor with a basement and the presumed original pot belly stoves remain alongside concrete sinks down the centre of the shop.

There are three Timber Stores of all steel construction having a central spine of columns and cantilevered open web girders either side. A standard gauge tramway connects the Stores with the Car Erecting Shop and is serviced by flat topped trucks used to convey timbers to the joinery and wood machining section. Whilst most of the stock of timber has been recently sold, some rare timbers remain for specialised use. A narrow gauge tram has trolleys to support timbers being taken through the docking saw.

The Paint Shop is connected to the Car Erecting Shop by means of a traverser, the drivers' cabins having been recently re-built. Architectural treatment is similar to the Paint Shop. There are later additions at the north end and the saw tooth roof linings are uninsulated. There is an extensive wood

block floor and it is understood the greater part of the machinery was supplied at the commissioning of the workshops and soon afterwards.

The Car Erecting Shop is connected with the Machine and Electrical Shops by means of a traverser, the drivers' cabins having been recently re-built. Architectural treatment is similar to the Paint Shop. There are later additions at the north end and the saw tooth roof linings are uninsulated. Inside, a standard gauge tramway system has two turntables.

The Stores are located to the south of the Machine Shop, being separated from it by an east west siding originally serving the east traverser and the Machine and Electrical Shops and Foundry by means of turntables. Architectural expression is similar to the Paint Shop.

The architectural treatment of the Foundry is also similar to the Paint Shop although every second pilaster is terminated by ornamental panels and there are extensive steel framed windows in the elevations. The Foundry has been closed.

The recent Wheel Grinding Shop at the north end of the main workshops is a steel framed and clad building accommodating a state of the art imported wheel grinding machine.

The Administrative Offices face Miller Street and have been extended sympathetically at their west end. They have been designed in the Georgian Revival Style characteristics of the Inter War period and have a central protruding section with a Tuscan Order porch protecting the entry. The upper level windows are round arched and the roof of the porch functions as a terrace off the first floor level. The ground floor level walls are in red face brickwork and the upper level is in stucco, the roof being hipped. Inside, the lobby has a green tinted cement floor with a black border. The joinery is varnished and the ceilings plastered with strapwork. The M. & M.T.B. logo has been cast into the porch floor in terrazzo with a mosaic tiled border. The south facing façade overlooks lawns and a semi-circular driveway. A bluestone foundation stone in the lawns may have been relocated from the Essendon depot.

The Mess Room complex to the immediate west has a plain loggia facing east and a Classically derived façade to Miller Street conceived along Palladian lines with pavilions either side of a recessed entry. Inside the Mess Room itself has an extraordinary stained timber lined ceiling supported by Queen post timber trusses and there is a small stage at the north end complete with proscenium arch and curtain bearing the M. & M.T.B. logo in dark brown and gold, recalling the liveries of the Board's initial fleet of cars. The wall surrounding the proscenium has a grid of stained strapwork, the ambience of this space recalling English Domestic architectural forms seen also at the Board's chalet in Wattle Park.

There is a brick fence with wire mesh panels and decorated galvanised steel posts representative of the early Inter War period, the main gates having been rebuilt. The comprehensive system of tramway sidings is mostly insitu.

Condition: Sound. Integrity: High.

History

The tramway workshops at Preston were built by the former Melbourne and Metropolitan Tramways Board to meet the need for new rolling stock and the maintenance of existing rolling stock at a time

when the cable tramway system was being converted to electric traction and when the Board's electric tramway routes were also expanding. In the 1923-24 financial year a master plan was developed for the site, contract drawings prepared for the paint shop and car erecting shop and tenders called. Johns and Waygood Pty. Ltd. were the successful tenderers for the steelwork, (contract no. 291), Massey and Sons Pty. Ltd. undertaking the construction (contract no. 293). By 1925 they had been completed and a connecting traverser installed. The store was under construction and the paint shop was being used to paint the new W class trams built at the Holden Street workshop in North Fitzroy. The store was also built by Massey and Sons Pty. Ltd. under contract no. 337. The erecting shop was being used for mounting the W class bodies on trucks and for equipping the new cars.

By 1926 the main store and sub station were complete and the truck and machine shop with traverser almost complete. Contracts nos. 394 and 406 had been let to E. A. Watts and Johns and Waygood Pty. Ltd. respectively for the construction of the buildings and associated steelwork. The sub station was also built by E. A. Watts (contract no. 408). The boundary fences were in the course of erection and the Holden Street body building workshop equipment had been transferred to Preston. It was in this year that the Board's architect, Allan.G. Monsborough, commenced work. The truck and machine shop were completed early in 1927 along with two timber storage sheds (steelwork contract A. Challingsworth contract no. 472), administrative offices (J.C. Morrison contract no. 471) and the blacksmiths' shop. In 1928 the mess room block including first aid room, dining and recreation rooms, kitchen, locker and drying rooms was completed (contract no. 486, B.F. Vorwerg) and the foundry was being equipped (foundry contract no. 484, B.F. Vorwerg). The brass foundry was commissioned the following year.

In 1931 the engineering and cable repair work previously carried out at the Nicholson Street Repair Shops was transferred to Preston. The sub station was enlarged in 1937 and the laboratory extended in 1940-41 (contract no. 1192, T.W. Morris).

Large quantities of military equipment were manufactured during the Inter War years and in 1946-47 extensions were completed to the carbody and lifting shop, the truck/machine and paint shops in response to the need to manufacture new cars for the Bourke Street lines opened in 1955.

Thematic Context

4. Building settlements, towns and cities.
- 4.2 Supplying urban services (transport).

Significance

The tramway workshops at Miller Street, Preston were built for the former Melbourne and Metropolitan Tramways Board in conjunction with its program of converting the cable tramway system to electric traction and for the purposes of maintaining existing rolling stock. The master plan was developed in 1923-24 and the first and principal stage undertaken between and 1924-29. Design was the responsibility of the Board, its architect Allan Monsborough joining the service in 1926. The principal elements of the complex are the Foundry, the Machine and Electrical Shop, the Stores, the Car Erecting Shop, the Paint Shop, the Timber Stores, the Mess Room Block, the Substation, the Administration Block, the traversers and the network of tramway lines connecting the various functional elements. Contributory elements include the boundary fence, the Wheel Grinding Shop and lawn in front of the Offices. The complex meets the following criteria for cultural heritage significance:

Criterion A. It is historically significant as the principal centre for the construction and maintenance of the former Melbourne and Metropolitan Tramways Board's fleet and for the maintenance of more recent rolling stock following the establishment of the Metropolitan Transit Authority in 1983.

Criterion B. It is important as the only surviving construction and maintenance facility for an entire tramway network in Australia, recalling the comparable places in all of the nation's capital cities progressively closed between the 1950s and the late 1960s.

Criterion C. The place is important for its capacity to inform present generations concerning the scale and nature of the undertaking required to support a large metropolitan tramway system, such undertakings once being an essential part of the transport infrastructure of the nation's principal cities.

Criterion D. It is important to the extent that it retains all of the functional elements representative of an undertaking of its type, some of the facilities such as the Wheel Grinding Shop being of recent origin.

Criterion E. The complex is aesthetically important to the extent that the principal buildings were designed and built over a short time interval resulting in a strong sense of stylistic harmony. Nevertheless, within this overall cohesive framework, there is a degree of diversity expressive of the diverse functions of the buildings making up the complex. Thus the workshops all conform to the same general design principles but the Administration Block is in the Georgian Revival Style, comparing with the South Melbourne depot administration block (demolished) and the Mess Room Block demonstrates Palladian influence externally but English Domestic influence internally. The complex, therefore, is important also for its capacity to demonstrate the manner in which the architectural profession at the time selected an architectural style for a building in accordance with its suitability to purpose.

Criterion F. The complex is important for its capacity to demonstrate the most up to date techniques in the construction and fitting out of a complex of its type during the early Inter war period, this significance being enhanced over time by the survival of the early infrastructure and by the introduction of the latest technology as required. Thus, the layout of the buildings was such that it could be extended at any time without interrupting the flow of work. The Paint Shop was located as far as possible from the Foundry on account of the dust and smoke produced by the latter, the prevailing winds coming from the west. The traversers provided for the efficient transfer of cars between the different Shops. Each Shop was sub divided into its separate operational activities with connections being provided by a network of sidings and turntables and a system of gantries. The equipment was of the latest type and has remained highly suited to its purpose today, the demand for traditional joinery and metalwork skills being supplemented by the concurrent need to maintain a modern tramway fleet. The scientific importance of the place is enhanced by the storage of a comprehensive range of vintage trams on the site, many undergoing maintenance at the time of inspection.

Criterion G. The place is important as an institution directly linked with and expressive of Melbourne's tramways which have become an icon for this City since the 1970s. It is valued by the community for this reason and also for the traditions established by generations of employees going back to the time when over 500 staff were employed here at a particular time. The Mess Room is especially demonstrative of the way of life that was a part of the Workshops' ethos for approximately three quarters of a century.

Criterion H. Whilst the extent of involvement of the Board's architect, Allan Monsborough, in the design has not been clarified in this assessment, his obvious involvement since 1926 is of note, given his distinguished work undertaken for the Board during its period of greatest growth well into the 1930s.

Recommendations

Recommended for inclusion on the Victorian Heritage Register, the National Estate Register and for inclusion in the Schedule to the Heritage Overlay Table in the City of Darebin Planning Scheme with control over interior alterations, paint colour schemes and tree removal.

References

"Workshops of the Melbourne Tramways Board", reprinted from "The Electrical Engineer", 6/1927. Tait Publishing Co., Melbourne and Sydney.

"Melbourne and Metropolitan Tramways Board Its Progress and Development 1919-1929", pp. 14-15.

Annual Reports of the Melbourne and Metropolitan Tramways Board, 1924-1984.

Primary Source: Andrew C Ward, City of Darebin Heritage Review, 1999

Other Sources:



administration block



foundry



car erecting shop



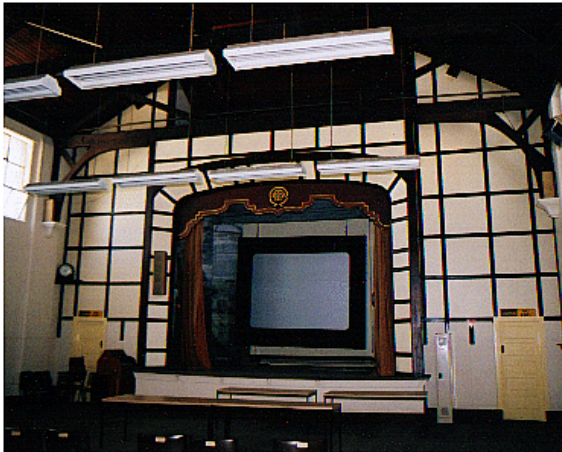
paint shop



timber store



"vintage" rolling stock in the machine and erecting shop



mess room

House

12-18 Helen Street
Northcote



Map Ref: **30 E9**

Within Heritage Overlay Area.

Description

Nos. 12-18 Helen Street comprise four block-fronted timber houses, with hipped roofs, originally clad with slate, cast iron verandahs and asymmetrically positioned bay windows. The verandah column to no. 12 is different to those of the other houses. No. 16 has been clad with simulated brickwork and the roof terra cotta tiled. The windows and door are also recent. The roof of no. 14 has been replaced with aluminium tiles and the walls with aluminium siding. The windows are recent. Only nos. 12 and 18 retain their slate roof linings. There are recent sympathetic timber picket fences to nos. 14 and 16.

History

Allotments were sold by the Kirk family from Rucker's original Crown Portion 101, from 1853 onwards. One sale was announced by agents, Crews and Arkle, as lots from a part of 'Mrs Kirk's Park' in December 1883.

Richard Wallis, the Collingwood oven maker, had purchased lots on the east side of Helen Street and by 1891 had constructed four timber villas in a row. Wallis and his brother had taken over their father's business in 1873 and had won a number of prizes and awards in exhibitions such as the Victorian Jubilee Exhibition of 1884-5. Wallis himself lived in Helen Street at no. 24, demolished c. 1980, situated to the north of the row.

Among the first occupants of the houses were John Keleher, Edna Hall, James Wallis, who was an ironmaker and no doubt a relation and John Mahoney, a brickmaker. The occupations of the tenants varied, but were generally that of tradesman or of a semi-professional status; William Hall, a teacher, lived at No 16, in 1899 one John Nairn, a minister, lived at No 12.

House

Thematic Context

Significance

Nos. 12-18 Helen Street are an unusual compromise between the traditional inner – suburban row house and middle-suburb, asymmetrically planned, double-fronted timber villa. Although altered in detail the row is visually cohesive and contributes to the character of the street.

Recommendations

Status confirmed

References

Primary Source: Graeme Butler and Allom Lovell & Associates: Northcote Building Citations, June 1997

Other Sources: