

people place heritage

# CONTEXT

## CITY OF DAREBIN HERITAGE STUDY

Historic heritage places

Final  
2011

Prepared for  
City of Darebin



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**Report Register**

This report register documents the development and issue of the report entitled City of *Darebin Heritage Study. Historic heritage places* (2011) undertaken by Context Pty Ltd in accordance with our internal quality management system.

<b>Project No.</b>	<b>Issue No.</b>	<b>Notes/description</b>	<b>Issue Date</b>	<b>Issued to</b>
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*High Street, Northcote,  
(image date unknown)*

[State Library of  
Victoria, AN  
H32492/1585, IN:  
a34210]



*High Street, Thornbury,  
1940*

[State Library of  
Victoria, AN  
H32492/4694, IN:  
b01054]



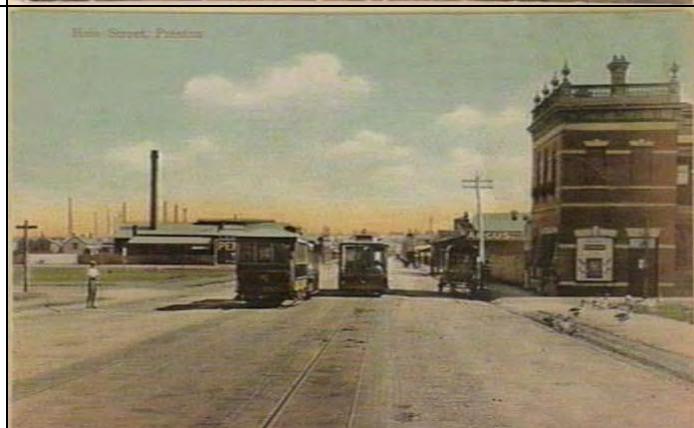
*View of south Preston,  
c1910*

[State Library of  
Victoria, AN:  
H90.160/1043  
IN: a04738]



*Postcard showing High  
Street, Thornbury,  
c. 1909*

[State Library of  
Victoria, AN  
H33673/63, IN:  
a03419]





## Purpose

The heritage place citations provide the history of the heritage place and a description of its surviving fabric (including buildings, trees, fences, etc.) and, on this basis, provide an assessment of the significance of the place.

The purpose is to assist Council, property owners and managers and other key stakeholders in making decisions about the future use, development or management of the place by providing information about the significant heritage values that should be considered when preparing a development application in accordance with the Darebin Planning Scheme, or whether a permit exemption may be considered.

NOTE: This document only contains the citations for the heritage precincts and places added to the Heritage Overlay by Amendment C108 (Part 1) to the Darebin Planning Scheme.

## How to use

### Introduction

The citations are listed by locality. Precincts are listed first and include the precinct maps, which show the Significant, Contributory and Non-contributory places within the precinct.

The citations use a standard report layout provided by the Hermes Heritage Database. In summary, the citations explain the reasons why the places are significant and provide recommendations for future conservation and management. The information that will be relevant to most users is included under the following headings:

- Description
- History
- Statement of Significance
- Recommendations

The *City of Darebin Heritage Study Thematic Environmental History* provides additional contextual information about the themes that were important in the historic development of the municipality. Heritage places or precincts of local significance will usually, but not always, be associated with one or more of the themes in the thematic environmental history.

NOTE: places of local significance within a precinct (referred to as *Significant* places) will usually have a separate citation and statement of significance, which should be considered in addition to the precinct citation.

### NOTE:

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

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

### History

This provides a history of place on the basis of the information available at the time of that it was originally identified and assessed. It is not intended as a complete history of the place, but rather an outline of the key events and influences that shaped its development. For example, the history would not usually provide a description of all of the owners of a place, but rather of

those that were associated with key periods in its development, usually when it was first constructed or established, and when key changes or improvements were made. The extent of history depends on the availability of primary and secondary source material about a place.

### **Description**

This provides a description of all the surviving physical fabric (such as buildings, trees, fences, etc.) that illustrates the history of the place and contributes to its significance. It may also describe elements that are considered intrusive or non-contributory to significance. Note: Further investigation may be required as outlined above.

### **Conservation policy**

This provides general conservation objectives and guidelines for buildings (and trees, where relevant) to ensure that future use, development and management of the place or precinct is carried out in a manner that conserves (or minimises adverse impact upon) its significance. In some cases specific guidelines are also provided

### **Statement of significance**

The statement of significance is based upon the information known about a place including its history and the surviving physical fabric that illustrates that history. On this basis, it seeks to describe the principal reasons for the significance of the place and is intended to be:

*... a brief, pithy but comprehensive statement of all the ways in which the place is significant. It should not just be a list of every conceivable reason for significance that the assessor can think up, however, it must state clearly and unequivocally the major reasons why the place is important. It must be supported by the presentation of sufficient evidence to justify the assessment judgement.*  
(Pearson & Sullivan, 1995)

The citations use the Heritage Victoria format of ‘What, How and Why’, as follows:

- *What is significant?* This includes a statement that describes the features or elements that contribute to the significance of the place. It may also include a statement to specify features that do not contribute to the significance of a place. Some citations may also include a summary of the history of the place or precinct.
- *How is it significant?* This is a short statement that identifies the values – historic, aesthetic, architectural, technical, scientific, social or spiritual – that are associated with the place or precinct, and whether it is of local or State significance.
- *Why is it significant?* This provides statement/s for each of the values listed in ‘How’ with specific reference back to the features described in ‘What’. The statement/s describe how the place or precinct is considered to meet relevant heritage assessment criteria, which are listed at the end of each statement.

### **Recommendations 2011**

This provides recommendations for inclusion to any statutory registers including:

- The Heritage Overlay (Clause 43.01) of the Darebin Planning Scheme (Also shown as PS on the front page of the citation below the image) and the specific controls (e.g., interior controls, tree controls etc.) that should apply in addition to the general HO controls in Clause 43.01.
- The Victorian Heritage Register (Shown as VHR on the front page of the citation) or Victorian Heritage Inventory (HI).

## Index to citations

### Heritage precinct citations

LOCALITY	PRECINCT	STREET ADDRESSES	PAGE NO.
<b>ALPHINGTON</b>	Broomfield Avenue	2-52 & 3-45 Broomfield Avenue 495, 509 & 515 Heidelberg Road	<b>9</b>
<b>NORTHCOTE THORNBURY PRESTON RESERVOIR</b>	Whittlesea Railway	Not applicable	<b>17</b>
<b>NORTHCOTE</b>	Gladstone Avenue	1-35 & 2-46 Gladstone Avenue	<b>24</b>
<b>PRESTON</b>	Carlisle Street	42-46, 52-56 & 62-64 Carlisle Street	<b>31</b>
Preston	Garnet Street	7-17 & 16 Garnet Street	<b>38</b>
Preston	High Street	274-288 & 317-341 High Street	<b>45</b>
Preston	Larne Grove & Roxburgh Street	1-31 & 4-26 Larne Grove 1-23 & 2-24 Roxburgh Street 23-33 Dundas Street Adams Reserve	<b>54</b>
Preston	Livingstone Parade	1-9; 6-24, Livingstone Parade, 8 & 10 South Street	<b>62</b>
Preston	Milton Crescent	5-11 & 6-12 Milton Crescent	<b>69</b>
Preston	Plenty Road	85-107; 131-141 & 126-134 Plenty Rd	<b>75</b>
<b>RESERVOIR</b>	Edgar Street	4-18 Edgar Street	<b>82</b>
Reservoir	High Street (Reservoir)	658-694 & 763-793 High Street	<b>88</b>
Reservoir	Queen Street	1-27, 41-49 & 2-58 Queen Street	<b>96</b>
<b>THORNBURY</b>	High Street (Thornbury)	732-848 & 827-925 High Street	<b>105</b>
Thornbury	Plow Street	1-31 & 2-30 Plow Street	<b>114</b>
Thornbury	Rossmoyne Street	43-67 & 50-78 Rossmoyne Street	<b>121</b>
Thornbury	Woolton Avenue	55-67 & 52-60 Woolton Avenue	<b>128</b>

### Individual heritage place citations

The places in *italics* are part of a precinct as shown in brackets underneath the place name.

LOCALITY	ADDRESS	PLACE	PAGE NO.
<b>ALPHINGTON</b>			
Alphington	Yarana Road (Darebin Parklands)	Clifton Bridge	<b>136</b>
<b>BUNDOORA</b>			
Bundoora	900 Plenty Road	Preston General Cemetery and Mausoleum	<b>142</b>
<b>FAIRFIELD</b>			
Fairfield	1-5 Langridge Street & 176-206 Wingrove St	Fairfield Primary School No.2711	<b>154</b>
Fairfield	88A Station Street	St Paul's Anglican Church and Organ	<b>162</b>
<b>NORTHCOTE</b>			
Northcote	12 Bastings Street & 540-42 High Street	Reserve - Johnson Park	<b>169</b>
Northcote	540-42 High Street	Baptist Church	<b>177</b>
Northcote	24 Leinster Grove	Former Ensign Complex	<b>184</b>
Northcote	143 Separation Street	Northcote Cemetery	<b>190</b>
Northcote	19-29 St Georges Road	Northcote High School	<b>199</b>
Northcote	33 St Georges Road	Reserve - Merri Park Sports Ground	<b>207</b>
Northcote	2 East Street & 92 & 96-98 Westgarth Street	Reserve - Oldis Gardens & Northcote Cricket Ground	<b>215</b>
<b>PRESTON</b>			
Preston	172 Albert Street	House (Former Howard Park)	<b>226</b>
Preston	322 Bell Street & 4-6 Clifton Grove	Sacred Heart Catholic Church complex	<b>234</b>
Preston	382-84 Bell Street	Preston Masonic Centre	<b>245</b>
Preston	392 Bell Street	House (Glenfillock)	<b>254</b>
Preston	548 Bell Street	Former BP Service Station	<b>261</b>
Preston	634 Bell Street	House	<b>266</b>
Preston	648 Bell Street	House (Balleer)	<b>272</b>
Preston	664 Bell Street	House	<b>278</b>
Preston	82 Bruce Street	House (Former La Rocque)	<b>281</b>
Preston	43 Carlisle Street	Former stables	<b>287</b>
Preston	36 & 40 Cooper Street	Sandland Family houses	<b>293</b>
Preston	11-21 Cramer Street	Preston City Oval & Preston Band Hall	<b>301</b>
Preston	93 Cramer Street	House (Somerset)	<b>311</b>

LOCALITY	ADDRESS	PLACE	PAGE NO.
Preston	7 Eastwood Avenue	House (Eastwood)	<b>317</b>
Preston	523 Gilbert Road	West Preston Progress Hall	<b>323</b>
Preston	244-46 Gower Street	Houses	<b>339</b>
Preston	266 Gower Street	Reg Parker sculpture (Untitled 8/73)	<b>336</b>
Preston	270 Gower Street	Truby King Centre	<b>345</b>
Preston	2-4 High Street	Junction Hotel	<b>353</b>
Preston	107-09 High Street	Shops & residences	<b>360</b>
Preston	111-13 High Street	Prince Alfred Hotel (former) & Shop	<b>367</b>
Preston	251-53 High Street	Fidelity Tent No. 75 of the Independent Order of Rechabites (former)	<b>374</b>
Preston	283 High Street	Shop & residence	<b>383</b>
Preston	306-08 High Street	Shops & residences	<b>390</b>
Preston	352-72 High Street	Shops	<b>398</b>
Preston	374-76 High Street	Commonwealth Bank	<b>406</b>
Preston	378 High Street	Metropolitan Fire Brigade - Preston (former)	<b>413</b>
Preston	239 Murray Road & 400 High Street	All Saints Anglican Church complex	<b>421</b>
Preston	435 High Street	Shop	<b>430</b>
Preston	471-73 High Street	Shops and Residences	<b>436</b>
Preston	626-28 High Street	J Harvey Grocer (former)	<b>442</b>
Preston	10 Hotham Street	House (former Prestonia)	<b>450</b>
Preston	12 Hotham Street	House (former Crawford)	<b>456</b>
Preston	56 B Hotham Street	Preston South Primary School No.824	<b>463</b>
Preston	4 Hurlstone Avenue	House (Former Rainhamville)	<b>471</b>
Preston	65 Jessie Street	House and shop	<b>477</b>
Preston	65 May Street	House	<b>483</b>
Preston	Miller Street	Tramway bridge	<b>489</b>
Preston	4 Mount Street	House	<b>494</b>
Preston	7 & 9 Mount Street	Houses 'Yarraberb' and 'Leura'	<b>500</b>
Preston	383 Murray Road	Preston West Primary School No. 3885	<b>507</b>
Preston	418 Murray Road	House	<b>515</b>
Preston	211-43 Plenty Road	East Preston Tram Depot	<b>521</b>
Preston	519-41 Plenty Road	Shops	<b>528</b>
Preston	572 Plenty Road	House and doctor's surgery (former)	<b>534</b>



LOCALITY	ADDRESS	PLACE	PAGE NO.
Preston	600-606 Plenty Road	State Savings Bank of Victoria (former)	544
Preston	227-45 & 259-63 Raglan Street	Brickworks' Terrace	552
Preston	230 Raglan Street	House	559
Preston	16 Regent Street	House	565
Preston	18 Regent Street	House (Cliveden)	571
Preston	30 Regent Street	House and Canary Island palms	577
Preston	77-89 St Georges Road	Preston Technical College (Former)	584
Preston	240 Tyler Street	Preston Primary School No. 1494	593
Preston	268 Tyler Street	House (Leura)	600
Preston	297 & 299 Tyler Street	Houses (Wahroonga & Leaholm)	606
Preston	20 Winifred Street	House	612
Preston	192 Wood Street	House	618
Preston	282 Wood Street	House (Former St John's Villa)	625
Preston	17 Yann Street	House	633
Preston	8 Yann Street	House	638
Preston	16 Young Street	Grandview Dairy	644
<b>RESERVOIR</b>			
Reservoir	18 Barton Street	House and fence	651
Reservoir	19-21 Beatty Street	St Mark's Anglican Church and Vicarage	657
Reservoir	194 Edwardes Street	House and fence/wall	664
Reservoir	200A Edwardes Street	Reserve – Edwardes Lake and Park	671
Reservoir	34 George Street	Methodist Church	681
Reservoir	679 Gilbert Road	Clydebank Dairy Trees	688
Reservoir	685 Gilbert Road	House	694
Reservoir	689 Gilbert Road	House	700
Reservoir	40 Gloucester Street	House	706
Reservoir	662 High Street	House and Former Doctor's Surgery (High Street Reservoir)	712
Reservoir	666 High Street	State Savings Bank of Victoria (former) (High Street Reservoir)	718
Reservoir	726-34 High Street	Regent Baptist Church	725
Reservoir	832-34 High Street	MMBW Preston Reservoir Nos 2&3	732
Reservoir	34 King William Street	House	741

LOCALITY	ADDRESS	PLACE	PAGE NO.
Reservoir	59 King William Street	House	<b>747</b>
Reservoir	40 Leamington Street	House (Annandale)	<b>753</b>
Reservoir	26 Mason Street	Reserve - F.G Pike Reserve	<b>759</b>
Reservoir	34 Mason Street	House	<b>767</b>
Reservoir	7 Pellew Street	House (Former Rosehill)	<b>773</b>
Reservoir	32-34 Ralph Street	St George's Church of England	<b>779</b>
Reservoir	2-26 Robb Street	Holy Name Catholic Primary School & Church Complex	<b>786</b>
Reservoir	237-43 Spring Street	St Gabriel's Catholic Church complex	<b>796</b>
Reservoir	9 Station Street	House	<b>803</b>
Reservoir	1 Wild Street	House	<b>809</b>
<b>THORNBURY</b>			
Thornbury	1 Clarendon Street 12 & 19 Gooch Street 26 Flinders Street, 29 Rossmoyne Street, 2a Raleigh Street	Reserve – The Steps (Harry Reserve, Jones Reserve, McDonald Reserve, Olver Reserve)	<b>815</b>
Thornbury	2 Gooch Street	UFS Dispensary (former)	<b>824</b>
Thornbury	710 High Street	Salvation Army Hall & Sunday School	<b>831</b>
Thornbury	735-37 High Street	Shops	<b>838</b>
Thornbury	774 High Street	Collins Corner (High Street Thornbury)	<b>843</b>
Thornbury	802 High Street	Drive-In Service Station (High Street Thornbury)	<b>848</b>
Thornbury	806-10 High Street	Shops (High Street Thornbury)	<b>854</b>
Thornbury	846 High Street	Shop (High Street Thornbury)	<b>860</b>
Thornbury	885 High Street	Anderson's Furniture Warehouse (former) (High Street Thornbury)	<b>866</b>
Thornbury	16-22 Hutton Street	Thornbury Primary School No. 3889	<b>872</b>
Thornbury	7 Martin Street	MMTB Substation	<b>880</b>
Thornbury	Pender Street (Behind 806 High Street)	Electricity Substation	<b>886</b>
Thornbury	48A Pender Street	Reserve - Penders Park	<b>892</b>
Thornbury	7-15 Rossmoyne Street	Thornbury Uniting Church complex	<b>902</b>
Thornbury	47 Shaftesbury Parade	Front fence	<b>909</b>
Thornbury	6 Speight Street	House (former Hillside)	<b>915</b>
Thornbury	370 Victoria Road	Penders Grove Primary School 3806	<b>920</b>

## HERITAGE PRECINCT CITATIONS & MAPS

## HERITAGE CITATION REPORT

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<b>Name</b>	Broomfield Avenue Precinct	
<b>Address</b>	2-52 & 3-45 BROOMFIELD AVENUE, ALPHINGTON 495, 509 & 515 HEIDELBERG ROAD, ALPHINGTON	<b>Significance Level</b> Local
<b>Place Type</b>	Residential Precinct	
<b>Citation Date</b>	2011	





**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Architectural Style**

Federation/Edwardian Period  
(1902-c.1918)

**Maker / Builder**

No information held

## History and Historical Context

### Thematic context

2. *Peopling Darebin* 2.3 Promoting settlement

5. *Building suburban Darebin* 5.3 Developing the suburban ideal

### History of Alphington

Alphington village was a private village subdivision made by William Manning in 1854. The village straddled Heidelberg Road, near the Darebin Creek crossing, and was a stopping place for travellers to Heidelberg. By the early 1860s, Alphington had a few shops, two hotels a Wesleyan Church. Apart from its main road location, Alphington Village was isolated from the centre of Darebin's development for many years (Lemon, 1983:48).

The greater part of Alphington and Fairfield were subdivided for sale during the 1880s boom, but little settlement actually followed. While the railway between Clifton Hill and Alphington was completed by 1883 it was disparaged as the 'nowhere to nowhere' line since the population at each centre was sparse and was not connected to the broader suburban railway network at either end (Ward, 2000:124). As Ward (2000:124) concludes:

*It remained that way until the Princes Bridge to Collingwood line was opened on 21 October, 1901, following the extension of the earlier line to Collingwood on the 8 May, 1888. As a consequence, the corridor through which the trains were to pass missed out largely on the development associated with the boom years.*

The opening of the line to Collingwood (and its duplication in 1912) encouraged suburban development at first in proximity to the stations at Fairfield and Alphington. However, like the more remote parts of Preston and Reservoir rapid



suburban development in other parts of Alphington only followed electrification of the line to Heidelberg in 1921. Most of Alphington's residential development therefore took place in the boom period that followed the First World War and by the late 1930s Alphington was almost fully settled.

### Precinct history

As noted above, although most of Alphington and Fairfield was subdivided for sale during the 1880s boom, much of it remained unsold, apart from a few large blocks in the choicest parts. Broomfield Avenue was subdivided in the late nineteenth century, but no development occurred prior to the 1890s Depression (Land Victoria). Development recommenced slowly at first in the early twentieth century and this precinct, which developed in two stages, prior to and just after World War I, was among the first streets in Alphington to be fully developed.

In 1900 there were only two houses in the stretch of Heidelberg Road between Austin and Perry Streets, and neither Broomfield Avenue nor Hanslope Avenue existed. The occupants of the two Heidelberg Road houses were Patrick White and Ann Tame. There was no house numbering at the time. An undated MMBW map (But thought to be c.1909) shows a large house at what is now No. 515 Heidelberg Road. This would have been Ann Tame's house, and she was still the occupant in 1912. The MMBW map shows no building next door at No. 509, and a Council Yard (presumably for Heidelberg Council) on the opposite corner at No. 495. The 1920 Sands & McDougall Directory lists this yard as the Heidelberg Pound. The area was still fairly rural, and wandering livestock needed to be detained. It is now Broomfield Park. The house at No. 509 was probably one of the two houses listed in the Directory between Broomfield Avenue and Perry Street in 1915.

Development of Broomfield Avenue itself commenced in the first decade of the twentieth century. The MMBW map also shows ten houses in the northern half of Bloomfield (*sic*) Avenue. These were houses on (the present) Nos. 27, 29 (two houses) 39, and 33-40 and 48-52. The allotments in the central and southern parts of the street were still vacant. Sands & McDougall could not get the name of the street right either, because the 1912 Directory lists Brookfield Avenue, with Francis Tame as the only resident on the east side and five residents on the west side. By 1915 there were 9 houses on the east side of Broomfield Avenue (now correctly spelt) and 13 on the east side with two more being built. By 1920 most of the avenue was built on and occupied, and there was a house being built between Nos. 7 and 17.

### References

Land Victoria, LP5219

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan 2475, undated [c.1909]

Sands & McDougall Directories

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

## Description

### Physical Description

This is an early twentieth century residential precinct of predominantly Edwardian villas and Californian Bungalows. Most of the contributory houses in the street are weatherboard, but some are brick including a group of Edwardian villas at the north end of the street at Nos. 48, 50 and 52, which are probably some of the earliest houses in this subdivision (refer to History). Also of note is No.25, which is a substantial Edwardian villa built upon a larger block than the remainder of the houses in this street and the finely Edwardian era villa at 515 Heidelberg Road.

The Edwardian houses within the precinct have typical detailing such as rough cast work, decorative gable ends and shingled weatherboards. Windows are typically triple side-hung casements, usually with coloured top lights (and sometimes arranged as a projecting bay) or double hung sash. They have chimneys with roughcast render detailing and terracotta pots. The most common housing type is the double-fronted villas, asymmetrical in plan with a hip roof

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extending to form a verandah or porch on one side of a projecting gabled bay (e.g., 3, 4, 5, 14, 17, 8, 20, 23, 24, 26, 27, 30, 32, 34, 40, 42, 46, 48, 50, 52), or with a separate verandah (e.g. 21, 31, 36, 37, 38, 39). The other type is gable-fronted (e.g., 1, 6, 12, 16, 44). No.33 is an unusual hybrid with a gable-front and a projecting hip bay and verandah. Verandahs have timber fretwork or in some cases, cast iron friezework.

The inter-war houses include modest weatherboard or rendered bungalows that are either gable-fronted (e.g., 1, 10), have a transverse gable and projecting gable porch (e.g., 9) or a hip terracotta tile roof (e.g., 9, 19, 35, 43, 505 Heidelberg Road).

The houses in Broomfield Avenue have consistent setbacks from their street frontages behind mature gardens. Fences are typically low and although none are original, many have been sympathetically replaced with timber picket or woven wire reproductions. The mature street trees (*Platanus sp.*) form a canopy of vegetation over the thoroughfare, which contributes to the street's 'garden suburb' character, as do the mature trees in Broomfield Park (Ash, Oak, Planes), which is on the site of the former pound, and the bluestone kerb and channelling.

The precinct has a high degree of integrity. Most contributory houses are intact and in only a few places is the consistency of styles and other elements diluted by buildings of more recent origin. Intrusive elements include the Modernist flats and units at Nos. 11, 29 and 45, and Modernist houses at Nos. 22 and 28.

(NOTE: There are no properties numbered 13 or 15 in Broomfield Avenue)

## Conservation Policy

### Objectives

To conserve the surviving fabric in the precinct that contributes to the Edwardian and Inter-war era appearance of the precinct when viewed from Broomfield Avenue or Heidelberg Road.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features on Edwardian and Inter-war housing.

### Policy Basis

The Broomfield Avenue Precinct in Alphington is a relatively intact example of a residential subdivision in Darebin built in the early decades of the twentieth century. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The precinct is relatively intact and this contributes much to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric in the street, with an emphasis upon the elements that originate from the Edwardian and Inter-war periods.

### Guidelines (General)

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

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

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

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- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original or contributory building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

## **Guidelines (Specific)**

The following actions would be supported, if the opportunity arises:

- . Replacement of unsympathetic styles and types of housing in the street with detached housing that is sympathetic to the scale, form, bulk and materials of the contributory Edwardian and Inter-war dwellings in the street.

## **Review of significance and policy**

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

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

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

## Comparative Analysis

As noted in the history, although there was speculative subdivision in Alphington during the nineteenth century, little development occurred during the nineteenth century prior to improvements to the railway, which began with opening of the direct line to Flinders Street in 1901 and culminated with electrification in 1921. The improvements to public transport in the first two decades of the twentieth century stimulated development and early residential precincts in Alphington therefore typically comprises housing from one or both of two key phases of development - The initial development that occurred prior to World War I and the more rapid development that occurred during the inter-war period.

Broomfield Avenue represents both of these phases of development in Alphington and stands out for its relatively high degree of intactness to the original periods of development and the high external integrity of the majority of the contributory dwellings when viewed from the street. It compares to the Alphington precinct assessed by Ward (2000) now included in the Heritage Overlay as HO167, which applies to Clive, Lowther, Harker and Miller streets in Alphington. The housing in Broomfield Avenue, which comprises Edwardian cottages and inter-war bungalows, and the mature Plane trees is particularly comparable to Miller Street within that precinct.

Other comparative examples in Darebin include the *Queen Street, Reservoir Precinct*. This is a relatively intact streetscape of late Edwardian and Inter-war housing, with very little intrusive elements such as additions and alterations and housing stock from later periods.

## Statement of Significance

### *What is significant?*

The Broomfield Avenue Precinct comprises the properties at 2-52 & 3-45 Broomfield Avenue and 495 (Park), 509 and 515 Heidelberg Road, Alphington. It is an early twentieth century residential precinct, which comprises a mix of Edwardian villas and inter-war bungalows. The consistency of built form and the extent to which development in two key phases is apparent are important characteristics of the precinct. The following elements contribute to the significance of the precinct:

- The houses at 1-9, 17-27\*, 31-43, 2-20, 24, 26 & 30-52 Broomfield Avenue and 509 & 515 Heidelberg Road.
- The mature street trees and in the park at 495 Heidelberg Road (*Platanus sp.*, *Quercus sp.*, *Fraxinus sp.*).
- The bluestone kerb and channelling.

Non-original alterations and additions to contributory houses and the houses/flats Nos. 11, 22, 28, 29 and 45 Broomfield Avenue are not significant.

(\*Note: there are no numbers 13 or 15)

### *How is it significant?*

The Broomfield Avenue Precinct in Alphington is of local historic, architectural and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, the Broomfield Avenue Precinct is significant as evidence of important phases of suburban development in Alphington, including the recovery in the first decade of the twentieth century and the rapid development after World War I associated with improvements to the railway service, which provided fast and efficient transport from Melbourne's middle and outer-ring suburbs to the city. The housing is characteristic of medium scale suburban housing of both the Edwardian and Inter-war periods. (AHC criteria A.4, D.2)

Architecturally, the Broomfield Avenue Precinct is significant as a representative example of an early twentieth century residential subdivision in Darebin, which is notable for the consistent quality of its built form. The aesthetic qualities of the precinct are enhanced by the mature street trees and the parkland at the entrance to Broomfield Avenue. (AHC criteria D.2, E.1)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Broomfield Avenue is considered to meet Criterion A.4 as it provides evidence of the earliest phase of suburban development of Alphington during the early decades of the twentieth century and after the recovery from the economic crash of the 1890s. It's closeness to the Melbourne to Hurstbridge Railway Line, which was electrified in the years immediately after the creation of the subdivision, and the construction of its houses during these years, demonstrates the impact electrification of the rail network had on suburban development in metropolitan Melbourne in the early twentieth century.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

Broomfield Avenue is considered to meet Criterion D.2 as it is a representative example of a suburban housing estate from the early twentieth century.

### Aesthetic

#### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Broomfield Avenue is considered to meet Criterion E.1 as a relatively intact and fine example of a residential subdivision in Darebin from the early decades of the twentieth century. The planning of the subdivision with nature strips, and street trees that create a canopy of vegetation over the street contribute to the street's aesthetic quality. Of equal aesthetic value are the intact, mostly medium scale, Edwardian villas and Californian Bungalows that contribute to aesthetic quality and early twentieth century character of the street, and which are fine examples of their respective styles.



# HERITAGE CITATION REPORT

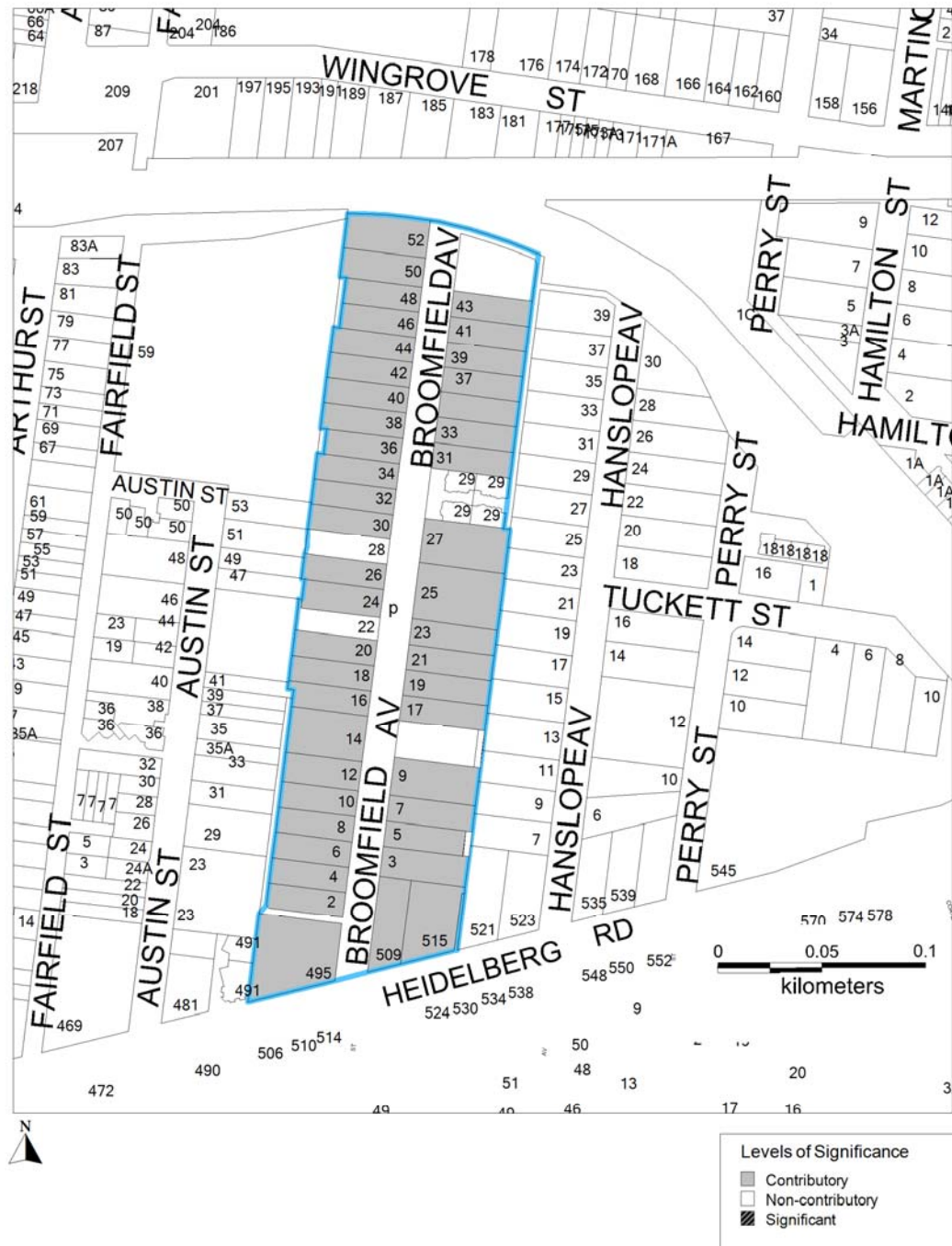
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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes Street trees and Bloomfield Park
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	Darebin HO Permit Exemptions 2011
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the Broomfield Avenue Precinct, comprising 2-52 & 3-45 Broomfield Avenue and 495, 509 & 515 Heidelberg Road, Alphington is added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the properties as defined by the title boundaries.



## Broomfield Avenue Precinct, Alphington

## HERITAGE CITATION REPORT

<b>Name</b>	Whittlesea Railway Precinct		
<b>Address</b>	Arthurton Road, Merri Parade NORTHCOTE Bell Street, Murray Road PRESTON High Street, Regent Street RESERVOIR Normanby Avenue THORNBURY	<b>Significance Level</b>	Local
<b>Place Type</b>	Rail Transport Precinct		
<b>Citation Date</b>	2011		



<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	<b>Architectural Style</b>	Federation/Edwardian Period (1902-c.1918)
<b>Maker / Builder</b>	No information held		

## History and Historical Context

### Thematic context

- 3. *Transport and communications* 3.2 Travelling by train
- 2. *Peopling Darebin* 2.3 Promoting settlement

### Precinct history

While other parts of suburban Melbourne began to enjoy the convenience of rail transport as early as the 1850s Darebin and other northern suburbs waited much longer for an efficient service. Part of the delay was a disagreement over the routes through the inner suburbs. The Hurstbridge line, opened 1880, served only the southern most part of Darebin. Eventually the line to Whittlesea was built, running through the whole of Darebin from south to north.

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The first train ran from Melbourne to Reservoir on 8 October 1889, and the rest of the line to Whittlesea opened in December 1889 (Lemon, 1983:84-8). Most of the line was a country service in the early years, as there was little suburban development beyond Northcote.

The initial stations in Darebin were named Northcote, Middle Northcote, Croxton, Thornbury, Preston (Bell Street), Preston (Murray Road), Preston (Regent Street) and Preston (Reservoir). Later, the confusion over having four stations named Preston was resolved by changing the names to Bell, Preston, Regent and Reservoir.

At first the line took a round-about route from Spencer Street station via Royal Park and North Fitzroy. After the Heidelberg line was taken through Clifton Hill and Collingwood to Princes Bridge Station in 1901, a small section of track known as the Northcote loop was constructed to connect the Preston and Whittlesea line to Clifton Hill. This was opened in 1904, and gave Darebin travellers a much more direct rail link with the city. Subsequently, Northcote Station was renamed Merri, while Middle Northcote Station became Northcote. A new station, Rushall, was built on the Fitzroy side of the Northcote loop, with a footbridge giving access from Westgarth.

In the first decade of the twentieth century the Victorian Railways developed a new standard station design to meet the 'urgent need for improved standards of accommodation at stations where existing facilities were providing inadequate'. Ward & Donnelly (1982, v.4:36) described this design as the 'Gisborne' style after the station where it was first used. As patronage on the line increased following the recovery in development in the early twentieth century Merri, Northcote, Thornbury and Bell Railway stations were all re-built in the 'Gisborne' style in 1909-11. The contractors for Bell and Thornbury stations were Coates Bros. of Ivanhoe; the contract price for Bell was £1,459/15/7, while Thornbury was £1,431/9/10 (Lewis)

The next major development came in 1921 when the Whittlesea line was electrified as far as Reservoir, then the last station inside Darebin's borders, as part of the massive project by the Victorian Railways to electrify the whole of the suburban system. A substation was built south of Reservoir station as part of this project. In 1929 electrification was extended to Thomastown (outside Darebin).

Before automatic boom-gates were installed at level crossings, road traffic was controlled by manually operated gates. There was a gate-keeper situated in gate house at each crossing. The gates were kept locked at night after the last train, so the flower growers carting their produce to market in the early hours of the morning had to get the key from the gate-house at Murray Road, unlock the gate, drive across the line, lock the gate and return the key (Jones, 1994:5-6).

Keon Park Station, on the border of Darebin, was opened in 1959, and in 1963 Ruthven Station was built between Reservoir and Keon Park to serve the new suburban areas at the northern end of Darebin (Carroll & Rule, 1985:43). In 1960 the rural section to Whittlesea was closed and the line terminated at Epping.

When a program of improving suburban stations was commenced in 1996, Reservoir Station was the only one on the Epping line to be upgraded. Works included the installation of extra lighting (Fiddian, 1997:155-6).

## Sources

Aquilina, Robert, *The Whittlesea Railway: a brief history of the Fitzroy and Whittlesea Railway 1889-1959 Including current day operations*, 1999

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

Fiddian, M., *Trains Tracks Travellers: A History of the Victorian Railways*, Pakenham, 1997

Forster, Harley W., *Preston: lands and people, 1838-1967*, Cheshire, Melbourne, 1968.

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994.

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

Lewis, Miles, *Australian Architectural Index*, entries for Preston City  
Ward, Andrew & Donnelly, A, *Victoria's Railway Stations. An architectural survey*, Vol.1-4, March 1982

## Description

### Physical Description

The Whittlesea Railway is a dual track suburban railway. Early infrastructure including signalling and safe-working, gate keeper's houses and sidings and spur lines has been removed. Surviving early infrastructure associated with the construction of the line and upgrading in the early twentieth century includes the stations at Merri, Northcote, Thornbury and Bell, the bridge over Merri Creek and the road over rail bridge at Westbourne Grove in Northcote, and the c.1921 sub-station at Reservoir.

As noted in the History, the four stations at Merri, Northcote, Thornbury and Bell were constructed in variations on a similar standard design described by Ward as the 'Gisborne Style'. The up-side building at Bell railway station and the complexes at Merri and Thornbury are part of a sub-group of the 'Gisborne Style' known as the 'Ripponlea' group (after the station at Ripponlea). Northcote is part of the 'Macedon' group. The stylistic differences between the sub-groups were subtle, but the overall form and layout were very similar. Ward & Donnelly (1982, v.4:37) describe it as follows:

*The design of the Gisborne Style is best described as Edwardian, with a characteristic dependency upon the vocabulary of the Queen Anne architects.*

*The principal of the building plan was to group the major rooms into a central brick, or timber building, consisting of the booking, parcel's and telegraph office, lobby, and the ladies' and general waiting rooms. The office was dominated by a large gabled roof, visually at right angles supported by lower roofs over the waiting rooms on either side of the office. The service functions consisted of the ladies' and men's toilets, the lamp room, the store and the wood yard and were grouped into wings attached to either or both ends of the central block. In some cases, the van goods shed was included in the wings. The end result was a very neatly laid out platform with a minimum of outbuildings. The configuration of the service functions varied, but the plan of the central section was almost always the same.*

All four stations fit this description. Of the three 'Ripponlea' stations, the up-side buildings at Merri and Thornbury remain the most intact including the service wings. Thornbury also has a small inter-war pavilion on the down-side which has a rolled steel cantilevered verandah. The service wings on the north side of Bell was demolished and replaced in 2008. Bell station also has a goods/parcel wing addition on the up-end, which was constructed c.1959.

The 'Macedon' sub-group to which Northcote belongs is described by Ward & Donnelly (1982, v.4:41) as a 'full-blown' edition of the other sub-groups. Distinguishing features include:

- . The incorporation of the toilet wing into the central section by abandoning the use of corrugated iron in favour of materials selected for the central core. This can be seen in the service wing on the down end of the up-side building at Northcote.
- . Special attention paid to the entrance porch, which featured various roof forms and types of posts, beams and decorative detail. This can be seen in the east elevation of the up-side building at Northcote, which a projecting porch with arched timber fretwork, and turned posts set in brick piers.
- . The inclusion of a smaller building compatible with the design of its larger neighbour on the opposite (usually down side) platform, which consisted of a lobby, office and general waiting room. This is provided at Northcote, and is the only



c.1910 down-side building along the line.

The substation at Reservoir is an austere stripped Classical rendered building. It has four tall windows in the side elevation and two in the end elevations

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the Edwardian era appearance of the stations.

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

To support the continued use of the Whittlesea Railway as an integral part of the suburban railway system.

### Policy Basis

The Whittlesea Railway line contains a significant amount of fabric that illustrates the development of the line from its opening in 1889 until the electrification of the line in 1921. However, many changes and additions have been made over the years in order to meet changing demands and new technologies. Some of these changes have, in themselves, become significant heritage features as well. It is also recognised that part of the significance of the line is embodied in its continuous use as a working railway line and one that demonstrates the history of suburban railway development in Melbourne. While conservation of elements of primary significance is a key objective, changes to significant fabric may be considered where it can be demonstrated that:

- the proposed works are necessary to facilitate the efficient and safe working of the Whittlesea line, and
- the option of undertaking no changes is not feasible due to financial, technical, safety, operational or other management constraints.

The emphasis of this approach is upon careful management with conservation as a primary objective whilst allowing other actions that may result in the alteration, demolition or removal of significant fabric.

### Guidelines (General)

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

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

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

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

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

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

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

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

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

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

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

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

## **Comparative Analysis**

This Whittlesea Railway is one of two railway lines in Darebin. It has a moderate degree of integrity. While the station buildings at Merri, Northcote, Thornbury, and Bell remain relatively intact other early infrastructure such as signalling and sidings have been modified or removed. The station buildings along the Whittlesea Railway compare with the Fairfield Railway Station on the Heidelberg Line, which was constructed at a similar time, but to a different design. Part of Fairfield station containing the toilets has been demolished and other minor modifications have been made.

Ward & Donnelly ranked stations as 'very important', 'important' and 'local significance'. 'Gisborne style' stations ranked as 'very important' include Gisborne, Ripponlea and Mentone, which are all now on the Victorian Heritage Register. Merri, Northcote, Thornbury and Bell stations were all ranked as 'important', above the level of 'local significance' presumably indicating a regional (i.e. metropolitan) significance (Ward & Donnelly, 1982, v.1, Table 1.3).

Comparatively the four 'Gisborne' style stations in Darebin are very similar. Northcote stands apart because of its brick construction and for being the only station within the Macedon sub-group, while the up-side buildings at Merri, Thornbury and Bell are almost identical with the key difference being the addition of the parcel goods store at Bell.

The sub-station at Reservoir is the only inter-war railway substation in Darebin. Early railway sub-stations such as at Newport and Flemington were constructed in brick. This example is similar to a complex on the down-side Caulfield

Railway Station.

## Statement of Significance

### *What is significant?*

The Whittlesea Railway was opened in 1889 and gradually developed from a semi-rural service to a full suburban service as suburban development continued in the twentieth century. New station buildings were erected in the early twentieth century at Merri, Northcote, Thornbury and Bell to accommodate increasing patronage. The line was electrified as far as Reservoir in 1921 and this included the construction of a sub-station south of Reservoir Station.

The following elements contribute to the significance of this place:

- The up-side station buildings at Merri, Northcote, Thornbury and Bell and the down side station at Northcote to the extent of the c.1910 fabric. The form of platforms at these stations, but not the materials
- The road over rail bridge at Westbourne Grove to the extent of surviving late nineteenth/early twentieth century fabric including the brick abutments.
- The railway bridge over Merri Creek.
- The substation at Reservoir.
- Remnant mature trees within the station grounds such as the Pepper trees (*Schinus molle*) at Thornbury

Later buildings and additions including the station buildings at Croxton and Reservoir, additions to Bell Station, down side station buildings except for Northcote, and the tracks and signalling and safeworking including boom gates are not significant.

### *How is it significant?*

The Whittlesea Railway is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

The Whittlesea Railway is historically significant for its associations with the development of transport systems in Darebin in the late nineteenth and early twentieth centuries and the expansion of the suburban railway system by the Victorian Railways in Melbourne during that time. It was of critical importance in enabling the suburban settlement of Darebin during the late nineteenth and early twentieth centuries. The electrification of the service in 1921 greatly improved the efficiency of the service and enabled suburban development to extend to the northern parts of Darebin in the inter-war period. (AHC criteria A.4, D.2)

The Whittlesea Railway is historically significant as a representative example of an early twentieth century suburban railway. The stations constructed c.1911 at Merri, Northcote, Thornbury and Bell are architecturally significant as examples of the 'Gisborne' style of station buildings, with the example at Northcote notable for its brick construction. (AHC criterion D.2)

## Assessment Against Criteria

### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Whittlesea Railway is considered to meet Criterion A.4 for its associations with the development of transport systems in Darebin in the late nineteenth and early twentieth centuries and the expansion of the suburban railway system in Melbourne during that time. It was of critical importance in enabling the suburban settlement of Darebin during the

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late nineteenth and early twentieth centuries. The electrification of the service in 1921 greatly improved the efficiency of the service and enabled suburban development to extend to the northern parts of Darebin in the inter-war period.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Whittlesea Railway is considered to meet Criterion D.2 as it is a representative example of an early twentieth century suburban railway. The stations constructed c.1911 at Merri, Northcote, Thornbury and Bell are architecturally significant as examples of the 'Gisborne' style of station buildings, with the example at Northcote notable for its brick construction.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The Whittlesea Railway is considered to meet Criterion H.1 for its associations with the Victorian Railways.

## Recommendations 2011

### External Paint Controls

No
No
No
No
No
Darebin HO Permit Exemptions 2011
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

It is recommended that the Whittlesea Railway precinct be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is to the extent of the station buildings and platforms at Merri, Northcote, Thornbury and Reservoir railway stations with the associated adjacent land within the station reserves, the part of the Merri Creek bridge within the City of Darebin, the road over rail bridge at Westbourne Grove, and the substation at Reservoir as shown on the extent of registration maps.

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**Name** Gladstone Avenue Precinct  
**Address** 1-35 & 2-46 GLADSTONE AVENUE, NORTHCOTE **Significance Level** Local  
**Place Type** Residential Precinct  
**Citation Date** 2011



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**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Architectural Style**

Victorian Period (1851-1901),  
Federation/Edwardian Period  
(1902-c.1918)

**Maker / Builder**

No information held

## History and Historical Context

### Thematic context

2. *Peopling Darebin* 2.3 Promoting settlement

5. *Building suburban Darebin* 5.3 Developing the suburban ideal **History of Northcote**

Northcote was first known as Upper Northcote, as distinct from Lower Northcote (Westgarth) where the government township was laid out. European settlers preferred the higher ground of Rucker's Hill, where the nucleus of Northcote took shape in the 1850s. It is believed that Northcote was named after British parliamentarian Sir Stafford Northcote, by Surveyor-General Andrew Clarke, who was an early Northcote resident. The heights of Northcote attracted residents of high standing in colonial Victoria, such as Clarke, and wealthy businessmen, such as William Rucker.

Northcote's remoteness from Melbourne attracted early noxious industries such as piggeries and meat-works, and its natural deposits of clay were exploited for brickmaking. The noxious industries were banished from the central residential area in the 1870s, but Northcote's brickworks endured for another century. Most of the former clay holes were eventually turned into parks.

Much of central Northcote was built on during the boom years of the 1880s, when middle-class settlers built Victorian terraces and villas, and speculators built rows of workers houses in the lower, less salubrious, areas. Development in Northcote was stimulated by the Whittlesea Railway from 1889, and, from 1890, a cable tram system along High Street that endured until 1940.

After the return of prosperity during the early years of the twentieth century, a new phase of building commenced and continued into the post-war boom of the 1920s, by which time the suburb was almost fully built over, apart from the poorly drained land along the creek flats, most of which eventually became parklands.

### Precinct history

Gladstone Avenue between Herbert and High streets illustrates two key phases of development in Northcote - boom-time on the north side and twentieth century recovery on the south side. The section of Gladstone Avenue, being close to both Northcote and Croxton Stations, was settled quickly by 1893 - but only on the north side. This suggests that Gladstone Street may have been divided between two boom-time subdivisions, one early and successful, the other a later estate that failed.

Gladstone Avenue was first listed in the Sands & McDougall Directory in 1889, when five houses were noted on the north side. With no street numbering at the time, it is impossible to tell which houses they were from the Directory. Most likely the western end, nearest the railway, was settled first. By 1891 there were 18 houses, three of which were vacant, and by 1893 every allotment on the north side was built on except for Nos 34 & 38. (There is no No.36 on the current Land Victoria plan) By 1905 No. 34 was built on and occupied and No. 38 was built by 1908.

The south side, was slower to develop, with no residents listed between High Street and the railway until 1899, when John Furzer was shown in the Directory. By 1903 a second house was listed, and by 1908 there were three houses - Nos. 29, 33 and 35. One of these was Horace Furzer's *Rockville*. When the street numbering system started around 1914 the

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numbers on the south side were 15 to 47. The 1914 Directory lists Furzer's *Rockville* as No. 45, (now No. 33) second from the end. This may have been John Furzer's house, which was first noted in 1899.

In 1912 there were still only three houses listed on the south side of Gladstone Avenue, but by 1914 all of the blocks were built on and occupied (SM).

## References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, No.2097, dated 1908

Sands & McDougall Directory (SM)

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

## Description

### Physical Description

A residential precinct of mostly detached and semi-detached, modest Victorian and Edwardian villas of varying degrees of intactness. The Victorian houses are situated on the north side of the street and the Edwardian housing is built along the south side. The Victorian houses are mostly weatherboard, with some brick houses interspersed among them, and have hipped roofs clad in corrugated galvanised steel sheeting, with verandahs across the street facing elevations. The houses are setback from the street behind shallow gardens.

The Edwardian villas are weatherboard with hipped and gabled roofs clad in corrugated galvanised steel sheeting, and these houses are also setback from the street boundary behind shallow gardens. The integrity of the precinct has been diminished by housing built in recent decades on the south side of the street, particularly towards its west end. On the north side of the street, some double-fronted Victorian houses have had their integrity diminished by unsympathetic alterations and additions.

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the Victorian and Edwardian era appearance of the precinct.

To reveal the significance of the houses in the precinct by encouraging the restoration or reconstruction of missing features.

### Policy Basis

The Gladstone Avenue Precinct in Northcote is an example of a residential subdivision built at the end of the nineteenth century and early twentieth century and it is important that it is retained as a record of the historic development of this area. The precinct is relatively intact and this contributes to its significance. The street has a consistency of scale, siting and form and it is important to maintain this. The overall conservation objective therefore is to conserve and maintain the historic fabric of the houses with an emphasis on the features that are visible from Gladstone Avenue.

### Guidelines (General)

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

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

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

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

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

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original or contributory building/s.

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

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

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

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

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

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

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



# HERITAGE CITATION REPORT

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

## Comparative Analysis

Northcote has many areas of late nineteenth and early twentieth century housing, but this section of Gladstone Avenue stands out as an area where the two phases are clearly defined and remain relatively intact. Notable is how the nineteenth century development is confined to the north side and the early twentieth century along the south. It is perhaps the most vivid illustration of the two phases of development of any street in Northcote.

Comparable examples identified by this Study include Rossmoyne Street and Plow Street precincts, both in Thornbury, which both contain a mix of Victorian and Edwardian dwellings. However, in both cases the eras of housing are mixed on both sides of the street and are not as sharply defined as in Gladstone Avenue.

## Statement of Significance

### *What is significant?*

The Gladstone Avenue precinct is a residential area, which comprises 1-35 and 2-46 Gladstone Avenue, Northcote. Gladstone Avenue first appeared in the Sands & McDougall Directory in 1889, when five houses were listed on the north side of the street. By 1914 the street was fully developed. It is a residential precinct of mostly detached and semi-detached, modest Victorian and Edwardian cottages and villas. The following elements contribute to the significance of the precinct:

- The Victorian and Federation/Edwardian era houses on both sides of the street.
- The consistency of form (hip or gable roof), scale, siting and materials of the contributory houses
- The consistency of Victorian/Federation housing on the north and the Federation/Edwardian housing on the south side.

Non-original alterations and additions to the contributory dwellings and the houses at 1, 6, 9, 29, 33 & 35 are not significant.

### *How is it significant?*

The Gladstone Avenue Precinct in Northcote is of local historic significance to Darebin City.

### *Why is it significant?*

Historically, the Gladstone Avenue Precinct is significant as evidence of two key phases of suburban development in Northcote - the first during the late nineteenth century boom and the second in the early twentieth century after the recovery from the economic crash of the 1890s. The extent to which two clear development periods are demonstrated by the different styles of housing on each side of the street is notable. The housing is characteristic of medium scale suburban housing of both the Victorian and Federation/Edwardian periods. (AHC criteria A.4, D.2)

Architecturally, the Gladstone Avenue Precinct is significant as a representative example of a late nineteenth century and early twentieth century residential subdivision. (AHC criterion D.2)

## Assessment Against Criteria

# HERITAGE CITATION REPORT

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## Historic

### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Gladstone Avenue is considered to meet Criterion A.4 as it provides evidence of two key phases of suburban development in Northcote - the first during the late nineteenth century boom and the second in the early twentieth century after the recovery from the economic crash of the 1890s. Its proximity to the Melbourne-Whittlesea Railway Line demonstrates the impact railways had on suburban development in metropolitan Melbourne in the late nineteenth and early twentieth century.

### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

Gladstone Avenue is considered to meet Criterion D.2 as it is a representative example of a suburban housing estate from the late nineteenth and early twentieth century.

## Aesthetic

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Gladstone Avenue is considered to meet Criterion E.1 as a relatively intact and fine example of a residential subdivision in Darebin from the late nineteenth and early twentieth centuries. Of aesthetic value are the many intact, modest Victorian and Edwardian dwellings that contribute to the character of the street, and which are fine examples of their respective styles.

## Recommendations 2011

### External Paint Controls

No
No
No
No
No
Darebin HO Permit Exemptions 2011
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

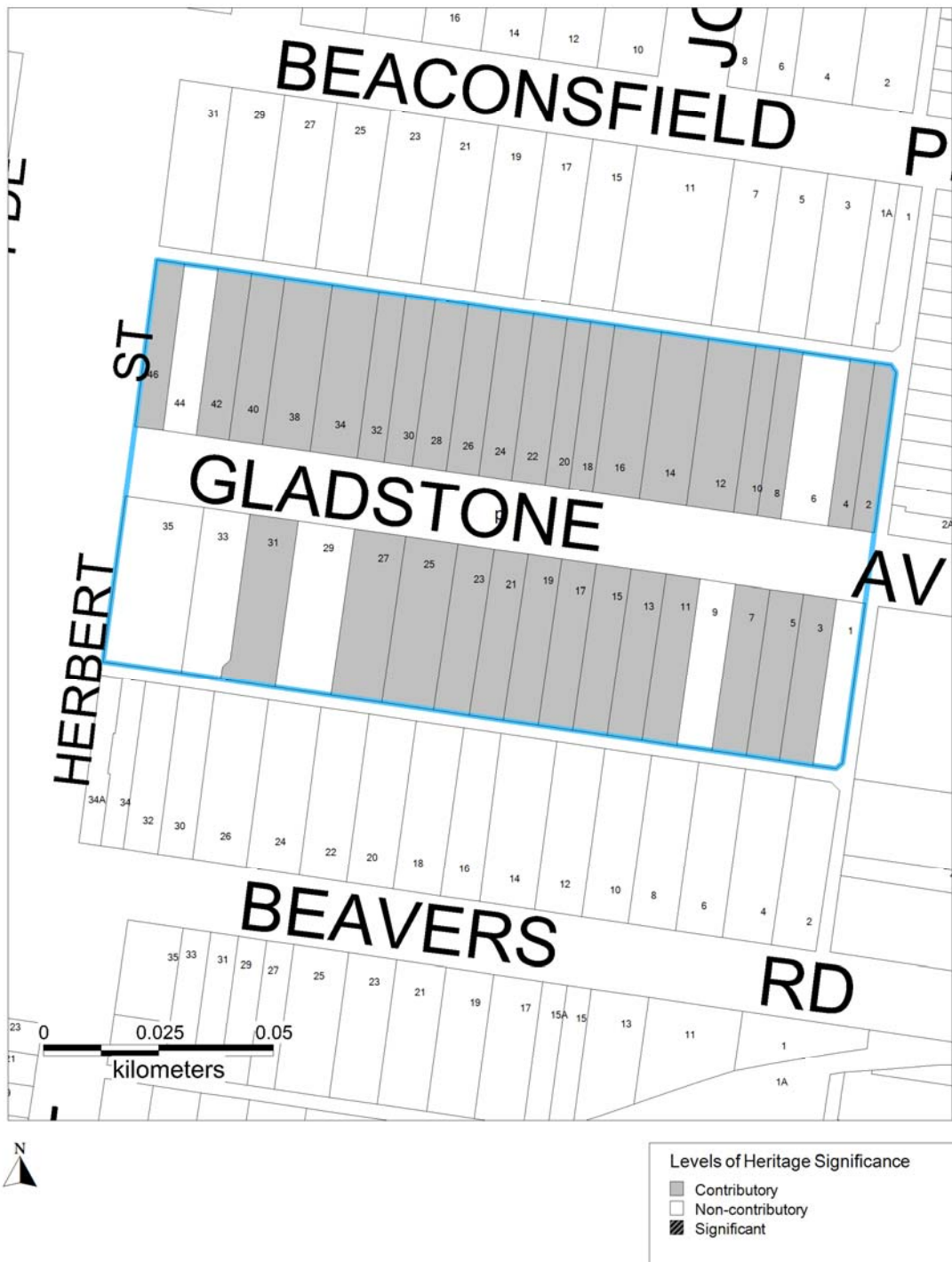
### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

It is recommended that the Gladstone Avenue Precinct comprising 1-35 & 2-46 Gladstone Avenue, Northcote is added to

the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is all of the properties in the precinct as defined by the title boundaries.



## Gladstone Avenue Precinct, Northcote

## HERITAGE CITATION REPORT

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<b>Name</b>	CARLISLE STREET PRECINCT	
<b>Address</b>	42-46, 52-56 & 62-64 CARLISLE STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Residential Precinct	
<b>Citation Date</b>	2011	



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

**Architectural Style**      Victorian Period (1851-1901)

## History and Historical Context

### History of Preston

#### *Early settlement*

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

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

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

#### *The 1880s boom*

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

### Place history

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

# HERITAGE CITATION REPORT

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1860s.

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

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

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

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

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

## References

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

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

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

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

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

## Relevant Historical Australian Themes

### 2. Peopling Darebin

## 2.3 Promoting settlement

### 5. Building suburban Darebin

#### 5.1 Patterns of settlement

#### 5.3 Developing the suburban ideal

## Description

### Physical Description

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

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

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

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

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

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



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

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

### Recommended Management

#### Policy basis

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

#### Objectives

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

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

#### Guidelines (General)

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

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

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

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

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

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

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

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

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

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

### **Guidelines (Specific)**

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

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

### **Review of significance and policy**

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

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

### **Comparative Analysis**

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

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

# HERITAGE CITATION REPORT

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Raglan Street and Garnet Street.

## Statement of Significance

### *What is significant?*

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

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

### *How is it significant?*

The Carlisle Street Precinct is of local historic significance to Darebin City.

### *Why is it significant?*

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

## Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

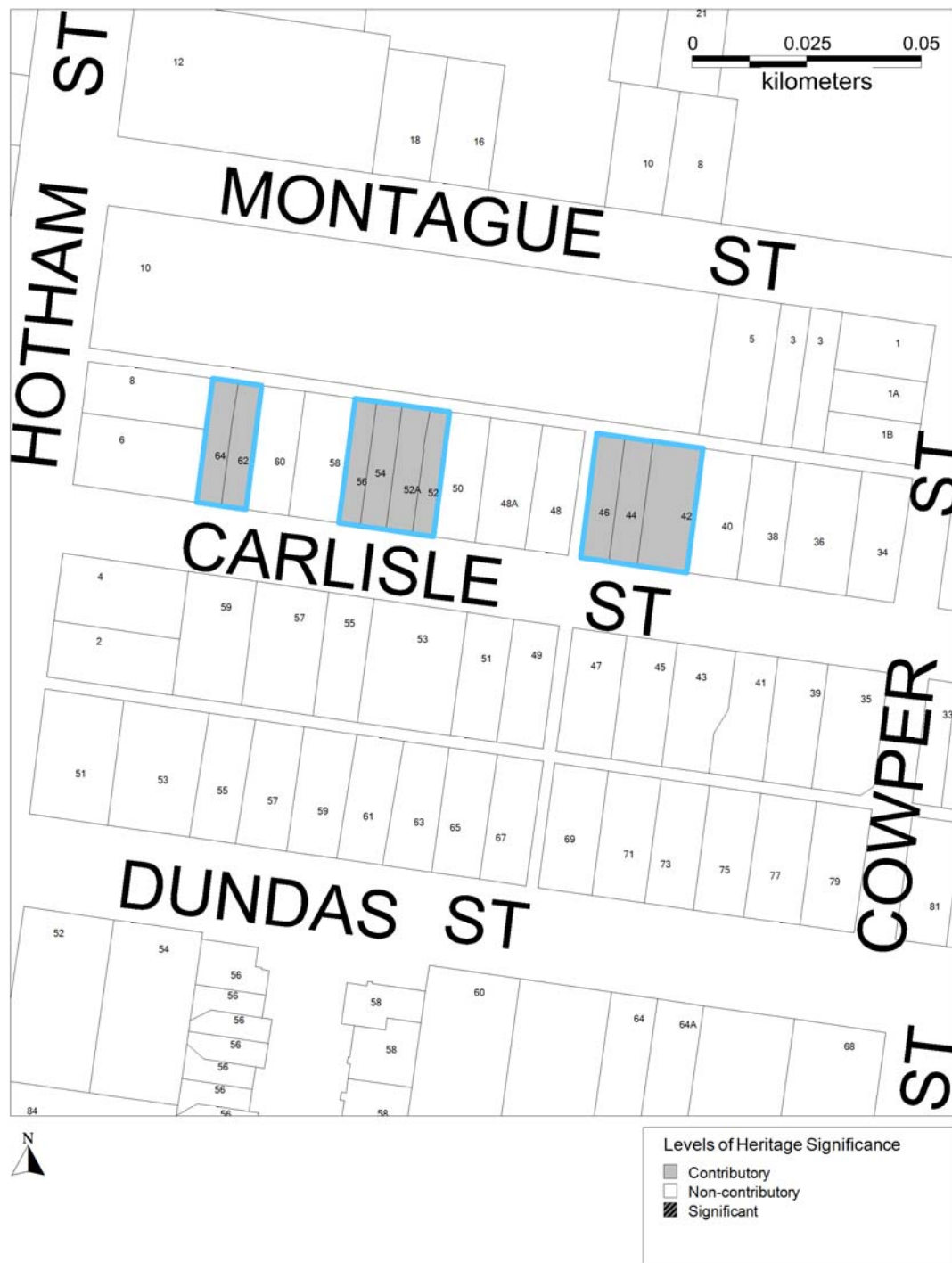
Darebin HO Permit Exemptions 2011

**Aboriginal Heritage Place**

No

## Other Recommendations

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



## Carlisle Street Precinct, Preston

## HERITAGE CITATION REPORT

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<b>Name</b>	GARNET STREET PRECINCT	
<b>Address</b>	7-17 & 16 GARNET STREET PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Residential Precinct	
<b>Citation Date</b>	2011	



# HERITAGE CITATION REPORT

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

**Architectural Style**                      Victorian Period (1851-1901)

## History and Historical Context

### History of Preston

#### *Early settlement*

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

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

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

#### *The 1880s boom*

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

### Place history

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

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the land boom, the area was subdivided into suburban allotments.

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

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

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

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

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

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

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

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Lodged Plan 473

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

## Relevant Historical Australian Themes

### 2. Peopling Darebin

2.3 Promoting settlement

### 5. Building Suburban Darebin

5.1 Patterns of settlement

5.3 Developing the suburban ideal

## Description

### Physical Description

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

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

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

The houses at Nos. 11 and 13 Garnet Street comprise a pair of semi-detached late Victorian rendered single-fronted cottages. Both have hipped corrugated metal roofs which are concealed by ornate parapets featuring decorative pilasters supporting a blind arch over their facades. The two building's facades are symmetrical to one another, each with a panelled doorway, featuring a transom light, positioned inside a tripartite window. Both houses have verandahs across their width, with roofs of bull-nosed corrugated metal and decorative tile floors. Each house has a chimney positioned at



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the centre of the main roof ridge. Each house also features a rear extension, the skillion roofs of which meet to form what is essentially a shallow gable roof, on the ridge of which is a single chimney stack which appears to be shared by the two houses. Sympathetic picket fence along the street frontages of both properties and the front gardens feature tiled paths and sympathetic plantings.

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

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

Opposite the houses at Nos.15 and 17 is a late Victorian brick house, likely to feature decorative brickwork on its facade but now whitewashed. It has a corrugated metal M-hipped roof with one rendered chimney (It appears that a second chimney has been removed), with a prominent cornice, at the eastern end of the frontal roof ridge. This is supported at the front of the house by a row of decorative corbels, beneath which runs a hipped metal verandah roof which is supported by four thin posts. This shelters a central door with sidelights and a transom light and two flanking tripartite two-pane sash windows. The house is in good condition and has a moderate degree of external integrity.

## Recommended Management

### Policy Basis

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

### Objectives

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

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

### Guidelines (General)

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

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

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

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

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

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

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

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

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

## **Guidelines (Specific)**

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

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

## **Review of significance and policy**

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

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

## **Comparative Analysis**

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

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

## Statement of Significance

### *What is significant?*

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

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

### *How is it significant?*

The Garnet Street Precinct is of local historic significance to Darebin City.

### *Why is it significant?*

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

## Recommendations 2011

### External Paint Controls

No
No
No
No
No
Darebin HO Permit Exemptions 2011
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

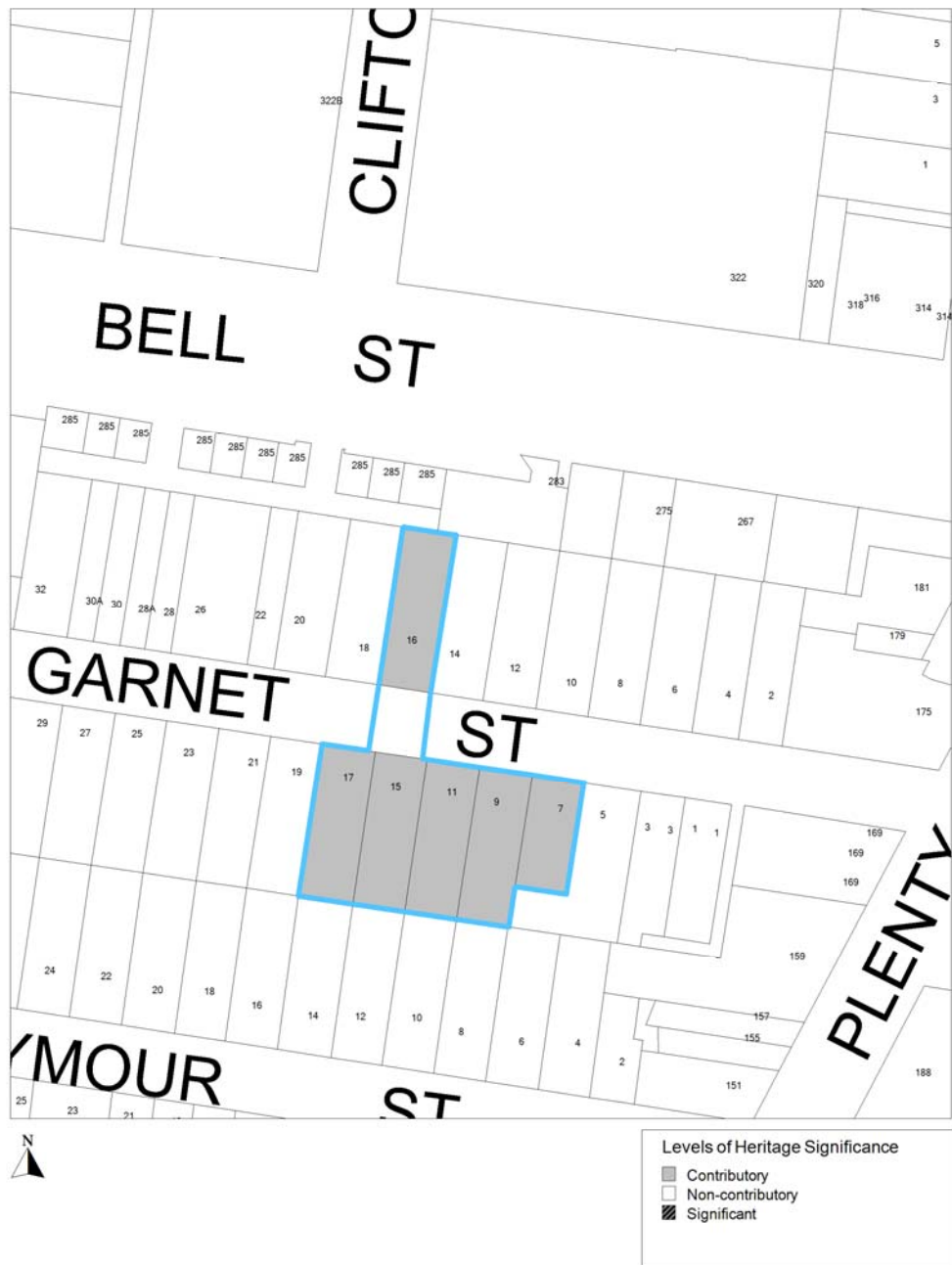
### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

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



**Garnet Street Precinct, Preston**

## HERITAGE CITATION REPORT

<b>Name</b>	HIGH STREET (PRESTON) PRECINCT		
<b>Address</b>	274-88 & 317-41 HIGH STREET, PRESTON	<b>Significance Level</b>	Local
<b>Place Type</b>	Commercial Precinct		
<b>Citation Date</b>	2011		



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

**Architectural Style** Interwar Period (c.1919-c.1940)

## History and Historical Context

### Thematic context

Theme: 4. Developing Darebin's economies, 4.6 Retailing, hospitality and entertainment

Theme: 5. Building suburban Darebin, 5.3 Developing the suburban ideal

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement outlined below. The history of this area reflects three important eras of residential, commercial and community development:

- the land boom of the 1880s - as much in its collapse as its success
- the recovery period around the turn of the twentieth century
- the post World War 1 boom, when Preston really began to thrive.

### *Early development - from first land sales to the 1880s land boom*

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

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **High Street precinct history**

This precinct, despite being situated on one of the main roads through Preston, remained undeveloped until well in the twentieth century and is a product of the post First World War boom in Preston. The first shops were built in the mid-1920s and by the early 1930s it was fully developed.

### *Early land sales and subdivision*

High Street is the dividing line between the two large Crown Allotments 144 and 145 Parish of Jika Jika, purchased on 1 August 1839 by Joseph Mitchell and Abel Gower respectively. Both original purchasers held onto their land for several years, but never occupied it themselves. The allotments were sold and subdivided for small farms in 1872 and 1860 (Carroll & Rule, 1985:17-8).

The part of High Street north of Bell Street and south of Murray Road did not attract a great deal of settlement because it was located between Preston's two main hubs of early activity, as noted in the Contextual History above. There doesn't seem to have even been much interest in selling the land during the 1880s boom, even though it was not far from the new Bell Station on the rail line to Whittlesea. Carroll & Rule's Preston Settlement Pattern map for 1894 shows the High Streets and neighbouring streets, apart from Mary Street, as 'partly settled or unsettled' (Carroll & Rule, 1985:65).

### *Post World War I development*

The rapid growth and development that followed World War I filled up many of the empty streets of central Preston and

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brought new commercial development along High Street. It seems that development moved southwards from the civic precinct at Gower Street, and northwards from Bell Street, leaving this precinct as a gap in the middle between David and Bruce streets crossroad and Dalgety Street.

On the east side of High Street there were only two premises listed between David and Dalgety Streets in the Sands & McDougall Directory of 1925. One of these was Callanan's boot shop, with a residence on the second storey. By 1929 Stewart's motor garage was next to it, presumably on the corner of David Street.

The present nos. 274-78, two storey commercial with residences above, was subdivided in 1926 (Land Victoria 1). It is difficult to identify it precisely in the Directories of the few years following because the street numbers were not only different, but inconsistent. It appears from title records that the buildings were constructed by December 1926 (a note on various titles refers to 'together with the use and enjoyment of the half of the party wall which half was on the 7th December 1926 standing on the land'). There were various owners, but it appears that by early 1927 most of the lots had been acquired by Percy Stevens and John Ezard. The former was described as a Medical Practitioner of 261 High Street, (opposite) and the latter was a Contractor and so may have been involved in the construction of the building. None of these people are listed as occupants.

Building along High Street continued, and by 1930 the block between David and Dalgety Streets had the following premises:

No. 216 Stewart, Herbt Garage  
No. 218 Jeffrey & Co boot shop, Little, John  
No. 220 Harrison, Mrce, dyer, King, Harold L.  
No. 222 Vacant  
No. 224 Kirk, John S, hairdresser  
No. 226 Maslen, Jos. S., Weston, Miss E. dressmaker  
No. 228 Smith, Mrs Carol, tea rooms, Smith Jno. L.  
No. 230 Blitz, John B., dentist  
No. 232 Maloney, Mrs Margt., Steele, T.J.A. boot repair

Where two tenants are listed on the one property, it is assumed that the second one lived in the residence above the shop, in most cases. However, the differences in names suggest that the shopkeepers were not all living above the shop.

On the west side of High Street Nos. 317-41 were subdivided in 1925 (Land Victoria 2). The land was sold to various owners including Clarence Ward who on 15 June 1926 purchased adjoining lots 5 and 6, and lot 11. Ward was a builder from Sandringham and sold his lots soon after to Mabel Johnson and Margaret Green (lot 5 - 17 June 1926), James Ryan (lot 6 - 6 July 1926) and Edgar and Edith Rabey (lot 11 - August 1926). James Ryan (of 292 High Street, Estate Agent) took out mortgages over his property in November 1926 and March 1927. Ward also purchased lots 9 and 10 in January 1927 and took out four mortgages; two in June and two in July - he owned the property until 1950. F.G. Smith Pty Ltd acquired two lots on 22 May 1929. A building with F.G. Smith inscribed into the facade still exists today.

These shops first began to appear in the Sands & McDougall Directory in 1927. The first three shops from the corner of Bruce Street were W.J. Davis, chemist and Mrs E.M. Ezard's music shop with residence above at No. 259. Another shop was being built in between. By 1930 there were eight shops, three of them run by women:

No. 255 Davis, W.J. Chemist  
No. 259 Balmer, Mrs Annie P.  
No. 261 Scott, Miss D. M. confectioner & tobacconist, Scott, Jos.R.  
No. 263 Cox, Mrs P. pastrycook, Cox, Clarence S.  
No. 269 Rabey, E, furniture shop

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No. 271 Cuthbert, Hbt, E., dry produce  
No. 273 Ellis, Regd., Mrs Gwen, confectioner & tobacconist  
No. 279 Spicer, Geo. Tir

## References

Land Victoria, Certificates of Title and Subdivision plans, as cited: [1] Vol. 5222 Fol. 361/2/3, Vol. 5234 Fol. 721/2/3/4; Vol. 5265 Fol. 856; Vol. 3423 Fol. 845/6, Vol. 3865 Fol. 932, Vol. 4080 Fol. 907 & Vol. 4816 Fol. 040, LP11788; [2] Vol. 4917 Fol. 324/9 & Vol. 5223 Fol. 576, LP10735 & LP22188  
Melbourne & Metropolitan Board of Works (MMBW) Detail Plans for Shire of Preston, VPRS 8601  
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Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
*Victorian Year Book* 1973 (VYB)

## Description

### Physical Description

This is an interwar commercial precinct, which is situated in the High Street, Preston shopping centre immediately north of the David/Bruce streets intersection. It comprises single and double-storey early twentieth century brick attached commercial buildings. On the east side of High Street, between Dalgety Street and David Street, is a group of eight two-storey 1920s shops (see Figure 1). Their original ground floor shopfronts have been removed and replaced with metal frame glazed shopfronts. The facade of the upper level of this group of shops is more intact, with original mouldings, such as the pediment surrounding the windows and to the piers separating each shop, however the original windows have been removed and replaced with new fenestration. The exception to this is the shop on the corner of David and High streets, which retains on its upper levels, on both elevations, its original timber frame double-hung sash windows with leadlight upper sashes. The upper facade detailing, and in particular the intact upper level windows and its splayed corner to the corner shop, and the two central shops in this group with their elevated parapets, are the notable elements in this otherwise relatively utilitarian complex.

On the west side of High Street, immediately north of Bruce Street, is a group of single and double-storey shops, built during the early twentieth century (see Figure 2). Stylistically, it is an eclectic mix of buildings that range from Edwardian commercial/retail buildings to Moderne shops. The original shopfronts have been removed and replaced in recent decades with metal frame glazed shopfronts, but the upper levels and parapets of the shops in this group are relatively intact. The shop at No. 333 has an early recessed shopfront with a terrazzo floor inset with the name 'Ladyland'.

## Conservation Policy

### Objectives

To conserve the historic character of this precinct, in particular:

. The interwar facades, generally at the first floor level.



. The distinctive vertical rhythm created by the narrow subdivision pattern and emphasised by the building design.

## Policy Basis

This precinct is located within the Preston Central Structure Plan area and it is important that it is retained as an important record of the historic development of this area. However, this does not mean that development cannot occur provided that it is carefully designed. The primary parts of the buildings are the intact upper level facades and so there is scope for additional development if these components are conserved and sensitively integrated into the design of new development.

## Guidelines

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

. Conserve the fabric of the building/s or other elements that contribute to the significance of the precinct. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the precinct and/or provide evidence of changing architectural styles or techniques.

. Encourage the restoration or recreation of missing features based on historic evidence.

. Encourage a contextual approach to new development within the precinct that is complementary in form, scale and materials to the contributory buildings and other elements, but is clearly contemporary in design.

. Ensure that new development including signage does not become a dominant visual element within the precinct.

. Discourage the demolition of contributory buildings except where it can be demonstrated that:

- The building is structurally unsound and in the case of C1 places the building cannot be repaired without undertaking significant replacement of fabric that would diminish the integrity of the building, and

- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the contributory buildings of primary significance and other elements, but is clearly contemporary in approach.

Demolition of part of a contributory building may be allowed when it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The part to be demolished is not significant or the part demolition will not adversely affect the significance of the place, or

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

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

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

. Retain views of contributory building(s) from the street, and other views identified as contributing to the historic character of the precinct.

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

. In the case of subdivision of the property, encourage the retention of the significant buildings and related elements on one lot.

. Ensure that signage does not become a dominant or intrusive visual element.

## **Review of significance and policy**

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

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

## **Comparative Analysis**

This is one of two commercial heritage precincts in Preston, which collectively illustrate two phases of Preston's history. The other is the Plenty Road precinct, which comprises late Victorian shops and residences and demonstrates the early development of Preston in the late nineteenth century, which was clustered in the area to the south of Bell Street. It also compares to the smaller High Street, Reservoir precinct and the following commercial precincts elsewhere in Darebin City:

### *High Street, Northcote*

Part of the High Street shopping centre in Northcote is included within the Heritage Overlay as part of a broader precinct area. The Northcote shopping centre comprises a mix of nineteenth century and some early twentieth century buildings with a more limited number of inter-war buildings. It therefore illustrates an earlier phase of development of Darebin. The integrity of the Northcote precinct is lower with a number of non-contributory buildings.

### *High Street, Westgarth*

This small centre, generally to the north of Westgarth Street is similarly part of a broader HO precinct area. It comprises an intact group of late nineteenth and early twentieth shops, which surround the landmark Westgarth Theatre. The development in this centre represents an earlier phase of development in Darebin City. The integrity of this centre is comparable to the High Street, Preston precinct.

Comparatively, the High Street, Preston precinct compares well in terms of its integrity with commercial precincts already in the HO. As previously noted it illustrates an historic era of development not represented by the other centres and, in particular, is important as an illustration of the commercial development in Preston, which is not represented elsewhere.

## Statement of Significance

### *What is significant?*

The High Street (Preston) precinct, comprising the inter-war commercial buildings at 274-88 and 317-41 High Street is a product of the post First World War development boom in Preston. The first shops were constructed here in the mid-1920s and the precinct was fully developed by the early 1930s. The following elements contribute to the significance of the precinct:

- The relatively intact upper facades of the buildings constructed in the period from c.1925 to c.1945, including features visible from High Street.
- The front facade and Bruce Street facade of the building at 317 High Street, and recessed shopfront and terrazzo entrance floor at 333 High Street.

Non-original alterations and additions to the buildings are not significant.

### *How is it significant?*

The High Street (Preston) precinct is of local historic significance to Darebin City.

### *Why is it significant?*

Historically, the High Street (Preston) precinct is the most intact group of inter-war shops within the Preston High Street shopping centre and provides evidence of the commercial development associated with the post First World War boom when the population of Preston trebled within a decade. It illustrates the significant development that led to Preston being proclaimed a city by 1927 and consolidated the status of High Street in the area surrounding the town hall as the commercial and civic heart of Preston. (AHC criteria A.4, D.2)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The High Street precinct is considered to meet Criterion A.4 as it represents an important phase in the development of Preston after the First World War when it experienced significant growth and was elevated to the status of a city. The development of the shops north and south of the town hall buildings in High Street consolidated the status of this part of that street as the most important commercial centre in Preston.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

Not relevant.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment*

# HERITAGE CITATION REPORT

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*(including way of life, custom, process, land-use, function, design or technique)*

The High Street precinct is considered to meet Criterion D.2 as it is a representative example of an interwar commercial precinct and is the most intact group of interwar shops in Preston. The row of narrow-fronted commercial premises, most of which have residences above or behind, are typical of the development that occurred along main streets in inner Melbourne prior to the Second World War.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

Assessment against this criterion was not possible within the scope of this study and research carried out only established ownership during the 1920s and early 1930s. Further assessment may be warranted and may identify important associations beyond those dates.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Not applicable. The buildings in this precinct are typical, but not outstanding examples of interwar commercial architecture.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

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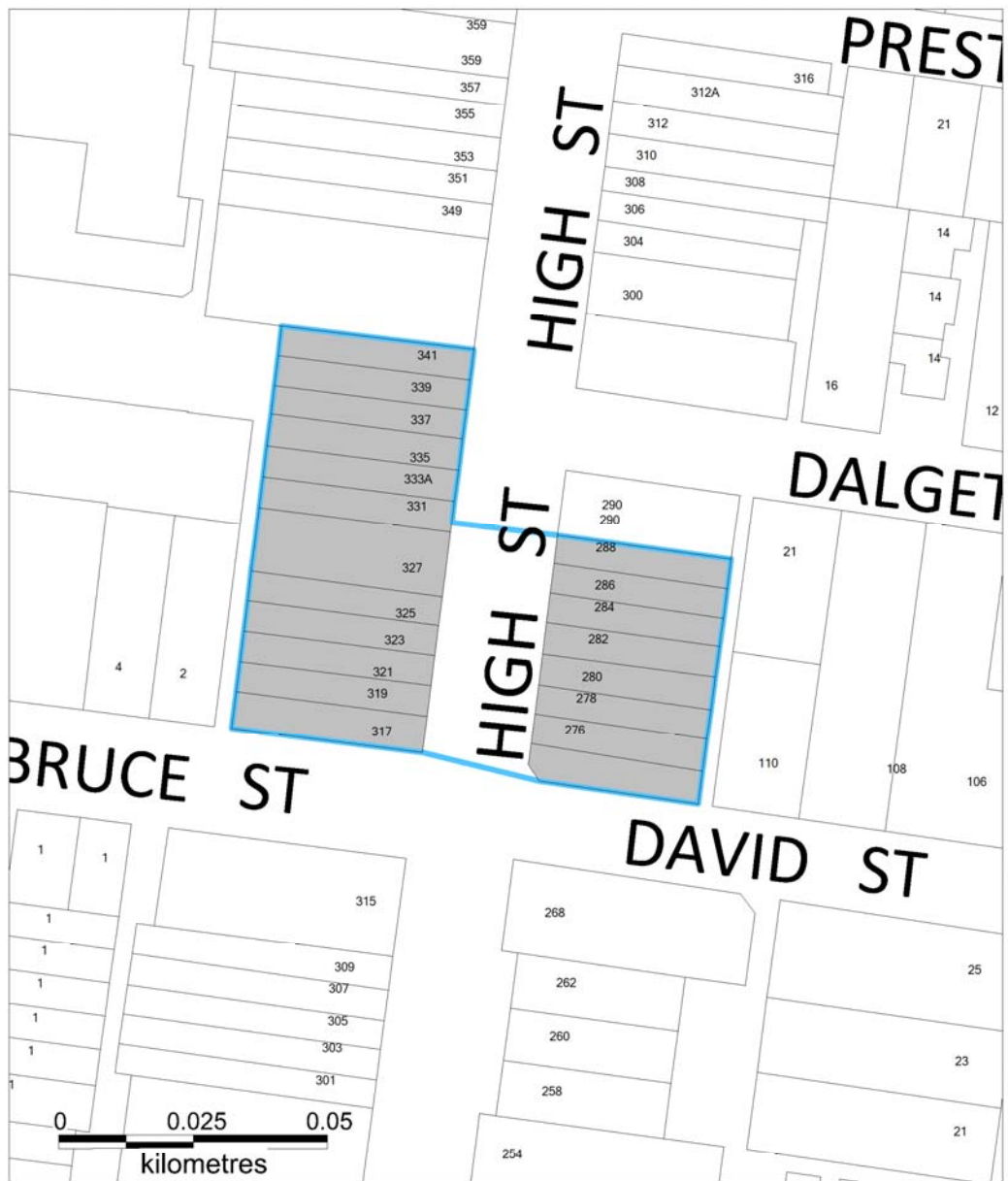
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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	Darebin HO Permit Exemptions 2011
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the High Street Commercial heritage precinct comprising 274-88 and 317-41 High Street, Preston is added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the precinct as defined by the title boundaries.



## High Street, Preston

## HERITAGE CITATION REPORT

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<b>Name</b>	Larne Grove and Roxburgh St Precinct		
<b>Address</b>	1-23 & 2-24 ROXBURGH STREET, PRESTON 1-31 & 4-26 LARNE GROVE, PRESTON 23-33 DUNDAS STREET, PRESTON 30-36 MILTON CRESCENT, PRESTON	<b>Significance Level</b>	Local
<b>Place Type</b>	Residential Precinct		
<b>Citation Date</b>	2011		





**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Architectural Style** Interwar Period (c.1919-c.1940)

**Maker / Builder** No information held

## History and Historical Context

### Thematic context

2. *Peopling Darebin* 2.3 Promoting settlement

5. *Building suburban Darebin* 5.3 Developing the suburban ideal

### History of Preston

Little urban settlement took place in nineteenth century Preston, apart from two small commercial clusters around the junctions of High Street with Tyler Street, Wood Street and Plenty Road. The land away from these areas remained rural until at least the end of the First World War. The area to the south east of Bell Street was a district of small farms with a sprinkling of industries. The largest of these industries was Watson and William Paterson's bacon factory, established in 1862 on the corner of Plenty Road and Dundas Street. A number of brickworks were also operating in the vicinity from the 1850s (Carroll & Rule, 1985:59). Although the area was close to one of Preston's early centres of development, the presence of clay holes in the area restricted residential development.

As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.



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## Precinct history

One of Gottlieb Arndt's clay pits was near the corner of Hotham and Raglan Streets. In 1888 it was taken over by the South Preston Patent Brick and Tile Company. The Company did not survive long after the collapse of the land and building boom that had earlier brought prosperity to Darebin's brick manufacturers.

The site must have been acquired by the Glen Iris Brick Company at some stage, because James Adams, the General Manager of the Company donated the 2.5 acre clay hole site to Preston Council for use as a park. Adams was also a Preston Councillor at the time, and was Mayor in 1924-25 and 1927-28, and again for a term in the 1930s. The clay pit was filled in to become the Florence Adams Playground, named after Adams's wife and in 1935 Cr. Adams (who was Mayor) presented a 'merry go round' for installation in the reserve (Carroll & Rule, 1985:59-60; DHE; *The Argus*, 16 March 1935). Development of the balance of the park continued throughout the 1930s - by 1938 it was reported that the 'tip.. had been filled, and only the top soil was now required' (*The Argus*, 15 September, 1938).

Presumably Adams and his company sold, or developed, the rest of the brickworks site for housing around 1925. Larne Grove (which is shown as formed on a 1909 MMBW Plan) developed first and was almost fully developed by 1930 when the Depression temporarily halted building. Roxburgh Grove was partially developed before 1930, but many of the houses date from the mid-1930s onwards.

The 1927 Sands & McDougall Directory listed the first two houses in Larne Grove at Nos. 2 and 4 with four houses being built on the east side and four more being built on the west side. Roxburgh Street was not listed in 1927. In 1928 there were eleven houses in Larne Grove and in Dundas Street Nos. 37 and 39 were built and occupied. Roxburgh Grove was listed, with one house only on the west side. By 1930 Roxburgh Grove had five houses on the east side and still only one on the west side. Larne Grove was almost fully built on with 16 houses, especially at northern end of the street, which was the end closest to the park. By the late 1930s houses had been built on almost every property in the precinct (SM).

## References

*The Argus*

Sands & McDougall Directories (SM)

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

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.2372, dated 1909

## Description

### Physical Description

This is an inter-war residential precinct, which predominantly comprises weatherboard and brick bungalows and villas on garden allotments. This precinct has a relatively cohesive collection of styles and housing types of the inter-war period, with relatively consistent deep set backs from their street boundaries behind mature gardens. The houses are also consistent in scale.

The houses constructed prior to 1930 predominantly consist of two main types; gable-fronted weatherboard bungalows and those with a transverse gable or hip roof with a projecting gable either containing a room or as a large porch. The houses dating from after 1930 (which are mostly located in Roxburgh Street) include a higher number of brick houses with hip tile roofs. Many of the houses have Arts & Crafts detailing such as shingling or half-timbering to the gable ends, and as detailing to windows. Verandahs or porches are often supported by chunky rendered or brick piers. Most houses have at least two plain brick chimneys. In some cases, groups of houses (e.g. 25-31 Larne, 12-20 Roxburgh) are either identical or have subtle variations in form and detailing, which suggest that they were constructed by the same

builder.

Front fences are uniformly low and some are original (see below). The low front fences and uniformly deep front setbacks, some with mature gardens contributes to the 'garden suburb' character of the area. This is enhanced by the street tree plantings and the mature trees within Adams Park, and the views to Adams Park at the northern end of the two streets, which are an important characteristic of the precinct.

The streets are also of interest as early examples of the use of cul-de-sacs - though this was probably more a consequence of the presence of the former clayhole/tip that later became Adams Park, which prevented the northern extension of the streets, rather than a conscious exercise in urban planning.

## **Dundas Street**

The houses at 23-33 Dundas Street are contributory to the precinct. They include two bungalows at 23 and 25, which have similar form and detailing (Asymmetrical layout with a projecting gable at one end, verandah supported on square section fluted columns on rendered base), but different treatments of the roof to impart a sense of individuality - No.23 has a traverse gable with a separate, almost flat roofed verandah, while No.25 has a hip roof, which extends to form the verandah.

Another, almost identical pair consists of the adjacent house at No.27 and the one at No.33. Both have a hip tile roof with a large projecting gable porch with a triple-arched front. A projecting bay window is to the left of the porch. Apart from the external materials (No.27 is constructed of pressed red brick, while No.33 is rendered with clinker brick detailing), there is subtle variation in the verandah detailing (The central arch to No.27 is supported by two slightly tapered fluted Tuscan order columns, while No.33 has square brick piers). No.27 is more intact and retains an original flight of steps, while the balustrade and steps to No.33 are not original. By comparison the two hipped roof houses at Nos. 29 and 31 are more restrained in decoration and show the influence of Moderne styling.

## **Larne Grove**

Larne Grove, which developed first, predominantly comprises gable-fronted bungalows and those with a traverse gable or hip roof with projecting gable, as noted above. The houses at 25-31 (two on either side of opening to Adams Park) are of interest as they appear to have been constructed with the same builder and share similar characteristics. No.25 is most similar to No.31 - they have a hip roof, which extends to form a verandah and a projecting bay with a semi-circular bay window, while the window under the verandah is a triple, side hung casement. The verandah is supported by square brick and render columns. No.27 ('Park View') and No.29 are distinguished by their twisted detail to the upper section of the verandah pier. 'Park View' has a hip roof, while No.29 has a traverse gable. The triple-gable fronted houses at 19 and 21 are also quite similar.

Exceptions to the weatherboard houses in the street include the brick houses at 5, 16, 18 and 20. They have hip tile roofs sometimes with a projecting hip or gable-fronted bay. No.18 is distinguished by a double-arched porch, while its neighbour at No.16 retains the original coloured render with tapestry brick detailing. It is also complemented by a fine original or early brick and wrought iron front fence and privet hedge. No.20 has been altered, but retains its characteristic form and some detailing and has an early garage set at the street frontage, an anomaly in the precinct where almost all other garages are set at the back of the houses.

The contributory houses in Larne Grove generally have a relatively high degree of intactness when viewed from the street, and the street as whole is relatively intact to the original period of development. The non-contributory houses are 2 & 24-24A (Postwar) and the very altered inter-war houses at 3 and 9.

## **Roxburgh Street**

The housing in Roxburgh Street reflects the two periods of development before and after 1930. The earlier houses are the weatherboard bungalows, as already described, which, with one exception are located on the east side of the street - they

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include the houses at 4, 8, 12-20 and 15. By comparison with Larne Grove, however, Roxburgh Street has a higher proportion of brick or weatherboard houses with hip tile roofs dating from the mid-to-late inter-war period. Notable amongst these include:

- The house at No.2, which incorporates a garage, an early example at a time when garages were usually still provided in separate buildings.
- No.6, which retains its original coloured render with tapestry brick detailing. It is similar to the house at 16 Larne Grove and also retains an early low brick fence. Another example is at No.9 Roxburgh.
- The brick villa at No.7 which has a semi-circular window with a deep shingled hood and angled chimney set at one corner.

A feature of many of the houses in the street is a low brick front fence, some of which appear to be contemporary with the house and have similar detailing, for example, the brick and render fence with wrought iron detailing and gates at No.19, and the adjacent fence at No.17.

The contributory houses in Roxburgh Street generally have a relatively high degree of intactness when viewed from the street, and the street as whole is relatively intact to the original period of development. The non-contributory houses are Nos. 1, 3, 10, 22 and 24, which date from the post-war era after 1960.

## Adams Park

Adams Park is situated at the northern end of the precinct and contributes to the garden suburb character. As noted in the History, like so many other parks in Darebin it was created on a site of a former brickworks. The informal layout and planting in the park, which comprises exotic trees set within lawns and a series of straight paths set on diagonal lines, is typical of the inter-war parks in Preston. Early plantings, probably associated with the establishment of the park include Canary Island Palms (*Phoenix canariensis*), Elms (*Ulmus sp.*) and Ash (*Fraxinus sp.*).

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the Inter-war appearance of the precinct when viewed from the public realm.

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

### Policy Basis

The Larne Grove & Roxburgh Street Precinct is a good example of an Inter-war residential area, which is notable for the intactness to the key phases of development in the early and late inter-war period. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The precinct is relatively intact and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric of its houses, with an emphasis upon the elements that are visible from the public realm.

### Guidelines (General)

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

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

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

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

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

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original or contributory building/s.

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

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

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

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

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

## Guidelines (Specific)

None specified.

## Review of significance and policy

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

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

## Comparative Analysis

The Larne Grove and Roxburgh Street precinct is one of the many residential subdivisions developed in Preston during the inter-war period when it experienced a development boom, however, it stands out as an area that has not been significantly diluted with buildings of more recent origin. It is also of note for its use of cul-de-sacs and for Adams Park

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at the northern end of the street, which adds to the garden suburb character. In terms of its intactness and quality and integrity of housing it compares with similar inter-war precincts already within the Heritage Overlay. Comparative examples assessed by this Study and recommended for inclusion in the HO include:

## *Edgar Street, Preston Precinct*

A very intact streetscape of Inter-war housing, with very little intrusive elements such as additions and alterations and housing stock from later periods.

## *Queen Street, Reservoir Precinct*

A relatively intact streetscape of Inter-war housing, with very little intrusive elements such as additions and alterations and housing stock from later periods. Like Larne Grove and Roxburgh Street it has a range of styles from early inter-war gable fronted bungalows to later inter-war villas. Also a mix of weatherboard and brick dwelling types are represented.

## *Spencer Street, Preston Precinct*

A very intact streetscape of Inter-war weatherboard bungalows.

## Statement of Significance

### *What is significant?*

This precinct comprises the properties at 1-31 & 4-26 Larne Grove, 1-23 & 2-24 Roxburgh Street, and 23-33 Dundas Street, Preston and Adams Park at the northern end of the precinct. It is a residential area comprising houses predominantly built during the inter-war period from c.1919 to c.1940. The Contributory houses in the precinct include Californian Bungalows and other inter-war villas and the consistent quality and single-storey scale of the built form and the extent to which development in key phases from the late 1920s through to the late 1930s and early 1940s are important characteristics of the precinct. The garden suburb character created by the consistent siting of houses behind garden setbacks with low front fences (the fences at 16 Larne, and 6, 17 & 19 Roxburgh are early or original to the house), and the views to Adams Park are also integral to the significance of the precinct.

Non-original alterations and additions to Contributory houses, front fences other than specified above and the houses at 3, 9, 24 & 24A Larne Grove, and 1, 3, 10, 22 & 24 Roxburgh Street are not significant.

### *How is it significant?*

The Larne Grove & Roxburgh Street precinct is of local historic, architectural and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, the Larne Grove & Roxburgh Street precinct provides evidence of an important and rapid phase of suburban development of Preston during the inter-war period, which was stimulated by the improvements to public transport in the 1920s. The housing in the street is characteristic of medium scale suburban housing of the inter-war years. (AHC criteria A.4 & D.2)

The precinct has architectural and aesthetic significance as a fine example of an inter-war residential area, incorporating a small park, which is notable for the consistent quality of its built form and the high degree of intactness to the key phases of development. (AHC criteria D.2 & E.1)

## Assessment Against Criteria

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## *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Larne Grove & Roxburgh Street precinct is considered to meet Criterion A.4 provides evidence of an important and rapid phase of suburban development of Preston during the early decades of the twentieth century when it experienced a development boom. The proximity to the Whittlesea Railway Line, which was electrified in 1921, and new electric tramway to East Preston via Plenty Road that opened in 1920 stimulated development of the development of the precinct in the decade following and demonstrates the impact that improvements to public transport had on suburban development in metropolitan Melbourne in the early twentieth century.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Larne Grove & Roxburgh Street precinct is considered to meet Criterion D.2 as it is a representative example of a suburban housing estate from the early twentieth century in Preston.

## *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

The Larne Grove & Roxburgh Street is considered to meet Criterion E.1 as a relatively intact and well-developed example of an inter-war residential subdivision in Darebin from the early decades of the twentieth century. The planning of the subdivision with its wide street with nature strips, and the generous setbacks of the houses from their street boundaries contribute to the street's aesthetic quality, as does Adams Park. Of equal aesthetic value are the intact, mostly medium scale, Californian Bungalows and other inter-war houses that contribute to aesthetic quality and early twentieth century character of the street, and which are fine examples of their respective styles.

## **Recommendations 2011**

### **External Paint Controls**

No

### **Internal Alteration Controls**

No

### **Tree Controls**

No

### **Fences & Outbuildings**

No

### **Prohibited Uses May Be Permitted**

No

### **Incorporated Plan**

Darebin HO Permit Exemptions 2011

### **Aboriginal Heritage Place**

No

## **Other Recommendations**

It is recommended that 1-31 & 4-26 Larne Grove, 1-23 & 2-24 Roxburgh Street, 23-33 Dundas Street, and 30-36 Milton Crescent (Adams Park) Preston is added to the Heritage Overlay of the Darebin Planning Scheme.



Levels of Heritage Significance	
<span style="display: inline-block; width: 10px; height: 10px; background-color: grey; border: 1px solid black;"></span>	Contributory
<span style="display: inline-block; width: 10px; height: 10px; background-color: white; border: 1px solid black;"></span>	Non-contributory
<span style="display: inline-block; width: 10px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span>	Significant

## Milton Crescent Precinct & Larne Grove and Roxburgh Street Precinct, Preston

## HERITAGE CITATION REPORT

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<b>Name</b>	Livingstone Parade Precinct		
<b>Address</b>	1-9 & 6-24 LIVINGSTONE PARADE, PRESTON 8 & 10 SOUTH STREET, PRESTON	<b>Significance Level</b>	Local
<b>Place Type</b>	Residential Precinct		
<b>Citation Date</b>	2011		




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

**Architectural Style**      Victorian Period (1851-1901)

**Maker / Builder**      No information held

### History and Historical Context

#### Thematic context

- 2. *Peopling Darebin* 2.3 Promoting settlement
- 5. *Building suburban Darebin* 5.3 Developing the suburban ideal

#### History of Preston

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

Entrepreneurs took advantage of Preston's isolation to set up industries that were classed as noxious - industries, such as



tanning, wool scouring, meat processing and boiling down works. The availability of water along the pipeline from the Yan Yean Reservoir from 1857 was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms in South Preston.

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful and many estates remained as open paddocks for two or three decades more. Preston continued to be an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during the post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### Precinct history

As noted above, little urban settlement took place in nineteenth century Preston, apart from some small commercial clusters around the junctions of High Street with Tyler Street, Wood Street and Plenty Road. Most of the land away from these areas remained rural until at least the end of the First World War, with the exception of a few pockets of residential development in South Preston. One of these pockets was the area between Bell and David Streets close to Plenty Road, including Livingstone and South streets, which saw some boom-time development. (Map in Carroll & Rule, 1985:65)

Livingstone Street first appeared in the Sands & McDougall Directory in the early 1890s. By 1897 there were eight houses on the north side and these houses all survive today. They are the attached brick pair presently numbered 6 & 8, the row of double-fronted terraces at 14-22 and the weatherboard cottage at No.24 [1]. The 1910 MMBW Detail plan shows that no further development had occurred by that time. The double-fronted terrace houses were named (from east to west): *Doon*, *Ayr*, *Stanmore*, *Islay*, and *Tweed*, while the weatherboard cottage was named *Bute*. The south side was slower to fill up. There were three houses in 1897, and in 1910 there were still only three, which included the present day No.5 (then numbered No. 1), which was named *Anson* and No.9 (then No.5) was *Paris*.

Meanwhile fourteen houses were listed in South Street between Bell Street and David Street in the 1891 Directory. The 1910 MMBW plan shows that little or no additional development had occurred in the street since the 1890s. The two houses facing Livingstone Street presently numbered 8 and 10 were obviously amongst those built by 1891, and were shown as Nos. 12 and 14. Number 12 was called *Munderlah*.

Development of this area recovered after World War I as Preston underwent rapid growth. The bungalows at 1, 3, 7 Livingstone Parade were constructed by 1930, and the duplex at 10 & 12 after 1930 (SM, 1930, 1935).

### References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan 2380, dated 1910

Sands & McDougall Directory (SM)

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

[1] The numbering of Livingstone Parade and South Street has changed over the years. To avoid confusion the present day numbering is used.

## Description

### Physical Description

The Livingstone Parade precinct comprises a mix of Victorian and inter-war houses of a variety of types that are representative of each of the main development periods described in the history.

On the north side No.24 is probably of the earliest origin and is a modest double-fronted weatherboard cottage with a low-pitched gable roof with corrugated galvanised steel sheeting. To the east of this, is a row of double-fronted brick terraces at Nos. 14-22, which have transverse gable roofs and polychromatic brickwork, set back from the street behind shallow gardens. Some have been altered, such as Nos. 18 and 20, where the verandah is now supported by Inter-war style barley twist columns, but as a whole it retains a moderate degree of integrity. There is pair of Victorian brick cottages at 6-8, which have typical form and detailing including hip roofs separated by a dividing wall, rendered chimneys, skillion verandahs with cast-iron frieze, tripartite windows in the main elevation and double-hung sash in the side, and an inter-war duplex at 10-12. The inter-war duplex comprises a main transverse hip roof extending across both houses with a projecting gabled bay at either. The walls are rendered with tapestry/clinker brick detailing. Windows and other detailing remain intact in the main elevations.

On the south side of the street are two altered Victorian double-fronted houses at Nos. 5 and 9. No.5 is the more intact and retains two rendered chimneys, tripartite windows on either side of the fronted door and other detailing such as the paired eaves brackets. The verandah has been altered and is now supported by Tuscan order columns. No.9 has been painted, the windows replaced and the verandah altered but retains one chimney, and other detailing such as the eaves brackets.

The late Edwardian/inter-war houses on the south side include two gable-fronted bungalows at No.3 and No.7, and the example with tile roof and projecting gable at No.1. The gable-fronted house with a shallow skillion verandah (both clad in terracotta tiles) at No.3 is well-detailed and has a high degree of external integrity - of note is the detailing to the verandah piers.

In South Street, facing Livingstone Parade there is a pair of detached double-fronted Victorian villas with hipped roofs and polychromatic brickwork. These houses are externally intact and retain typical detailing such as the cast iron verandah frieze, chimneys and eaves brackets. The house at 8 South Street faces down Livingstone Parade, closing the vista along this street.

## Conservation Policy

### Policy Basis

This place is a rare surviving example of a late-Victorian residential subdivision and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The precinct is relatively intact and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from both Livingstone Parade and South Street.

# HERITAGE CITATION REPORT

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## Objectives

To conserve the surviving fabric that contributes to the Victorian era appearance of the precinct when viewed from Livingstone Parade and South Street.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features on the Victorian and other early houses in the precinct.

## Guidelines (General)

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

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

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

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

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

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

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

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

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

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

## Guidelines (Specific)

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

. Reinstatement of original elements on individual houses that have been removed based on historic evidence.

## **Review of significance and policy**

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

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

## **Comparative Analysis**

Evidence of nineteenth century development in Preston tends to be individual houses or small groups of buildings rather than whole streets or areas as found further to the south in Northcote or parts of Thornbury. Whereas many estates remained as open paddocks for a further two or three decades, the proximity to industries such as the nearby brickworks and tanneries, encouraged suburban development in Livingstone Parade and South Street. This subdivision was one of only a few immediately successful subdivisions in Preston resulting from the 'boom time' land speculation of the late 19th century.

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

The second layer of housing, dating from the 1920s, is comparable to the William Street precinct, which similarly illustrates the 'stop-start' pattern of development in Preston during the late nineteenth and early twentieth century, and also Rossmoyne Street in Thornbury.

## **Statement of Significance**

### *What is significant?*

The Livingstone Parade Precinct comprises the properties at 1-9, 6-24 Livingstone Parade and 8 & 10 South Street, Preston. The extent to which development in two key phases during the late nineteenth century and the inter-war period is an important characteristic of this precinct. On this basis, the following houses contribute to the significance of the precinct:

- The pair of attached brick cottages at 6 & 8 Livingstone Parade, the row of double fronted terraces at 14-22 Livingstone Parade and the weatherboard cottage at 24 Livingstone Parade
- The inter-war duplex at 10 & 12 Livingstone Parade.
- The inter-war houses at 1, 3 & 7 Livingstone Parade and the double fronted late nineteenth century villas at 5 & 9 Livingstone Parade.

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- The detached brick villas at 8 & 10 South Street

Non-original alterations and additions to the contributory houses are not significant.

## *How is it significant?*

The Livingstone Parade Precinct in Preston is of local historic and architectural significance to Darebin City.

## *Why is it significant?*

Historically, the Livingstone Parade Precinct is significant as a representative example of a residential area, which provides evidence of important phases of residential development in Preston, the first during the late nineteenth century and the subsequent development boom during the inter-war era. (AHC criteria A.4 & D.2)

The double-fronted terrace row at 14-22 Livingstone Parade is architecturally significant as an unusual and rare example of its type in Preston. (AHC criteria B.2 & D.2)

## **Assessment Against Criteria**

### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Livingstone Parade Precinct in Preston is considered to meet Criterion A.4 as it provides evidence of the earliest phase of suburban development in Preston during the late nineteenth century land boom, prior to the economic Depression of the 1890s, and the rapid infill development in the twentieth.

### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The double-fronted terrace row is considered to meet Criterion B.2 as a rare example of this housing type in Preston and Darebin more generally.

### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Livingstone Parade Precinct in Preston is considered to meet Criterion D.2 as it is a representative example of a suburban housing subdivision from the late nineteenth century and early twentieth century.

The terrace row at 14-22 Livingstone Parade is considered to meet Criterion D.2 as an unusual double-fronted example of this dwelling type in Preston.

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## Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

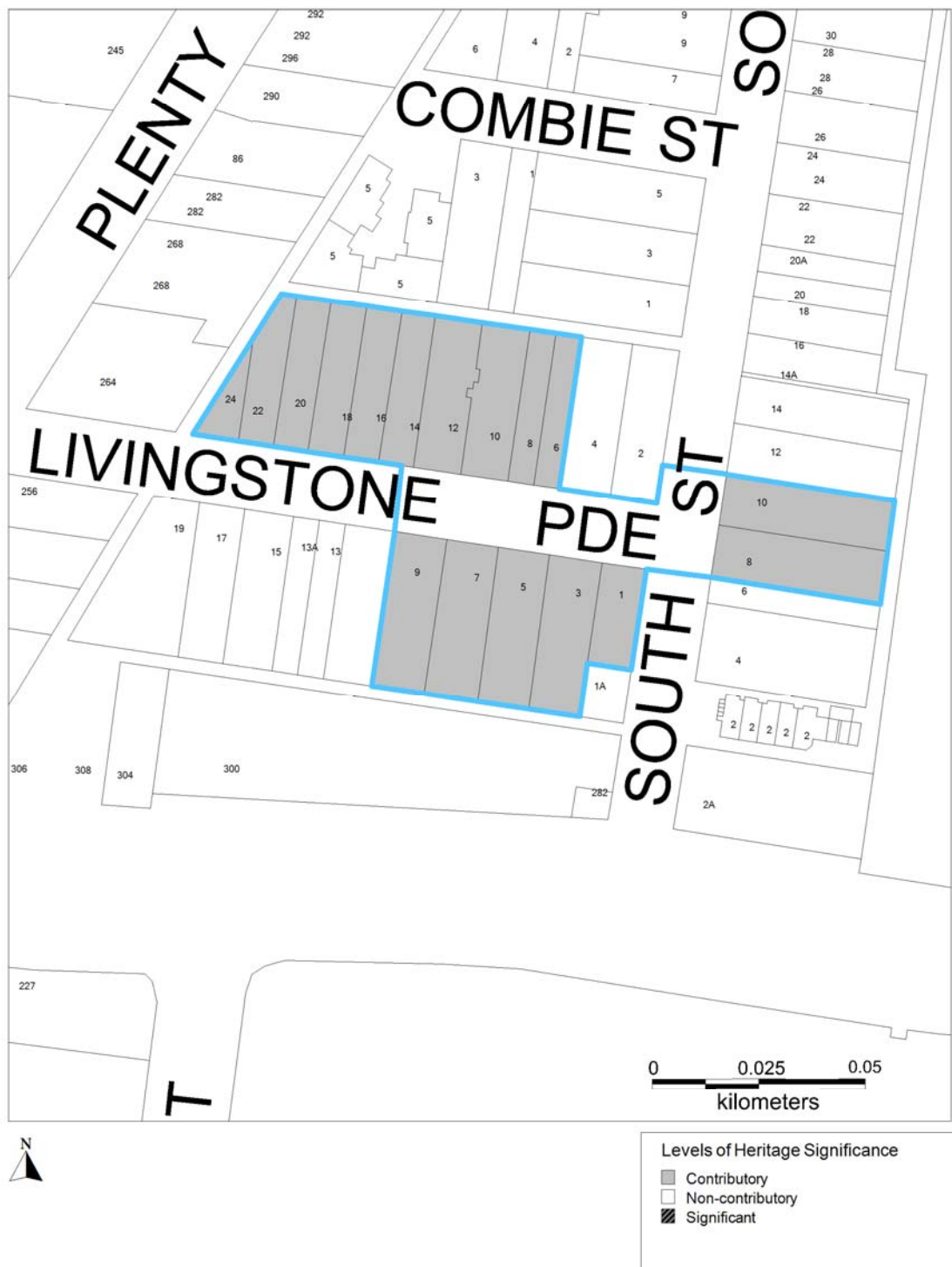
Darebin HO Permit Exemptions 2011

**Aboriginal Heritage Place**

No

## Other Recommendations

It is recommended that the Livingstone Parade Precinct comprising 1-9 & 6-24 Livingstone Parade and 8 & 10 South Street, Preston is added to the Heritage Overlay of the Darebin Planning Scheme.



## Livingstone Parade Precinct, Preston

## HERITAGE CITATION REPORT

<b>Name</b>	Milton Crescent Precinct	
<b>Address</b>	6-12 & 5-11 MILTON CRESCENT, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Residential Precinct	
<b>Citation Date</b>	2011	



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

**Architectural Style** Victorian Period (1851-1901)

**Maker / Builder** No information held

## History and Historical Context

### Thematic context

- 2. *Peopling Darebin* 2.3 Promoting settlement
- 5. *Building suburban Darebin* 5.3 Developing the suburban ideal

### History of Preston

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



Melbourne well into the twentieth century.

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

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious-industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### Precinct history

As noted above, little urban settlement took place in nineteenth century Preston, apart from some small clusters around the junctions of High Street with Tyler Street, Wood Street and Plenty Road. The area to the south east of Bell Street was a district of small farms with a sprinkling of industries, including Watson and Paterson's bacon factory, established in 1862 on the corner of Plenty Road and Dundas Street, and a number of brickworks. Gottlieb Arndt, Darebin's earliest brickmaker, had a clay hole near the south-east corner of Hotham and Raglan Streets in the 1850s. This is now the site of the Adams Reserve (Carroll & Rule, 1983:59). The development of these industries attracted a workforce and by the late nineteenth century, Milton Street was one of a small number of streets in South Preston that attracted development before the economic crash of the early 1890s (see maps of Preston Settlement Pattern 1894 and 1918, in Carroll & Rule, 1983:65 & 124).

In the 1890s Milton Crescent (then known as Milton Street) was a short dead-end residential street running off Plenty Road surrounded by the Watson & Paterson bacon factory to the south and brickworks to the east and north (see map Carroll & Rule, 1983). The land on which this section of the street is situated was purchased in 1886 by George Story of Plenty Road, South Preston who was a contractor. He immediately sold to the Melbourne Permanent Building Society, which subdivided the land creating Milton Street and lots facing Plenty Road (Land Victoria).

The 1890 Sands & McDougall Directory lists 15 residents of Milton Street. There was no street numbering or any indication of which side they lived on. In 1891 the Directory lists seven residents on the south side and five vacant residences. A 1909 MMBW Detail plan shows three pairs of cottages numbered 2 to 12 on the north side (this is the present Nos. 5-15). These cottages are situated on land that was purchased in 1897 by George Thompson (Land Victoria).

On the south side are three pairs of cottages with no street numbering but names: *Unley*, *Goodwood*, *Coll*, *Jura*, *Uist* and *Tiree*, and two larger houses towards the eastern end of the street. *Coll*, *Jura*, *Uist* and *Tiree* are situated on land that was re-purchased by George Story in 1887 and possibly he built them as an investment (Land Victoria).

### References

Land Victoria, Certificate of Title, Vol.1793 Fol.582  
MMBW Detail Plan 2375, dated 1909

# HERITAGE CITATION REPORT

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Sands & McDougall Directory

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

## Description

### Physical Description

This small residential precinct comprises a group of small brick and weatherboard workers cottages in the section of Milton Crescent off Plenty Road.

On the north side of the street, two of the three pairs of cottages shown on the 1909 MMBW Detail plan survive today. What is now Nos. 5 and 7 (then 10 and 12) have been defaced in the post-war era, while the pair at the eastern end (No. 13, formerly nos. 2 & 4) has been demolished. The central pair of cottages (Nos. 9 and 11, formerly 6 and 8) remain intact and are single-fronted Victorian weatherboard cottages, with verandahs extending across their street-facing elevations. The houses are modest in scale and character and are typical of workers' housing in Melbourne built at the end of the nineteenth century. They share a single central chimney and appear to have no dividing wall in the roof.

On the south side of the street at Nos. 6-12 is a single-storey terrace row of Victorian single-fronted cottages - these are the houses identified on the 1909 plan as *Coll*, *Jura*, *Uist* and *Tiree*. The houses have similar detailing, but varied levels of external integrity. The projecting wing walls feature consoles. The houses have traverse gable roofs, with some have their roofing material replaced with unsympathetic cement tiles. Verandahs that extend across the front elevations have also been altered. Some retain rendered brick chimneys. The houses are set back from the street behind shallow gardens.

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the Victorian era appearance of the houses when viewed from Milton Crescent.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features on the Victorian houses in the precinct.

### Policy Basis

This place is a rare surviving example of a precinct of Victorian housing built for workers in Preston and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Milton Crescent.

### Guidelines (General)

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

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

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- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original or contributory building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

## Guidelines (Specific)

None specified.

## Review of significance and policy

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

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

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

## Comparative Analysis

Evidence of nineteenth century development in Preston tends to be individual houses or small groups of buildings rather than whole streets or areas as found further to the south in Northcote or parts of Thornbury. Whereas many estates remained as open paddocks for a further two or three decades, the proximity to industries such as the nearby brickworks and tanneries, and the cable tram terminus encouraged suburban development in Milton Crescent. This subdivision was one of only a few immediately successful subdivisions in Preston resulting from the 'boom time' land speculation of the late 19th century.

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

## Statement of Significance

### *What is significant?*

The Milton Crescent Precinct comprises the houses at 6-12 & 5-11 Milton Crescent, Preston, which were all built by 1891. On the north side are two pairs of small attached single-fronted weatherboard cottages. Nos. 5 and 7 have been defaced in the post-war era, while Nos. 9 and 11 are more intact and retain verandahs extending across their street-facing elevations. They share a single central chimney and appear to have no dividing wall in the roof. On the south side of the street at Nos. 6-12 is a group of four Victorian single-fronted single-storey brick Victorian terraces with typical detailing. The houses have transverse gable roofs and some retain rendered brick chimneys. The consistent modest scale and form of the housing and extent to which development in one short period is apparent is an important characteristic of this precinct.

Non-original alterations and additions to the contributory houses are not significant.

### *How is it significant?*

The Milton Crescent Precinct in Preston is of local historic significance to Darebin City.

### *Why is it significant?*

Historically, the Milton Crescent Precinct is significant as evidence of the limited residential development in South Preston during the late nineteenth century that provided housing for nearby industry. The housing is characteristic of modest workers cottages erected during the Victorian era. (AHC criteria A.4 & D.2)

The houses at Nos. 9 and 11 are architecturally significant as very intact examples of small timber cottages with rare detailing such as the lack of visible shared boundary walls between the houses. (AHC criterion D.2)

## Assessment Against Criteria

### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

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The Milton Crescent Precinct is considered to meet Criterion A.4 as it provides evidence of the earliest phase of suburban development of Preston during the late nineteenth century land boom just before the economic crash of the 1890s.

### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The houses in the Milton Crescent Precinct are considered to meet Criterion D.2 as a representative example of the type of speculative housing erected in Darebin to provide for workers employed in nearby industries during the late nineteenth century. The houses at Nos. 9 and 11 are architecturally significant as very intact examples of small timber cottages.

## Recommendations 2011

### External Paint Controls

No
No
No
No
No
Darebin HO Permit Exemptions 2011
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

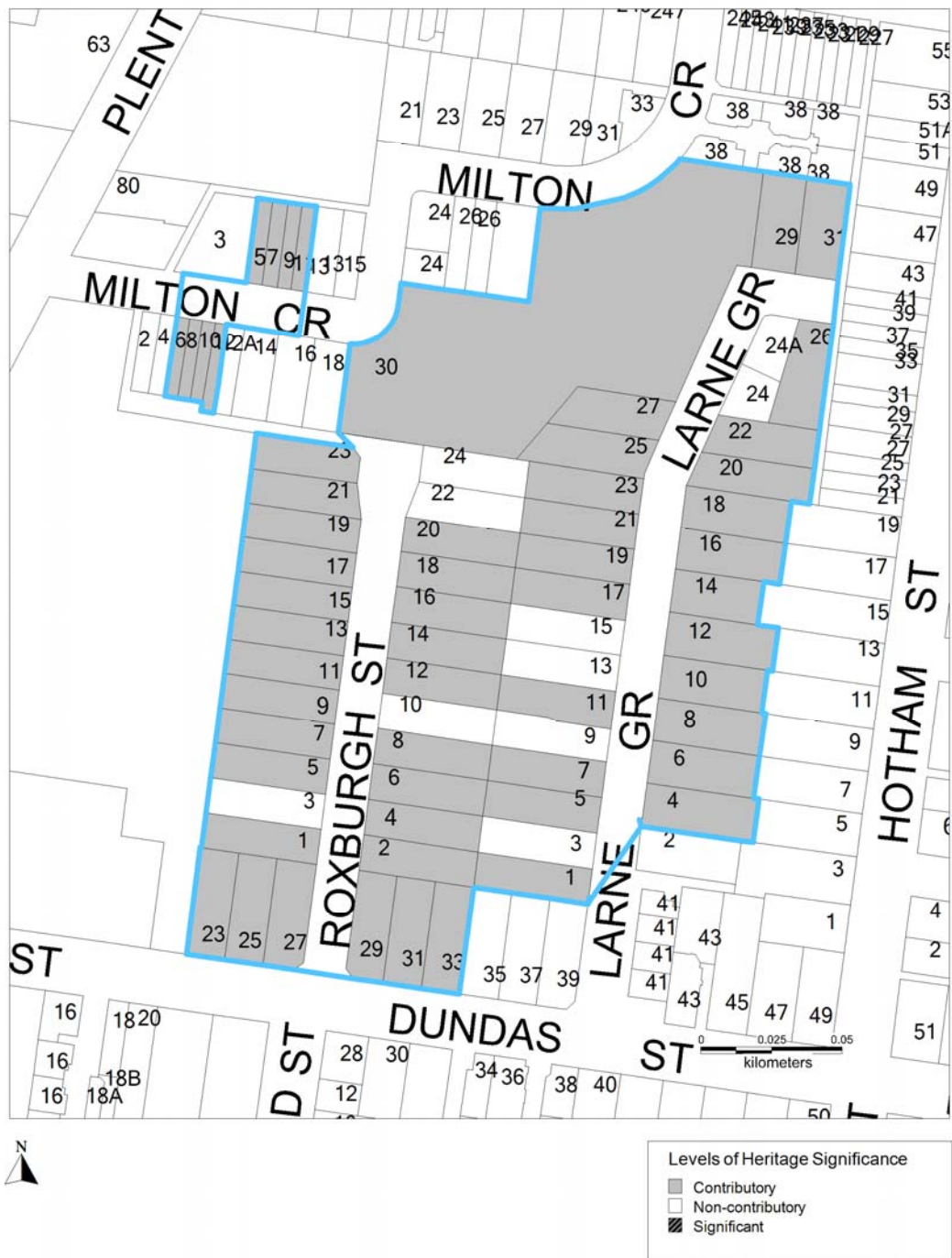
### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

It is recommended that the Milton Crescent Precinct comprising 5-11 and 6-12 Milton Crescent, Preston is added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the property as defined by the title boundaries.



## Milton Crescent Precinct & Larne Grove and Roxburgh Street Precinct, Preston

## HERITAGE CITATION REPORT

<b>Name</b>	Plenty Road Precinct	
<b>Address</b>	85-107, 131-141 and 126-134 PLENTY ROAD, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Commercial Precinct	
<b>Citation Date</b>	2011	



<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
		<b>Architectural Style</b> Victorian Period (1851-1901)
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

4. *Developing Darebin's economies* 4.6 Retailing, hospitality and entertainment

### History of Preston

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

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Melbourne well into the twentieth century.

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

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

## Precinct history

As noted above this precinct, situated on one of the main roads through Preston, formed part of one of the two earliest commercial centres in Preston. Development commenced in the late 1880s, but was interrupted by the 1890s depression.

Land on the west side of Plenty Road between Raglan Street and Bell Street was subdivided into suburban building lots in 1888 (Land Victoria, LP2147). The first shops were built by the late 1880s and by the early 1900s a retail centre extended along almost the whole length of Plenty Road between Raglan Street and Bell Street. According to Carroll & Rule (1985:105) Preston in 1907 did not have a shopping 'centre' and local needs were supplied by a number of small shops, the largest being this group in Plenty Road, just south of Bell Street.

The 1891 Sands and McDougall Directory lists 6 businesses or occupants between Raglan Street and Junction Street, another 4 in the block from Junction to Yann Street, 7 between Yann and Seymour, and 5 from Seymour to Garnet. The businesses catered to all local needs and included King and Godfrey, grocers, two fruiterers, a baker, a butcher, a bank, as well as a draper and paper hanger.

It appears that there was little development between 1891 and the early 1900s as few new businesses were added to the Directories and some shops were listed as vacant in different years. A 1909 MMBW Detail plan shows a row of shops just to the north of Raglan Street (the present Nos.85-93), and another row opposite, which is numbered 100-108 (the present 126-134). There is little in the block between Junction and Yann apart from a building at the corner of Yann Street. In the block between Yann and Seymour there is a row of shops numbered 123-33 (the present Nos.131-41).

## References

Land Victoria, Certificates of Title and Subdivision plans, as cited  
MMBW Detail Plans for Shire of Preston, VPRS 8601  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia (DHE)



# HERITAGE CITATION REPORT

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Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

The Plenty Road precinct comprises three groups of shops at 85-107, 131-141 and 126-134 Plenty Road, Preston. It is a late nineteenth century commercial precinct of single and double storey shops along both sides of Plenty Road generally between Raglan Street and Seymour Street in Preston.

The buildings at Nos. 85-93 on the west side of the street were constructed c.1891 and are double storey shops and residences. The building at No.85 is the most intact and retains an early weatherboard shopfront, which is very rare in the municipality. Other shops have been altered at ground floor level and the upper floor windows of No.93 have also been replaced. The upper facades of other buildings have two double hung sash windows with moulded surrounds and a cornice extends across the top of the facade. The shops are divided into bays by segmented pilasters. It appears that some parapet elements such as urns may have been removed. The shop at No. 107, at the corner of Junction Street has a splayed corner entrance. The upper facade remains relatively intact and has a raised parapet facing the corner with a semi-circular shield and scrolls.

Directly opposite the above group of shops are four single storey late nineteenth century shops at Nos.126-34. Although the shops have been altered they retain distinctive Victorian-era parapets with scrolls and raised central panels - curved to nos. 128 and 130, and straight with cornice to nos. 132 and 134. Projecting consoles separate each parapet. No. 130 has an early shopfront with recessed doorway.

Further to the north on the west side is another group of two storey shops at Nos. 131-41, extending north from the Yann Street corner.. Nos.131-35 is a two storey shop row with an intact upper facade and side elevation to Yann Street. It has a solid parapet with cornice and rendered detailing to the upper part of the windows. Adjacent to it is another group of two storey shops with slightly more elaborate detail at nos. 137-41. 131, 135 and 137 Plenty Road have surviving late nineteenth or early twentieth century shopfronts.

## Conservation Policy

### Objectives

To conserve the historic character of this precinct, in particular:

- The surviving elements of the original facades.
- The distinctive vertical rhythm created by the narrow subdivision pattern and emphasised by the building design.

### Policy basis

The Plenty Road South Preston Commercial precinct is the only surviving Victorian era commercial centre in Preston and it is important that it is retained as a record of the historic development of this area. However, this does not mean that development cannot occur provided that it is carefully designed. The elements of primary significance are the upper level facades and the surviving early shopfronts and so there is scope for additions or alterations to building if these components are conserved and sensitively integrated into the design of new development. There is also the opportunity to reveal the significance of the precinct and the buildings within it by encouraging reconstruction or restoration of missing fabric.

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## Guidelines

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

1. Conserve the fabric of the building/s or other elements that contribute to the significance of the precinct. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the precinct and/or provide evidence of changing architectural styles or techniques.
2. Encourage the restoration or recreation of missing features based on historic evidence.
3. Encourage a contextual approach to new development within the precinct that is complementary in form, scale and materials to the contributory buildings and other elements, but is clearly contemporary in design.
4. Ensure that new development including signage does not become a dominant visual element within the precinct.
5. Discourage the demolition of contributory buildings except where it can be demonstrated that:
  - The building is structurally unsound and in the case of C1 places the building cannot be repaired without undertaking significant replacement of fabric that would diminish the integrity of the building, and
  - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the contributory buildings of primary significance and other elements, but is clearly contemporary in approach.
6. Demolition of part of a contributory building may be allowed when it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
  - The part to be demolished is not significant or the part demolition will not adversely affect the significance of the place, or
  - It will assist in the long term conservation or maintenance of the place, or
  - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
7. Retain views of contributory building(s) from the street, and other views identified as contributing to the historic character of the precinct.
8. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
9. In the case of subdivision of the property, encourage the retention of the significant buildings and related elements on one lot.
10. Ensure that signage does not become a dominant or intrusive visual element.

## Review of significance and policy

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

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is

affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

### Comparative Analysis

No other nineteenth century commercial precincts within Preston have been identified by the current or previous heritage studies. The other commercial heritage precinct in Preston in High Street dates from the post-World War I boom period. The Plenty Road precinct compares with the following nineteenth century commercial precincts elsewhere in Darebin City:

#### *High Street, Northcote*

Part of the High Street shopping centre in Northcote is included within the Heritage Overlay as part of a broader precinct area. The Northcote shopping centre comprises a mix of nineteenth century and some early twentieth century buildings. The integrity of the Northcote precinct is comparable with a number of non-contributory buildings.

#### *High Street, Westgarth*

This small centre, generally to the north of Westgarth Street is similarly part of a broader HO precinct area. It comprises an intact group of late nineteenth and early twentieth shops, which surround the landmark Westgarth Theatre. The development in this centre represents an earlier phase of development in Darebin City. The integrity of this centre is comparable to the Plenty Road, Preston precinct.

Comparatively, the Plenty Road, Preston precinct compares well in terms of its integrity with commercial precincts already in the HO. As previously noted it is important as an illustration of the nineteenth century commercial development in Preston, which is not represented elsewhere.

### Statement of Significance

#### *What is significant?*

The Plenty Road South Preston Commercial precinct comprises the late nineteenth century commercial buildings at 85-107, 131-141 and 126-134 Plenty Road, Preston. The following elements contribute to the significance of the place:

- The original detailing to the upper facades of the buildings.
- Early timber shopfront at 85 Plenty Road and early twentieth century shopfronts at 130, 131, 135 and 137 Plenty Road.
- The consistency of the built form and the extent to which development in one main period is apparent.

Non-original alterations or additions to contributory buildings, the buildings at 95-105 and the roadway between the buildings are not significant.

#### *How is it significant?*

The Plenty Road Preston precinct is of local historic significance to Darebin City.

#### *Why is it significant?*

The Plenty Road Preston precinct is historically significant as a representative example of a late nineteenth century shopping centre that provides evidence of the first phase of commercial development in South Preston and how the

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development of this area predated the development of what is now the main commercial area in High Street around the town hall by 30 years. The row of narrow-fronted commercial premises, most of which have residences above or behind, are typical of the development that occurred along main streets in inner Melbourne during the nineteenth century. (AHC criteria A.4 & D.2)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Plenty Road Preston precinct is considered to meet Criterion A.4 as it provides evidence of the first phase of commercial development in Preston in the late nineteenth century. The development of this retail area in the area south of Bell Street was one of two areas in Preston and predated the development of what is now the main commercial area in High Street around the town hall by 30 years.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The Plenty Road Preston precinct is considered to meet Criterion B.2 as it is the only group of late nineteenth century shops to survive in Preston.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Plenty Road Preston precinct is considered to meet Criterion D.2 as it is a representative example of Victorian commercial precinct and is the most intact group of Victorian shops in Preston. The row of narrow-fronted commercial premises, most of which have residences above or behind, are typical of the development that occurred along main streets in inner Melbourne during the nineteenth century.

## Recommendations 2011

### External Paint Controls

No
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### Internal Alteration Controls

No
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### Tree Controls

No
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### Fences & Outbuildings

No
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### Prohibited Uses May Be Permitted

No
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### Incorporated Plan

Darebin HO Permit Exemptions 2011
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### Aboriginal Heritage Place

No
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## Other Recommendations

It is recommended that the Plenty Road Preston Commercial heritage precinct comprising 85-107, 131-141 and 126-134 Plenty Road, Preston is added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the precinct as defined by the title boundaries.



Levels of Heritage Significance

- Contributory
- Non-contributory
- Significant

## Plenty Road, Preston

## HERITAGE CITATION REPORT

<b>Name</b>	Edgar Street Precinct	
<b>Address</b>	2-18 EDGAR STREET, RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	Residential Precinct	
<b>Citation Date</b>	2011	



<b>Recommended Heritage Protection</b>	VHR - HI No PS Yes	
	<b>Architectural Style</b>	Interwar Period (c.1919-c.1940)
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

- 2. *Peopling Darebin* 2.3 Promoting settlement
- 5. *Building suburban Darebin* 5.3 Developing the suburban ideal

### History of Reservoir

One of Preston's earliest European settlers was Irishman, Samuel Jeffrey, after whom the district was first named Irishtown. In 1846 Jeffrey purchased a 40 acre (16 ha) block to the north of Tyler Street and east of High Street, and later added the adjoining block on his eastern side. Jeffrey established one of Preston's first farms, raised a large family and founded the Wesleyan Church on the corner of Tyler and High Streets (Carroll & Rule, 1985:17-19).

Although there were some attempts to subdivide Preston's farmlands for suburban development during Melbourne's boom of the 1880s, few such estates were successful until well into the twentieth century. Part of the Jeffrey farm was to

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become a suburban subdivision in the early part of the twentieth century.

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

Reservoir experienced two key periods of suburban expansion. The first was in the 1920s when like the rest of Preston, Reservoir shared in the post-WWI boom particularly in the central area along the axis of High Street that had access to the railway, which in 1921 was electrified as far as Reservoir station encouraging development along its length. After a cessation of development due to the 1930s Depression and World War Two a second wave of development began in the 1950s.

## Precinct history

What is now Edgar Street was part of Samuel Jeffrey's original farm, purchased from the first Crown grantee, Thomas Walker in 1846 (Carroll & Rule, 1985:19, 27). Thomas Jeffrey of Grove Hill Preston, probably a son of Samuel, acquired the land in 1885. Jeffrey's subdivision created the east-west streets of King William, Queen and Preston Parade (now Edgar Street), and the north-south running Arlington and Jeffrey Streets (Certificate of Title). By 1911 some suburban houses had been built on the estate in Queen and King William Street, and there were houses in the next block to the south, facing Tyler Street, but none in Preston Parade.

A 1911 MMBW plan shows a farm to the north of Preston Parade extending across the future Mason Street. The long driveway to Preston Parade appears to be in the position of the future Alchin Street. This was probably the house with the slate roof referred to by Jean James, as the only house amongst the paddocks of Edgar Street, Regent (as the district was then called) in 1925 (Jones, 1968:91).

The Sands & McDougall Directory for 1925 indicates that the first house on the north side of Edgar Street was being built. By 1928 Nos. 2 to 8 were listed, and the rest of the precinct was fully built by 1930.

## References

Land Victoria, Certificate of Title Vol. 1696 Fol. 158; LP 5675  
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan 2408, dated 1911  
Sands & McDougall Directory

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

This is an inter-war residential precinct of relatively substantial dwellings, predominantly Californian Bungalows, on the north side of Edgar Street, between High Street and Arlington Street. The south side of the street, which contains some Inter-war dwellings, has had its cohesion diminished by dwellings and unsympathetic alterations and additions of more recent origin.

The houses on the north side of Edgar Street have consistent setbacks from their street boundaries behind mature gardens. The houses are both weatherboard and brick. Edgar Street is relatively wide, which adds to the character of the precinct.



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Of note is the brick house, at the corner of Allchin Street, which is a substantial brick villa with a slate tile roof, which extends down to form the roof of the house's front verandah, which is supported by paired concrete columns. Although alterations have been made to this house, they are sympathetic.

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the Inter-war appearance of the precinct when viewed from Edgar Street.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features on houses in the precinct.

### Policy Basis

The Edgar Street Precinct is a rare surviving example of Inter-war residential development in Reservoir and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The houses on the north side of Edgar Street are relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Edgar Street.

### Guidelines (General)

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

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

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

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

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

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

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

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

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

## Guidelines (Specific)

None specified.

## Review of significance and policy

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

## Comparative Analysis

As noted in the History while there was a significant amount of speculative nineteenth century subdivision in Reservoir, very little development occurred before the 1920s. Consequently, early residential areas in Reservoir are characterised usually by very small numbers of nineteenth (if any) and pre-World War I dwellings (when compared to Preston and Thornbury), and higher proportions of inter-war dwellings. However, the intactness of many areas has been diluted by post-war redevelopment.

The north side of Edgar Street, Reservoir stands out as a intact group of houses that has not been significantly compromised by later alterations or additions or diluted with infill buildings of more recent origin. Comparative examples assessed by this Study and recommended for inclusion in the HO include:

### *Queen Street, Reservoir Precinct*

A relatively intact streetscape of Inter-war housing, with very little intrusive elements such as additions and alterations and housing stock from later periods. Both the Edgar Street Precinct and the Queen Street Precinct are comparable in terms of their integrity.

### *Roxburgh Street, Preston Precinct*

A very intact streetscape of Inter-war housing, with very little intrusive elements such as additions and alterations and housing stock from later periods. The Roxburgh Street Precinct has a similar degree of integrity to the Edgar Street

Precinct.

## Statement of Significance

### *What is significant?*

The Edgar Street Precinct comprises the houses at 2-18 Edgar Street, Reservoir on the north side, between High Street and Arlington Street. It is an inter-war residential subdivision that developed quickly during the second half of the 1920s - the first houses were erected by 1925 and the street was fully developed by 1930. The following elements contribute to the significance of the place:

- The inter-war houses, which are largely intact to the main facades as viewed from the street, and the extent to which development in one short period is apparent.
- The detached garden siting with consistent setbacks from street boundaries.
- The brick house at No.12, which is a substantial brick villa with a slate tile roof that extends down to form the roof of the front verandah, which is supported by paired concrete columns.

Non-original alterations and additions to the contributory houses and other buildings are not significant.

### *How is it significant?*

The Edgar Street Precinct in Reservoir is of local historic and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, the Edgar Street, Precinct in Reservoir is significant as evidence of the rapid residential development in Preston and Reservoir in the decade after the electrification of the nearby Whittlesea Railway Line, which provided fast and efficient transport from Melbourne's middle and outer-ring suburbs to the city. The housing in the precinct is characteristic of medium scale suburban housing of the inter-war period. (AHC criteria A.4 & D.2)

Aesthetically, the Edgar Street Precinct in Reservoir is significant as a representative example of an early twentieth century residential subdivision. Its aesthetic qualities include the wide street, and its medium scale, but well designed Californian Bungalows, set back from their street boundaries behind mature gardens. (AHC criterion E.1)

## Assessment Against Criteria

### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Edgar Street precinct is considered to meet Criterion A.4 as it provides evidence of the earliest phase of suburban development of Reservoir during the early decades of the twentieth century. Its proximity to the Melbourne to Upfield Railway Line, which was electrified in the years immediately prior to the creation of the subdivision, and the construction of its houses during these years, demonstrates the impact electrification of the rail network had on suburban development in metropolitan Melbourne in the early twentieth century

### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

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Edgar Street precinct is considered to meet Criterion D.2 as it is a representative example of a suburban housing estate from the early twentieth century in metropolitan Melbourne.

Aesthetic

## *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Edgar Street precinct is considered to meet Criterion E.1 as a relatively intact and fine example of a residential subdivision in Darebin from the early decades of the twentieth century. The planning of the subdivision with its wide street with nature strips, and the generous setbacks of the houses from their street boundaries contribute to the street's aesthetic quality. Of equal aesthetic value are the intact, mostly medium scale, Californian Bungalows that contribute to aesthetic quality and early twentieth century character of the street, and which are fine examples of their respective styles.

## Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

Darebin HO Permit Exemptions 2011

**Aboriginal Heritage Place**

No

## Other Recommendations

It is recommended that the Edgar Street Precinct comprising 2-18 Edgar Street, Reservoir is added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the properties at 2-18 Edgar Street as defined by the title boundaries.



## Edgar Street Precinct, Reservoir

## HERITAGE CITATION REPORT

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<b>Name</b>	High Street (Reservoir) Precinct	
<b>Address</b>	658-94 & 763-93 HIGH STREET, RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	Commercial Precinct	
<b>Citation Date</b>	2011	



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

**Architectural Style** Interwar Period (c.1919-c.1940)

**Maker / Builder** No information held

## History and Historical Context

### Thematic context

5. *Developing Darebin's economies* 4.6 Retailing, hospitality and entertainment  
5. *Building suburban Darebin* 5.3 Developing the suburban ideal  
3. *Transport and communications* 3.2 Travelling by train

### History of Preston & Reservoir

#### *Early development - from first land sales to the 1880s land boom*

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

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

#### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. The opening of the first electric tramways in 1920 along St George's Road to West Preston via Gilbert Road, and East Preston via Plenty Road also stimulated development. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

#### *Suburban development of Regent/Reservoir*

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s and part of the suburb was also known as Regent. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

Reservoir experienced two key periods of suburban expansion. The first was in the 1920s when like the rest of Preston,

Reservoir shared in the post-WWI boom particularly in the central area along the axis of High Street that had access to the railway, which in 1921 was electrified as far as Reservoir station encouraging development along its length. In that era small shopping strips took shape along High Street and in the area surrounding Reservoir railway station. The first suburban development of weatherboard bungalows occurred along Edwardes Street and in adjoining streets to the north and south.

After a cessation in activity due to the 1930s depression and the Second World War, Reservoir's second major period of urban expansion occurred began in the late 1940s, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed.

### **Precinct history**

There was no commercial settlement in High Street north of Tyler Street until well into the 1920s. A 1911 MMBW map of the area shows that the land on the east side of High Street was not yet even subdivided for shops, at a time when small farms predominated in Reservoir. During the 1920s after the electrification of the Whittlesea railway in 1921 the farmlands of Preston and Reservoir began to succumb to suburban development. As noted above this was a boom time for the municipality of Preston, which reached city status in 1926. When housing estates such as Regents Park were sold and rapidly covered with housing, business people began to establish a shopping strip along High Street near Regent Station, which no doubt influenced its location. This new centre was located to the north of the very first commercial centre that developed around Woods Store in the mid-nineteenth century.

### *West side of High Street*

Commercial development on the west side of High Street began earlier than the east side, reflecting the earlier residential development in the nearby streets to the west, however it was slower to form a continuous shopping strip, probably because of the presence of a couple of houses facing High Street itself. This development is shown in a c.1911 MMBW plan. At that stage the only commercial property on the west side of High Street between Station Street East (as it was then called) and Henry Street was a smithy. Later Directories indicate that this was run by E. Iles, farrier. There was also a small shed of unknown use just to the north of the smithy, opposite Preston Parade (now Edgar Street). In 1915 C. Page, plumber, was the only business between Station Street East and the farrier. By 1918 Page, now shown as No.633, was joined by Cockerill the bootmaker at 633a and Nankervis & Ward, fancy repository. In 1920 Page had gone and J.T. Remey, butcher was at No.633, with Cockerill listed as No.635a (Now nos. 763 and 765 respectively).

In 1925 the butcher was William Hosking, probably a relative of B. Hosking who ran a butcher shop in High Street Northcote (q.v). The Reservoir butcher shop was still in Hosking hands in 1950, with F. E. Hosking as the proprietor. By 1929 the bootmaker's shop next door was run by George Pearson, who remained at least until 1937.

The construction of the shops at (present day) Nos. 763-65 was followed by three new shops on the vacant block on the corner of Henry Street, first listed in 1921-22 as Nos 645-659 (Sands & McDougall Directory). Next to this trio of shops, the former Trembath house at No.643 was occupied by Albert Scott in the early 1920s, Burwood was occupied by Miss Lily Trembath in 1929.

Ten years later the house was listed as No.783, and was now J.E. Baker's dairy. The former Westmoreland house next door was occupied by Mrs E. Swift, who ran a confectionery and greengrocers. By 1937 Baker's dairy and house had been replaced by three new shops, which comprised No.783 A.G. Stark, chemist, No.785 F. Baston fruiterer and No.787 F. Smith Pty Ltd, draper.

In 1966 the businesses had all changed hands, but No.783 was still a chemist shop and No.785 was still a fruiterer. No.787 was Hotparts, motor workers. In 1974 the chemist shop was run by V. Preston and No.785 was occupied by S. Montalto - presumably in the adjoining residence - with R.White's Emporium at Nos. 785-787.



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## *East side of High Street*

Meanwhile, on the east side in 1927 there were no buildings in High Street between Edgar and Mason Streets, but within a year a small shopping strip had begun to develop to serve the needs of the growing residential areas. In 1928 there were six shops north of Edgar Street on the east side, which included:

No. 556 George McGrath, dairy produce  
No. 582 Arch Croft, grocer; R.B. Johns (presumably in the residence)  
No. 584 Harry Kranz, pastrycook  
No number Frank Males, greengrocer  
No number Roy McCallum, butcher

By 1932 the numbering had changed and there were two additions to the group of shops, which provided for the everyday needs of local residents

No.670 McGrath, now selling dry produce  
No.672 N. Ellis Hardware Merchant  
No.674 Robert James, hairdresser  
No.684 Arch Croft, grocer, with Jos Pickett upstairs  
No.686 William Dick, pastrycook  
No.688 Mrs Charlotte Pell, presumably living above L.G. Alexander, grocer  
No.690 William Wilson, butcher

The development of Regent and the importance of this centre was illustrated by the opening of a branch of the State Savings Bank of Victoria on the north-east corner of Edgar Street. According to a resident of Edgar Street, the State Savings Bank was the first building on the corner. Before that local people had to use the bank on the corner of Bell Street in Preston (Jones, 1994:91). It was first listed in the Directory in 1930, with resident Manager Geoffrey Palliser.

In 1937 another essential service was commenced when Dr. L.A. Neale, physician opened his practice in a house and surgery at 662 High Street, on the opposite corner from the SSBV. Dr Neale still had the practice on the site in 1960.

(Please refer also to the detailed histories for the former Dr Neale surgery at 662 High Street and the former State Savings Bank of Victoria at 666 High Street which each have separate citations in this Study)

## **Reference**

Land Victoria, Certificates of Title and Subdivision plans, as cited  
Melbourne & Metropolitan Board of Works (MMBW)Detail Plan 2398, dated 1919  
Sands & McDougall Directory  
Shire of Preston Rate Books, VPRS 8228

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 199

## **Description**

### **Physical Description**

This is an inter-war commercial precinct, which comprises a mix of single and double storey rendered brick shops and residences. The shops have intact stepped or curved parapets with brick and render detailing that is typical of the era. The

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shops are generally in good condition. The facades above the awnings are very intact, however, the ground front street elevations of some shops have been altered. Shops that retain original or early shopfronts include Nos.763-65 (which retain recessed entries and leadlight transoms above the shop windows), 783-7 (which includes original tiled surrounds to the shop windows), No.793 and some of the shops at Nos.684-672. Some of the balconies to the two storey shops have been enclosed.

Notable buildings, which are situated on opposite corners of the Edgar Street intersection, are:

- The former State Savings Bank of Victoria on the northeast corner built in a Free Classical style. It is two-storey, rendered brick, with a hipped terracotta tile roof, partially concealed by a parapet at one corner of the building. At the ground floor of this bay is an entrance, in a projecting porch with a segmental pediment, which has a fanlight above its door. To the north of this entrance is a large window that has a projecting sill. On the first floor, above the entrance is a window with an unusual detail of a quadrant extending up from the jambs to form a segmental arch. The window to its north is a standard pair of double-hung sash windows.
- The house and former surgery on the southeast corner, which is a substantial two-storey rendered brick Georgian Revival house, with a hipped roof clad in terracotta tiles. There are two tall rendered brick chimneys adjacent to the north (Edgar Street) elevation. The building sits upon a clinker brick base. The windows of the house are timber frame with multi-paned upper and lower sashes. The lower level of the building projects out towards High Street; its roof forming a balcony for the upper level on this elevation.

## Conservation Policy

### Objectives

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

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

### Policy Basis

These shops provide important evidence of the historic development of this area. New development may occur provided that it is carefully designed and does not impact upon the significance of the precinct. The upper facades of the shops are relatively intact externally and this contributes to the significance of the precinct, as does the surviving ground floor shopfronts, which are rare. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from High Street and Edgar Street.

### Guidelines (General)

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

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

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

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- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Supported the continued commercial and residential use of these buildings, however, alternative uses may be considered if the traditional retail use is no longer viable and the proposed new use will assist in the conservation of the place.

## Guidelines (Specific)

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

- . Reinstatement of shopfronts based on historic evidence.

## Review of significance and policy

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

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is

affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This precinct is one of a number of retail centres that are associated with the inter-war development in Preston. Compared with other inter-war centres such as Edwardes Street and Broadway in Reservoir (which developed on either side of Reservoir Station) and High Street in Preston it has a much higher level of integrity. It also compares with the small centre in Plenty Road, Preston comprising the shops at Nos. 519-41 (q.v.), a similar house and surgery at No.572 (q.v.) and another former SSBV at No.600 (q.v.). It also compares with the inter-war commercial centre at northern end of High Street in Thornbury (q.v.).

## Statement of Significance

### *What is significant?*

The High Street Reservoir precinct, which comprises the properties at 658-694 and 763-793 High Street. The following elements contribute to the significance of the precinct.

- The shops to the extent of the inter-war fabric including surviving original/early shopfronts and awnings. The consistency of scale and original inter-war detailing is integral to significance of the precinct.
- The former State Savings Bank of Victoria branch at No.666, which is of individual significance (Please refer to separate citation)
- The residence and former doctor's surgery at No.662, which is of individual significance (Please refer to separate citation).

Non-original alterations and additions to the inter-war buildings and the buildings at 775-781 and 674-682 are not significant.

### *How is it significant?*

The High Street, Reservoir precinct is of local historic significance to Darebin City.

### *Why is it significant?*

The High Street, Reservoir precinct is historically significant as a representative example of an inter-war neighbourhood level shopping strip, which provides evidence of the suburban expansion of Preston during the 1920s development boom and in particular how the electrification of the Whittlesea railway stimulated commercial development along the route. As a representative example it demonstrates the strong associations between the development of commercial centres and public transport in the early to mid-twentieth century and how small centres with a range of services including shopping, financial and medical were established within easy walking distance of residential areas. (AHC criteria A.4, D.2)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

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The High Street, Reservoir precinct is considered to meet Criterion A.4 as it provides evidence of the suburban expansion of Preston during the 1920s development boom and in particular how the electrification of the Whittlesea railway stimulated commercial development along the routes.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The High Street, Reservoir precinct is considered to meet Criterion D.2 as a representative example an inter-war neighbourhood level shopping strip. It demonstrates the strong associations between the development of commercial centres and public transport in the early to mid-twentieth century and how small centres with a range of services including shopping, financial and medical were established within easy walking distance of residential areas.

## Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

Darebin HO Permit Exemptions 2011

**Aboriginal Heritage Place**

No

## Other Recommendations

It is recommended that the High Street Reservoir Precinct comprising 658-694 & 763-793 High Street is added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the properties as defined by the title boundaries.



## HERITAGE CITATION REPORT

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**Name** Queen Street Precinct  
**Address** 1-27, 41-49 & 2-58 QUEEN STREET, RESERVOIR **Significance Level** Local  
**Place Type** Residential Precinct  
**Citation Date** 2011



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**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Architectural Style**

Federation/Edwardian Period  
(1902-c.1918)

**Maker / Builder**

No information held

## History and Historical Context

### Thematic context

2. *Peopling Darebin* 2.3 Promoting settlement

5. *Building suburban Darebin* 5.3 Developing the suburban ideal

### History of Preston & Reservoir

#### *Early development - from first land sales to the 1880s land boom*

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

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

#### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. The opening of the first electric tramways in 1920 along St George's Road to West Preston via Gilbert Road, and East Preston via Plenty Road also stimulated development. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

#### *Suburban development of Regent/Reservoir*

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

Reservoir experienced two key periods of suburban expansion. The first was in the 1920s when like the rest of Preston,



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Reservoir shared in the post-WWI boom particularly in the central area along the axis of High Street that had access to the railway, which in 1921 was electrified as far as Reservoir station encouraging suburban development along its length. In that era small shopping strips took shape along High Street and in the area surrounding Reservoir railway station. The first suburban development of weatherboard bungalows occurred along Edwardes Street and in adjoining streets to the north and south. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

After a cessation in activity due to the 1930s depression and the Second World War, Reservoir's second major period of urban expansion occurred began in the late 1940s, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed.

## Precinct history

Queen Street was part of the large rural holdings of the Jeffrey family, who are believed to have been the first permanent European settlers of Preston, or Irishtown, as the Regent district was known in the early years. In June 1885 Thomas Jeffrey probably a son of Samuel, acquired the land. In the early twentieth century subdivided it into suburban lots creating the east-west streets of King William, Queen, Mason streets and Preston Parade (later Edgar Street), and the north-south streets of Arlington and Jeffrey streets. However, as noted above little suburban settlement took place in Reservoir until after the First World War, and the area remained a district of small farms until the development boom of the 1920s.

In 1908 the only resident on the north side of Queen Street was Charles T. Crispe (jnr) a member of an early family of settlers who had a property at 34 King William Street (q.v) (Sands & McDougall Directory). Charles T. Crispe (jnr) was the son of Charles T. Crispe, who was a Preston Councillor from 1897 to 1930, serving as Shire President and Preston's first Mayor after it was proclaimed as a City. Charles (jnr) was an estate agent in Brunswick a few years before moving back to join the family in Reservoir. He served in the AIF during the First World War, winning the Military Cross. (Sands & McDougall Directory, Darebin Historical Encyclopedia) Later directories indicate that the house occupied by Crispe (jnr) was No.32 Queen Street, shown as *Belmont* on the 1925 MMBW plan. This was the first house on the precinct.

An undated estate plan (perhaps from around the same time as the MMBW plan) of Regents Park Estate shows the western part of Queen Street from High Street to the right-of way between Nos. 31 and 32 Queen Street. It was following the sale of this estate that most of the houses were built in Queen Street. Much of the development took place in the 1920s, especially at the eastern end of the precinct.

According to the Sands & McDougall Directory there were still only four houses between Alexandra Street and Oakhill Avenue in 1923, however, development was starting to gather pace. Another MMBW Detail Plan No.2492, dated 1925, shows that by then there were houses on most of the lots from 18 to 42, but none east of No.18. In 1926 there were 25 houses, with two more being built towards the eastern end. In 1928 almost the whole north side of Queen Street was built on with the exception of Nos. 2 to 16 at the Oakhill Avenue end and a few others. By 1930 the north side was fully built up from No.16 to No. 58.

Development on the south side was somewhat slower (possibly this was because it is on the lower side and does not have the outlook of the elevated blocks on the northern side). By 1925 there were about 6 houses between Foch Street and Arlington Street, which included the houses at 23, 25, 43, 45 & 49. By 1930, approximately half of the south side had been built upon (SM).

## References

MMBW Detail Plan 2491, dated 1912  
MMBW Detail Plan 2492, dated 1925

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Land Victoria, Certificate of Title Vol. 1696 Fol. 158; LP 5675

Sands & McDougall Directory (SM)

Subdivision plan for Regents Park Estate, undated, held in Darebin Libraries Local History Collection

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

Darebin Historical Encyclopedia

## Description

### Physical Description

The Queen Street precinct is a residential area comprising predominantly inter-war housing ranging from 1920s Californian Bungalows to restrained Moderne villas from the late 1930s and early 1940s. The houses include both brick and weatherboard examples with typical inter-war detailing that demonstrates Arts & Crafts influences such as shingling or half-timbering to gable ends, timber eaves brackets, prominent rafter ends, and use of render or tapestry brick for detailing. They have hip or gable roofs clad in terracotta tiles or corrugated iron, which form porches or verandahs supported by rendered, timber or brick piers, often with a brick and render balustrade. Windows are double hung sash or side hung casements, usually grouped in pairs or triples, sometimes 'boxed', and occasionally arranged in shallow projecting bays. The relatively consistent garden set back behind low front fences (some of which are original - see below) contributes to the 'garden suburb' character of the precinct. The types of housing within the precinct may be broadly categorised as follows:

The most common type is the bungalow with transverse gable roof and projecting front gable. In this case, the roof usually extends to form a verandah at one side of the projecting bay, but in some cases (e.g. No.16) it is separate. Examples include 16, 20, 30, 34, 36, 40, 42, 44, 50, 52, 56 & 58 on the north side and 3, 13A, 19, 21, 25, 49. Of note are the identical bungalows at 40 and 42 which have unusual projecting porch/balconies, and the large brick bungalow at No.20, which is complemented by a low brick fence. Also of interest is No.58, which has a semi-circular arched verandah, with original stairs. The house at No.9 is a slight variation on this type, which has a hip roof with a projecting hipped bay.

Also well-represented are the gable-fronted villas. Examples include 18, 22, 24, 26, 28, 38 (complementary woven wire fence)& 54 on the north side and 3, 5, 17, 23, 27 & 41 on the south. Notable examples include the well-detailed group at 22-28, some of which share similar detailing, which suggests that they were constructed by the same builder. Another good example is No.3, which has a return verandah supported by round tuscan order columns on a brick balustrade. It has a complementary low brick fence with 'hit and miss' detailing between the squat square brick piers and wrought iron gates.

A third group consists of the brick or rendered houses of the late 1930s and early 1940s. They have hip tile roofs, sometimes with projecting hip or gable. Examples include 7, 11, 13A, 14 & 15, all of which have complementary low brick (or in the case of No.7, stone clad) front fences. The fence to No.11 is particularly notable with unusual dog-tooth detailing. The house at No.7 has an elegant central projecting hip-roofed porch supported on paired Tuscan order columns, which is flanked by timber pergolas. No.14 is also well-detailed and features clinker brick detailing, vermiculated render panels, boxed double-hung sash windows with diamond-pattern leadlight to the upper panes, which are arranged as a bay to the projecting room, and a flat roofed porch supported by fluted Tuscan order columns set on a brick base. Other examples include 2 & 10 (Moderne detailing, with complementary brick fences), and 4, 6 & 8, which are relatively plain and (with the exception of No.6) also have low brick fences.

There are also two Edwardian houses at 43 & 45 and one Federation house at No.32 (the former Crispe house and the first house in the street, as noted in the History), which is a double-fronted single-storey, block fronted weatherboard

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dwelling with a M-hip roof, a projecting side gable and a verandah, which returns on one side and has a cast-iron frieze. The windows are double-hung sash, paired at the front on either side of the central front door, which has side lights and highlights. There are two rendered brick chimneys.

The houses in the precinct generally have a relatively high degree of integrity when viewed from Queen Street. Some have been altered in detail, but could be restored. There have been a number of second storey additions (e.g. 10, 19, 25, 26 & 27), but these are generally set back behind the main roof form and do not have a significant visual impact upon the precinct as a whole. The precinct has a moderate level of intactness to the original phases of development from c.1920 to c.1940. The non-contributory houses include those built in the post-war period after c.1955 (11, 12, 46 & 48) and very altered inter-war houses such as No.13.

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the Inter-war era appearance of the houses in the precinct when viewed from Queen Street.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features of the precinct's contributory housing.

### Policy Basis

This Queen Street, Preston Precinct is a surviving example of an Inter-war residential subdivision and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The houses in the precinct are relatively intact externally and this contributes to their significance. The overall conservation objective therefore is to conserve and maintain the historic fabric of the precinct's houses, with an emphasis upon the elements that are visible from Queen Street.

### Guidelines (General)

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

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

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

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

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

- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original or contributory building/s.

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

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

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

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

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

## Guidelines (Specific)

None specified.

## Review of significance and policy

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

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

## Comparative Analysis

As noted in the History while there was a significant amount of speculative nineteenth century subdivision in Reservoir, very little development occurred before the 1920s. Consequently, early residential areas in Reservoir are characterised usually by very small numbers of nineteenth (if any) and pre-World War I dwellings (when compared to Preston and Thornbury), and higher proportions of inter-war dwellings. However, the intactness of many areas has been diluted by post-war redevelopment.

The Queen Street Precinct stands out in Reservoir as an area that illustrates the limited extent of recovery in the early

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twentieth century and also the significant development that occurred after World War I. The precinct is notable for its relatively high degree of intactness to the original phases of development and for the number of brick dwellings of somewhat better quality and in this respect, the precinct forms an extension of the adjoining Oakhill Avenue precinct (HO127), which comprises similar good-quality middle-class housing from the mid-to-late interwar period. Other comparative examples assessed by this Study and recommended for inclusion in the HO include:

## *Edgar Street precinct, Reservoir*

A very intact streetscape of Inter-war bungalows that has not been diluted by later buildings or compromised by unsympathetic alterations and additions to Inter-war buildings stock.

## *Roxburgh Street precinct, Preston*

A very intact streetscape of Inter-war housing, with very little intrusive elements such as additions and alterations and housing stock from later periods. The Roxburgh Street Precinct has a similar degree of integrity to the Queen Street Precinct.

## *Spencer Street precinct, Preston*

A very intact streetscape of Inter-war housing, with very little intrusive elements such as additions and alterations and housing stock from later periods. The Spencer Street Precinct has a similar degree of integrity to the Queen Street Precinct.

## Statement of Significance

### *What is significant?*

The Queen Street Precinct is an early twentieth century residential area and the contributory houses in the precinct comprise Federation and Edwardian houses, and inter-war houses including 1920/30s bungalows, 1930s Moderne villas and early 1940s houses. The consistency of scale, form, and detailing of the houses, and the open siting on garden allotments with consistent setbacks behind low front fences creating a 'garden suburb' character contributes to the significance of the precinct. The extent to which development in two key phases during the 1920s and 1930s is clearly evident is also an important characteristic.

Non-original alterations and additions to the contributory houses and the houses at 11, 12, 13, 46 & 48 are not significant.

### *How is it significant?*

The Queen Street Precinct is of local historic, architectural and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, the Queen Street Precinct is significant as evidence of the important and rapid phase of suburban development of Reservoir during the inter-war period, particularly in the decade after the electrification of the Whittlesea Railway Line in 1921. The house at No.32 is significant as a rare example of a pre-World War One house, which is associated with the locally important Crispe family. (AHC criteria A.4, D.2 & H.1)

The Queen Street Precinct is architecturally and aesthetically significant as a fine example of a residential area, which is notable for the consistent quality of its built form that is characteristic of medium scale suburban housing of the inter-war years. (AHC criteria D.2 & E.1)

## Assessment Against Criteria

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## *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Queen Street Precinct is considered to meet Criterion A.4 as it provides evidence of an important phase of suburban development of Reservoir during the early decades of the twentieth century. It's proximity to the Whittlesea Railway Line, which was electrified in 1921, and the development of the precinct in the decade following demonstrates the impact electrification of the rail network had on suburban development in metropolitan Melbourne in the early twentieth century. The house at No.32 is significant as a rare example of a house associated with the original late nineteenth century subdivision and for its associations with the locally important Crispe family.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Queen Street Precinct is considered to meet Criterion D.2 as a representative example of an early twentieth century suburban housing estate with a range of housing styles that are characteristic of that era. The significance of the place is enhanced by its relatively high degree of intactness.

## Aesthetic

## *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

The Queen Street Precinct is considered to meet Criterion E.1 as a relatively intact and fine example of a residential subdivision in Darebin from the early decades of the twentieth century. The planning of the subdivision with the generous setbacks of the houses from their street boundaries contribute to the street's aesthetic quality. Of equal contributory value are the intact, mostly medium scale, Californian Bungalows and 1930s Moderne villas that contribute to aesthetic quality and early twentieth century character of the street, and which are fine examples of their respective styles.

## Recommendations 2011

### External Paint Controls

No
No
No
No
-
Darebin HO Permit Exemptions 2011
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

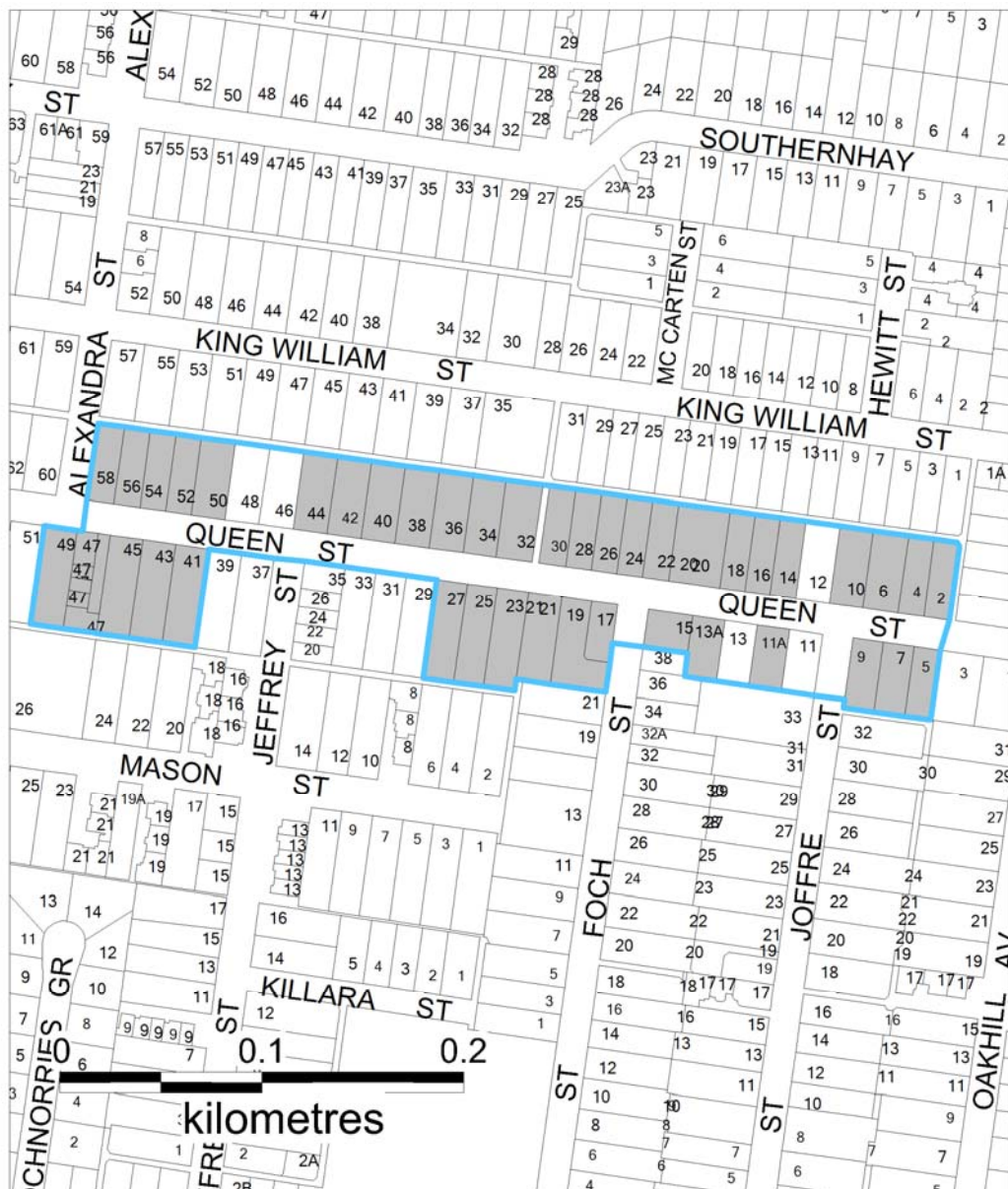
### Aboriginal Heritage Place

## Other Recommendations

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It is recommended that the Queen Street Precinct comprising 1-27, 41-49 & 2-58 Queen Street, Reservoir is added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the properties at 2-18 Edgar Street as defined by the title boundaries.



Levels of Heritage Significance	
<span style="display: inline-block; width: 10px; height: 10px; background-color: #cccccc; border: 1px solid black;"></span>	Contributory
<span style="display: inline-block; width: 10px; height: 10px; background-color: #ffffff; border: 1px solid black;"></span>	Non-contributory
<span style="display: inline-block; width: 10px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span>	Significant

# Queen Street Precinct, Reservoir



## HERITAGE CITATION REPORT

<b>Name</b>	High Street (Thornbury) Precinct		
<b>Address</b>	732-848 & 827-927 HIGH STREET, THORNBURY	<b>Significance Level</b>	Local
<b>Place Type</b>	Commercial Precinct		
<b>Citation Date</b>	2011		



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

**Architectural Style** Interwar Period (c.1919-c.1940)

**Maker / Builder** No information held

## History and Historical Context

### History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the cable tram system along High Street to the Preston border at Dundas Street, also encouraged a little suburban development during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a suburb.

The key phase of suburban development for Thornbury was, like Preston, during the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops

created in the earlier bursts of commercial development. This development was associated with the electrification in 1921 of the Whittlesea Railway as far as Reservoir and new electric tram routes along St George's Road. In the years following the Second World War the few remaining parts of Thornbury, such as the former Croxton Racecourse, now Bird and Bradley Avenues, were developed for housing.

### **Precinct history**

There was limited commercial settlement in High Street north of Mansfield Street until well into the 1920s. A 1909 MMBW map of the area shows the only development on the east side was two houses just to the north of Mansfield Street and a row of shops just to the north of the Penders Grove intersection. On the west side there was one house just to the north of Hutton Street, and two large premises in the strip between Benjamin Street and Boundary Road (now Miller Street), one on the corner of Boundary Road and one about a third of the way along the strip from Benjamin Street. Between the buildings is what appears to be a normal size shop and next to it the tram waiting room at the end of the cable tram terminus.

The development of this precinct was associated with the post-war boom of the 1920s after the electrification of the Whittlesea railway in 1921 as noted above when the undeveloped areas of Thornbury began to succumb to suburban development. As housing estates such as Pender's Grove were sold and rapidly covered with housing, business people began to establish a shopping strip along High Street near Thornbury Station, which no doubt influenced its location. The opening of the electric tramway route from North Fitzroy via St Georges Road, Miller Street and Plenty Road, which passed by the northern end of this centre also stimulated development by connecting this part of High Street to the expanding residential areas of East Preston. By the end of the decade High Street rivalled Smith Street in Collingwood as one of the major shopping centres serving the northern suburbs of Melbourne.

### *West side of High Street*

As noted above in about 1909 there were two large premises in the strip between Benjamin Street and Boundary Road (now Miller Street) on the west side of High Street, one on the corner of Boundary Road and one about a third of the way along the strip from Benjamin Street. The development of this block is typical of the development of the precinct as a whole in the early decades of the twentieth century.

The building nearest Benjamin Street was probably the Thornbury Hall, which was built by estate agent Nicol Miller in 1910, and was used for showing films. According to Lemon, this was Northcote - and Darebin's - first regular picture theatre, although it was not purpose-built as theatre. Improvements made in the following year converted the building to a theatre and it was known as the Thornbury Theatre (Lemon, 1983:160; Sands & McDougall Directory). Its address was 911 High Street. Nicol Miller had his estate agent's office between Benjamin Street and the theatre in 1912.

The shop to the north of the theatre was occupied by Mrs Williams', confectioner, and the large building on the corner of Boundary Road was T. Rowe's coach-building workshop. These premises and the little tram waiting room were the only other buildings listed until 1916. In 1920 there were a few more shops to the north of the theatre. At No.913, where the tram waiting room had been (or perhaps it was still there) was F. Palmer, tailor and at No.917 was Mrs E. Soumpron, ladies draper. Mrs Williams' confectionery shop was at Nos. 919-921, and Rowe the coach-builder was still on the corner.

As noted above the electrification of the railway stimulated development and by 1930 the theatre had gone and the block had become a small local shopping strip providing for Thornbury residents' everyday needs. The occupants of the shops were:

901 A.A. Leahy & Co, estate agents  
903 Henry Males, greengrocer  
905 John Goatley, tobacconist  
907 Mrs G. Finn, confectioner

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909 Mrs D.E. Graham, 'cks' [cakes?]  
911 Vacant (the theatre)  
913 Victory Fin[ance] Co. Pty Ltd  
917 Mrs E.T. Soumprou, ladies draper; Louis Soumprou  
919 W.J. Hickford, confectioner  
921 Henry Males, fruiterer  
923 J. Ecker, butcher  
925 Met[ropolitan] Gas Co. depot  
927-9 P.T. Bullock Pty Ltd, grocers

In 1960 the shopping strip from No. 913 to Miller Street still had the same sorts of businesses as they had in 1930.

913 Grand Gifts  
915 Pappas Tea Rooms  
917 K. Tweddle, mercer; W. McLennon (presumably resident upstairs)  
919 Peter Pan Café; Christif Diviteos (presumably resident upstairs)  
921 Basile Bros, fruiterers  
923 E.B. May, butcher  
925 Gas & Fuel Corporation depot  
927-9 Coles, fancy goods

Meanwhile in the next block south, between Blythe and Benjamin streets, the first three shops appeared by 1920 at Nos. 881, 887 and 889. In 1926 the growing importance of the status of this part of High Street was illustrated by the opening in 1926 of Anderson's Furniture Warehouse, a substantial department store, at No.885. Andersons had been established as a furniture retailer for about 40 years. By 1940 they had five other stores in various Melbourne suburbs. In that year the firm fitted a new modern shop front to their Thornbury store. (advert in *Leader*, 21 February 1940). Andersons still occupied the site in 1974.

The block to the south of Blythe Street also began to fill up in the 1920s. Another major addition to the centre was the Thornbury Regent Cinema, which opened in 1925.

### *East side of High Street*

As noted above, the earliest shops in this part of High Street were constructed on the north side of Pender's Grove. This group of two pairs of shops Nos.804-10 was built late in the nineteenth century in response to the Thornbury's small housing boom at places such as Prince of Wales Park and Plow Street (q.v.). The group of shops preceded the Penders Grove Closer Settlement and the formation of Penders Street, (as it was then called). These four shops were first listed in Sands & McDougall Directory in 1895. They were the only buildings on the east side of High Street between Mansfield and Dundas Streets. Only two of them were occupied as shops at that stage, William Kennard's bootmakers and Miss H. Foley's wine shop. The two premises between these shops were vacant, and the other two, on the south side of the group appear to be residences occupied by Alexander Campbell and James McFarlane. In 1902 there were only four premises listed. The occupants were:

Herbert Tucker  
William Bonnage  
Thomas Palling  
Mrs Marie Watson, wine café and refreshment rooms

In 1905 the shops had street numbers:

600 Mrs S Tucker; replaced by Gordon Garrett estate agent in 1906

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602 Mrs J. McCan, teacher of dancing  
604 Mrs Emily Palling  
606 Ms M. Watson, wine café.

According to an MMBW Detail Plan 2434 there were six shops in the group by 1909. The additional two could have been added at the northern end between since 1905. In 1915, when they were the only shops between Collins and Dundas Streets, the occupants of the six shops were:

600 A. Hollowood; Mrs Gorrie, ladies draper  
602 Mrs J. McCan, teacher of dancing  
604 Mrs S. Hills, costumer  
606 M. Brown, knitting manufacturer  
608 McGeorge Bros, estate agent  
610 F. Lanteri, wine shop.

By 1920 the present numbers 804 to 810 were in use for this group of shops. Only two more shops - No. 812 and 844 - had been added in the strip as far as Dundas Street. Ten years later, in 1930, this block was fully built up. Nos. 804-6 had become Robert Metcalf's cycle builder and repair shops, while No.808 was occupied by Mrs Goldman, pastry-cook and No. 810 was vacant. In 1921, the building at No. 846 was being built. In 1922 it was listed as G.C.J. Gillies, dentist and W.J. Davis, chemist. W.J. Davis already had a chemist shop in High Street Preston, which he had operated since at least 1915. (Sands & McDougall Directory)

Further to the south, the block between Flinders and Penders Streets was slow to develop. The site on the corner of Collins and High Street was vacant in 1909. The first listing of 774 High Street was in the Sands & McDougall Directory of 1929, when it was occupied by H. Collin & Son, optician. It probably is a coincidence that the firm bore a similar name to the street, as Collins Street was named more than two decades before the firm opened at 'Collins Corner'. H. Collins & Son were at 772 High Street until the early 1950s. In 1951 the building at No.774 High Street was listed for the first time. It was occupied by N. Thompson & Co, engineers. By 1955 H. Collins & Son had moved across Collins Street to the new building at No.774. The building also housed G.F. Higham & Co, accountants, Home, Wilkinson and Lowry, solicitors as well as N. Thompson & Co.

A sign of the increasing car-ownership that would one day threaten the viability of shopping centres like High Street was the motor garage that was opened at No.802 in 1920, when it was occupied by Tadich and Beck's Junction Garage. The present building probably dates from the 1930s and possibly replaced an earlier kerbside style garage or was altered to provide drive-in facilities. By 1950 the garage was run by Teunon Bros, motor engineers, who were still the occupants in 1974. It continues to be used as an Ampol service station today.

## Sources

MMBW Detail Plans 2292, 2293, 2434, dated 1909.  
Sands & McDougall Directory

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

## Description

### Physical Description

This is a commercial precinct, which comprises a mix of single and double storey rendered brick shops and residences predominantly dating from the first four decades of the twentieth century. The shops have intact stepped or curved

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parapets with brick and render detailing that is typical of the era. The buildings are generally in good condition and the facades above the awnings are mostly very intact, however, the ground front street elevations of most shops have been altered or replaced. Shops that retain original or early shopfronts include Nos.754 & 754A, 776 and 881. Some of the balconies to the two storey shops have been enclosed.

The precinct as a whole has a relatively high degree of intactness to the key phase of development during the inter-war period. Notable buildings within the centre are:

- 'Collins Corner' at No.774, which is a two-storey Moderne brick commercial/retail building on the northeast corner of Collins Street. On the building's ground floor it has elements of the original shopfronts including the entry doors and a curved cantilevered awning. The upper level has metal frame windows with horizontal banding set in a liver brick band that extends across the upper level of both facades. A hood projects above these upper level windows and there is signage that reads *Collins Corner*. The parapet of the building is relatively plain except for a liver brick capping.

- The 'drive-in' service station at No.802. The ground floor elevation of the service station is very intact and retains early metal-framed windows (some with early painted advertising for 'BF Goodrich') and other detailing including tiling (now painted) and part of the original pressed metal underside of the awning survives on the Pender Street elevation. The rear of the garage containing the motor workshop is single-storey and extends along the Pender Street boundary. The upper level of the building has the ubiquitous stepped parapet commonly seen on early twentieth century buildings in High Street. In the centre bay there is a large arched window, which has been altered. The brickwork on the building has been painted.

- The group of four two-storey brick shops at Nos.804-10 designed in a restrained Free Classical-style. The lower levels have new shopfronts of various configurations. The window openings of the upper levels have been altered unsympathetically on numbers 804 and 806. There are cement mouldings and bandings on the upper level facades. Some remnants of the urns that were fitted to the top of the parapet are extant.

- A two-storey, Inter-war brick shop at No.846 designed in a Free Classical-style. The facade of the first floor has Classically-inspired rendered elements including pilasters that have Ionic-inspired capitals, and a relatively deep cornice. The facade is divided into three bays. The central bay has a group of three windows, but one has had its multi-paned sashes removed and a board, or similar, has been fitted. Flanking this central bay are bays that have pairs of multi-paned double-hung sash windows, which are surrounded by face brickwork with a rendered band

- The former Regent Theatre at No.859-61, which has a three-storey face brick and rendered facade 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 leadlight 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.

- The former Anderson's Furniture Warehouse at No.885, which is a rendered brick two storey inter-war commercial building directly opposite Pender Street. The facade of the first floor is relatively intact. It is divided into three bays. The central bay has large windows with multi-paned glazing at their heads. This central bay is flanked by end bays that project slightly, and each contains a similar window in terms of scale, proportion and embellishment. The end bays are formed by Classical-inspired pilasters. A cornice extends across the facade above the windows and a stepped parapet forms the top of the building.

## Conservation Policy

### Objectives

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

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

## Policy Basis

This precinct provide important evidence of the historic development of this area. New development may occur provided that it is carefully designed and does not impact upon the significance of the place. The upper facades of the shops are relatively intact externally and this contributes to the significance of the precinct. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from High Street.

## Guidelines (General)

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

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

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

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

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

- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

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

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

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

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

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

. Supported the continued commercial and residential use of these buildings, however, alternative uses may be considered if the traditional retail use is no longer viable and the proposed new use will assist in the conservation of the place.

## Guidelines (Specific)

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

. Reinstatement of shopfronts based on historic evidence.

## Review of significance and policy

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

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

## Comparative Analysis

This precinct is one of a number of retail centres that are associated with the inter-war development in Preston. Compared with other inter-war centres such as Edwardes Street and Broadway in Reservoir (which developed on either side of Reservoir Station) and High Street in Preston it has a much higher level of integrity and is much larger. It also compares with the small centres in Plenty Road, Preston comprising the shops at Nos. 519-41 (q.v.), a similar house and surgery at No.572 (q.v.) and another former SSBV at No.600 (q.v.) and the inter-war commercial centre at High Street in Reservoir (q.v.).

This centre is notable for including major stores such as the former Anderson's Furniture Warehouse, and the Regent Cinema, which was one of the largest cinemas erected during the 1920s in Darebin. The only other pre-World War Two retail centre where these types of buildings, which indicate the higher order retailing status of the centre, are found is at High Street in Northcote.

## Statement of Significance

*What is significant?*

The High Street, Thornbury precinct comprises the properties at 732-848 & 825-927 High Street, Thornbury.

Contributory places include the early to mid twentieth century shops and residences, which comprise the majority of

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buildings within the precinct except as specified below. The consistency of scale, form and detailing of the shops within the centre and the extent to which development in one main period is apparent are important characteristics.

Places of individual local significance, which have their own citations in this Study, are Collins Corner at No.774, the Drive-in garage at No.802, the shop row at 804-10, the former Regent Theatre at No.851-9, the former Anderson's Furniture Warehouse at No.885, and the shops and residences at No.844-46.

Non-original detailing such as the ground floor shop-fronts, cantilevered awnings and the following buildings are not significant:

Nos. 756-762, 788, 800, 812-14, 826-30 831A, 848 & 921

*How is it significant?*

The High Street, Thornbury precinct is of local historic significance to Darebin City.

*Why is it significant?*

The High Street, Thornbury precinct is historically significant as a representative example of an inter-war shopping strip, which served a regional role. It provides evidence of the suburban expansion of Thornbury during the 1920s development boom and how High Street was consolidated as one of the major shopping centres in the northern suburbs. As a representative example it demonstrates the strong associations between the development of commercial centres and public transport in the early to mid-twentieth century and how main centres serving a regional catchment were established along key public transport routes. (AHC criteria A.4, D.2)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The High Street, Thornbury precinct is considered to meet Criterion A.4 as it provides evidence of the suburban expansion of Thornbury during the 1920s development boom and in particular how the development of public transport systems including electrification of the Whittlesea railway and the opening of the electric tramway route from North Fitzroy via St Georges Road, Miller Street and Plenty Road, which connected this part of High Street to the expanding residential areas of East Preston stimulated commercial development along the routes.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The High Street, Thornbury precinct is considered to meet Criterion D.2 as it is a representative example of an inter-war shopping centre. It demonstrates the strong associations between the development of commercial centres and public transport in the early to mid-twentieth century and how small centres with a range of services including shopping, financial and medical were established within easy walking distance of residential areas



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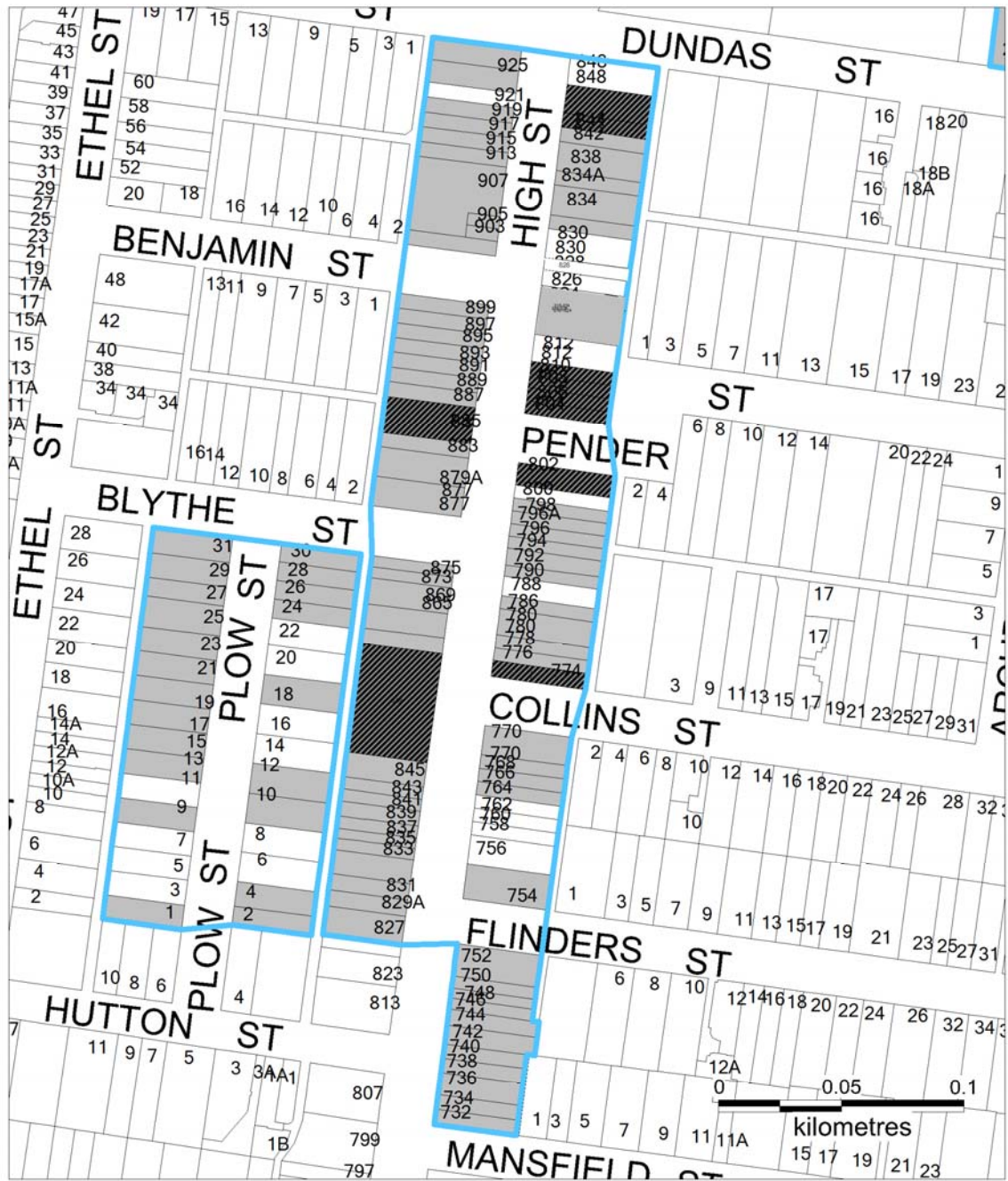
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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	Darebin HO Permit Exemptions 2011
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the High Street, Thornbury precinct comprising the properties at 658-694 and 763-793 High Street, Thornbury be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.



#### Levels of Heritage Significance

- Contributory
- Non-contributory
- Significant

## High Street, Thornbury

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<b>Name</b>	Plow Street Precinct	
<b>Address</b>	1-31 & 2-30 PLOW STREET, THORNBURY	<b>Significance Level</b> Local
<b>Place Type</b>	Residential Precinct	
<b>Citation Date</b>	2011	



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**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Architectural Style**

Victorian Period (1851-1901)

**Maker / Builder**

No information held

## History and Historical Context

### Thematic context

2. *Peopling Darebin* 2.3 Promoting settlement

5. *Building suburban Darebin* 5.3 Developing the suburban ideal

### History of Thornbury

Much of Darebin's land was subdivided and offered for sale during Melbourne's land boom of the 1880s and early 1890s. The promise of a bridge over the Merri Creek and the making of St George's Road as far as Thornbury stimulated landholders in the area to subdivide, and by 1888 most of the land between High Street and St George's Road was sold (Lemon, 1983:90-2). Although Northcote experienced a building boom, little development extended into Thornbury before the end of the boom. However some residential development did take place around Croxton and Thornbury Stations on the Whittlesea railway line, which opened in 1889. The depression that followed the boom halted development in the early 1890s, with recovery beginning in the early years of the twentieth century.

Plow Street illustrates these two phases of boom and recovery.

### Precinct history

The west side of Plow Street, close to Thornbury Station, was one of the few partially successful boom-time subdivisions in Thornbury, no doubt due to its relative proximity to Thornbury Railway Station. In 1890 the street was not listed in the Sands & McDougall Directory, but by 1892 there were eight new vacant houses on the west side of the street. A MMBW Detail Plan, dated 1909, shows that most of the houses were on double blocks, with fowl houses and, presumably, large gardens on the blocks beside each house. It also shows the small cottage at No.4, which is the only house on the east side of the street at that time.

Apart from No.4 the east side of Plow Street remained vacant until the early years of the twentieth century. Six more houses were listed for the first time in the 1912 Sands & McDougall Directory, and by 1915 the street was fully built up.

### Sources

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, No.2434, dated 1909

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

*Sands & McDougall Directory*

## Description

### Physical Description

The Plow Street precinct in Thornbury is a residential area comprising housing from the late nineteenth and early twentieth centuries. Of particular interest are four nineteenth villas of an unusual design at Nos. 1, 9, 17 & 25, which have steep pitched gable roofs. One gable faces the street, and its deep eaves are supported by ornate timber brackets. The

gable ends have timber shingles and the face brickwork of the walls is broken up with bands of cement render. The corners of the walls below the street-facing gable are splayed and have a window in the diagonal. Gable roofs project from the side of the street-facing gable towards the rear of the houses, making the building symmetrical. The scale of the roofs, somewhat dominate, if not, overwhelm the houses.

The other nineteenth century houses on the west side of the street are the double-fronted villas at 13, 21 and 29, which although conventional in form are also well-detailed, once again suggesting the involvement of an architect (The other surviving example at No.5 has been significantly altered). No.21 and No.29 are similar and are distinguished by the gablet at the centre front of the M-hip roof. They have skillion verandahs enclosed within projecting wing walls with a framed cast-iron frieze. There are two corbelled brick chimneys. No.13 lacks the gablet detailing that distinguishes the others (perhaps it has been removed?), but it otherwise similar in form and detailing. The brickwork has been rendered or painted over, changing its appearance.

Situated between the Victorian houses, are Edwardian single fronted cottages and bungalows, which were built upon part of the original allotments. The single-fronted example include the very intact cottage at No.27, which has a roughcast facade, triple side-hung casement windows and an unusual flat profile verandah. The timber and cyclone wire fence is complementary. It compares to a similar, but less intact example at no.7. Other relatively intact examples include the gabled fronted bungalows at Nos.19 and 23, and the asymmetrical weatherboard villa at no.31. The house at No.15 is less intact, but retains some original detailing and form.

The east side of the street is less intact than the west and has suffered more from post-war redevelopment, both in terms unsympathetic alterations to original houses and demolition and replacement with new stock. There is one Victorian era house at No.4. It is a weatherboard cottage with transverse gable roof. The front window has been altered. Adjacent to this cottage at no.2 is a single fronted Edwardian weatherboard cottage and there are four similar cottages at the northern end of the street at Nos. 24-30. Nos. 2, 24 & 26 have traverse hip roofs with a projecting gabled bay and a verandah across the facade with a short return at one side over the entrance with timber ladder frieze. Nos. 28 & 30, on the other hand, are gable fronted with a skillion verandah across the front. Windows in main elevation are triple side-hung casements with coloured toplights. The gable ends have timbering and roughcast detailing and there are corbelled brick chimneys. Other contributory houses include the double fronted weatherboard villas at 10, 12 and 18, which remain relatively intact compared to the other dwellings.

The contributory houses in Plow Street are generally in good condition and have a relatively high degree of external integrity when viewed from the street. Overall, the precinct has a reasonably high degree of intactness from the two phases of development in the late nineteenth and early twentieth century. The non-contributory houses include the post-war houses at 16 and 20, and the very altered Victorian or Edwardian houses at 3, 5, 6, 8, 11, 14 & 22.

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the Victorian and Edwardian era appearance of the precinct when viewed from Plow Street.

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

### Policy Basis

The Plow Street Precinct in Thornbury is a good example of a Victorian and Edwardian residential subdivision and because of this, it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The houses are relatively intact externally and this contributes to their significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that

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are visible from Plow Street.

## **Guidelines (General)**

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

1. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
2. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original or contributory building/s.
4. Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

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

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

## Comparative Analysis

While Thornbury experienced a certain level of development in the nineteenth century, most of the speculative subdivisions were only partially developed before the 1890s depression, with most development occurring in the first decades of the twentieth century with sometimes a final infill after World War I. This pattern of development can be seen in Plow Street and adjoining streets to the east and south running off High Street, however, in many streets the legibility of the original phases has been diluted by later, post-war development and by alterations and additions to the older dwellings.

This section of Plow Street stands out as one area where the two early phases of development during the late nineteenth and early twentieth centuries is still evident. It is also notable for the architectural quality of the nineteenth century houses on the west side of the street, which have detailing not found elsewhere in Thornbury and Darebin more generally. It compares to the following precincts identified by this Study:

### *Woolton Avenue, Thornbury Precinct*

A precinct of late-Victorian and/or Edwardian dwellings. They are detached and relatively substantial in comparison to the villas in Gladstone Avenue.

### *Rossmoyne Street, Thornbury Precinct*

The building stock in the street comprises a similar mix of Victorian and Federation/Edwardian dwellings and compares directly to Plow Street.

### *Gladstone Avenue, Northcote Precinct*

A precinct of late-Victorian and Edwardian dwellings. They are detached and semi-detached and relatively modest in scale and character in comparison to many of the villas in this street.

### *Livingstone Parade, Preston Precinct*

A precinct of late-Victorian and inter-war dwellings. Illustrates how the recovery in Preston, which was more remote, did not really begin until the inter-war period.

## Statement of Significance

### *What is significant?*

The Plow Street precinct comprises all the houses on both sides of Plow Street in Thornbury. It was originally developed in two key phases during the late nineteenth and early twentieth centuries and the extent to which these two periods are clearly evident in the built fabric is an important characteristic. The following elements contribute to the significance of the precinct:

- The four villas of an unusual design at Nos. 1, 9, 17 & 25.
- The detached Victorian double-fronted houses at 13, 21 & 29 and the weatherboard cottage at No.4
- The single and double fronted Edwardian houses at 2, 7, 10, 12, 15, 18, 19, 23, 24, 26, 27, 28-30 & 31.

Non-original alterations and additions to the contributory houses and the houses at 3, 5, 6, 7, 8, 11, 14, 16, 20 & 22 are not significant.

### *How is it significant?*

The Plow Street Precinct in Thornbury is of local historic and architectural significance to Darebin City.



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## *Why is it significant?*

Historically, the Plow Street Precinct is significant as a representative example of a residential development that provides tangible evidence of two early phases of suburban development in Thornbury during the late nineteenth and early twentieth centuries. It demonstrates the relatively greater level of initial development in the nineteenth century and quicker rate of recovery in the twentieth enjoyed by subdivisions in proximity to public transport in Thornbury compared to those that were more remote (AHC criteria A.4, D.2).

The villas at 1, 9, 17, 21, 25 & 29 Plow Street are architecturally significant as finely detailed houses with unusual design features not found elsewhere in Darebin. (AHC criteria D.2, F.1).

## **Assessment Against Criteria**

### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Plow Street Precinct in Thornbury is considered to meet Criterion A.4 as it provides evidence of the earliest phase of suburban development in Thornbury during the late nineteenth and early twentieth centuries, after the recovery from the economic crash of the 1890s. Its proximity to the Melbourne-Whittlesea Railway Line demonstrates the impact railways had on suburban development in metropolitan Melbourne in the late nineteenth and early twentieth centuries.

### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Plow Street Precinct in Thornbury is considered to meet Criterion D.2 as it is a representative example of a suburban housing estate from the late nineteenth and early twentieth century in Darebin.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The houses at 1, 9, 17, 21, 25 & 29 Plow Street are considered to meet Criterion F.1 as very intact examples of finely designed late nineteenth century houses with unusual features not found elsewhere in Darebin.

## **Recommendations 2011**

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

Darebin HO Permit Exemptions 2011

**Aboriginal Heritage Place**

No

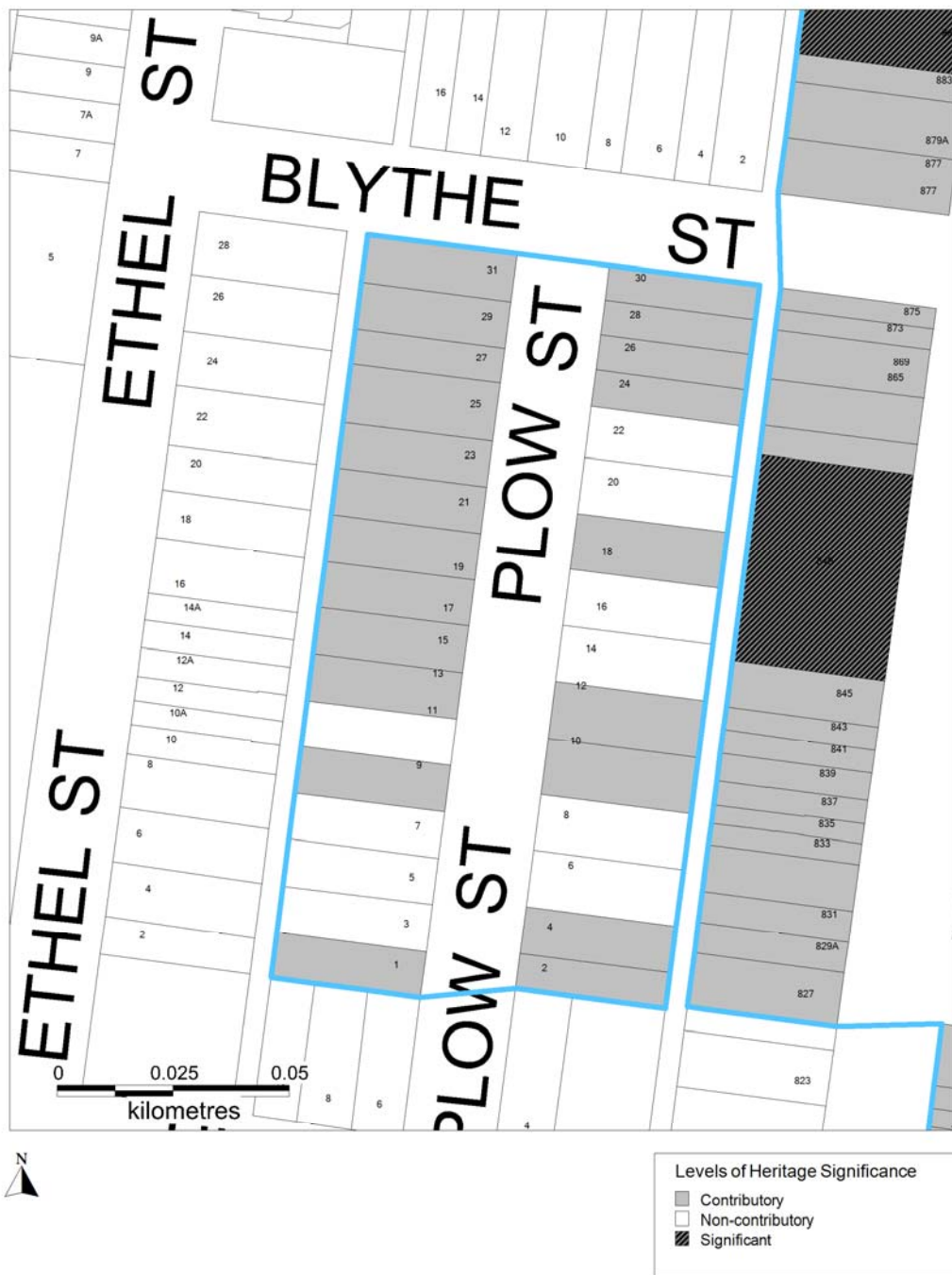
## **Other Recommendations**



# HERITAGE CITATION REPORT

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It is recommended that the Plow Street precinct comprising 1-31 & 2-30 Plow Street, Thornbury is added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the properties as defined by the title boundaries



## Plow Street Precinct, Thornbury

## HERITAGE CITATION REPORT

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<b>Name</b>	Rossmoyne Street Precinct	
<b>Address</b>	43-67 & 50-78 ROSSMOYNE STREET, THORNBURY	<b>Significance Level</b> Local
<b>Place Type</b>	Residential Precinct	
<b>Citation Date</b>	2011	



# HERITAGE CITATION REPORT

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

**Architectural Style**      Victorian Period (1851-1901),  
Federation/Edwardian Period  
(1902-c.1918)

**Maker / Builder**      No information held

## History and Historical Context

### Thematic context

- 2. *Peopling Darebin* 2.3 Promoting settlement
- 5. *Building suburban Darebin* 5.3 Developing the suburban ideal

### History of Thornbury

Much of Darebin's land was subdivided and offered for sale during Melbourne's land boom of the 1880s and early 1890s. Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed.

One of Darebin's - and Melbourne's - biggest land developers was C.H. James, who subdivided huge areas of the Northcote municipality. One of James' large boom-time subdivisions was Rossmoyne Park, which extended from High Street Thornbury to the Darebin Creek, and included Mansfield, Rossmoyne, Gooch and Raleigh Streets. By 1885 much of this estate had been sold (Lemon, 1983:87 & 91-2). Another successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a residential suburb.

### Precinct history

Residential settlement commenced in Rossmoyne Street and surrounding streets at the height of the building boom in the nineteenth century, but remained sparse until the turn of the century, when building commenced again. Rossmoyne Street appears for the first time in the 1888 Sands & McDougall Directory, when only two houses were noted in the whole stretch between High and Wales Streets. St David Street did not then extend as far north as Rossmoyne Street. In the following year there were four houses altogether, and in 1890 there were four houses on the north side and three on the south side. These included Anthony Pepper, at No. 7 (as shown by later Directories) and it is likely that most of the rest of the houses were clustered at the High Street end.

In 1891 four new residences, all vacant were listed in the Sands & McDougall Directory, and in 1892 there was a group of eight residences all occupied - this is the two groups of four attached houses at 43-57. In 1896 these were listed as Devonshire Terrace, with eight occupants, some of whom were amongst the eight residents listed in earlier years. It therefore seems likely that Devonshire Terrace was built in two sections around 1891-91. A small laneway between the two sections is shown on 1909 MMBW plan.

In 1891 there were only four more houses in the street between Devonshire Terrace and Wales Street. Two of them would have been No.63, occupied by James Chigwin, and No.67, occupied by James Watt in 1896-97. The other houses on the north side were built in the first decade of twentieth century - No. 61 *Daisieville*, which was first listed in Sands & McDougall Directory in 1905 and No.65 soon after that.

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On the south side of the street there were still only four houses between High Street and Wales Street in 1900 - two of these may have been the attached pair at 68 & 70. By 1909 they were joined by *Dalkeith* at No. 62 and *Glengarnook* at No.72 (MMBW, SM). As development recovered houses at Nos. 64, 66, 74 had been added by 1915 and a house was being built. By 1918 Nos. 50, 52, 54 76 and 78 were completed and occupied. No.78 appears to have been a corner grocer's shop, occupied by R. Maxwell (SM).

## References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, No.2291, dated 1909  
Sands & McDougall Directory (SM)

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

## Description

### Physical Description

The Rossmoyne Street precinct in Thornbury comprises the properties at 43-67 and 50-78 Rossmoyne Street. It is a residential area comprising housing dating from the late nineteenth to early twentieth centuries, and one former corner shop and residence. Broadly speaking there are two main types of houses; single fronted cottages and double fronted houses from the late Victorian, Federation and Edwardian eras.

The Victorian cottages include the two terraces, each of four houses, at Nos. 43-49 and 51-57 (Referred to in the History as 'Devonshire Terrace') that are modest in scale and character, but form a cohesive and prominent element in the street. The houses are in good condition and the main visible alteration is the removal of chimneys from all but two (43, 45) of the houses and the overpainting of the bi-chromatic brickwork. Otherwise the houses are relatively intact and have typical detailing and features including tri-partite windows and panelled front doors with toplights, simple skillion verandahs, eaves brackets, and decorative masks and consoles to the wing wall ends. On the south side there is another similarly-detailed Victorian pair at 68-70, which are somewhat more intact, although No.68 has also had its chimney removed. These however, however, retain, their original unpainted bi-chromatic brickwork and feature recessed alcoves built into the front wall on either side of the double hung sash windows. The other single detached example at No.63 is similar in form and detailing.

The Edwardian single fronted block (ashlar) fronted weatherboard cottages at 64 and 66 are almost identical, but mirror reversed designs, which have traverse hip roofs with a projecting gable. The typical detailing includes paired double-hung sash windows with skillion hoodsto the main elevations, timber fretwork to the small corner verandahs, roughcast render and shingling to the gable end and corbelled brick chimneys. Both are in good condition and No.66 is relatively intact, while No.64 has a visible double-storey extension and has lost its front chimney.

The double fronted houses include late Victorian, Federation and Edwardian examples. Most of the late Victorian and Federation examples (Nos. 61, 65 & 72) are similar in form with symmetrical facades and M-hip roofs. No.72 has bi-chromatic brickwork and a cast-iron frieze to the verandah, which is set within projecting side wing walls. No.65 also has bi-chromatic brickwork with a cast iron verandah and eaves brackets. However, the front windows have been replaced. The former 'Daisieville' at No.61 is a block (ashlar) fronted weatherboard example with tripartite windows and a central door with highlights and sidelights. While the verandah has been altered in profile, it retains original detailing with features paired posts at the corners and a cast-iron frieze. There are two rendered brick chimneys. The other late nineteenth century house is the asymmetrical weatherboard house at No.67, which has a hip roof and a projecting gable. While recent renovations have reduced its integrity it retains characteristic form and some detailing.

The Edwardian double-fronted houses (50, 52, 54, 74, 76) are all weatherboard and all asymmetrical in plan with a hip

roof and projecting gable and a separate verandah. The detailing is similar to the single fronted houses already described. The houses at 74 and 76 appear to have been originally identical and were likely constructed by the same builder. They are triple side-hung casement windows with coloured toplights and half-timbering with roughcast render to the top the gable end, and corbelled brick chimneys.

The former corner shop has a hip roof and a skillion return verandah over the footpath. While it has been altered in detail, it retains the traditional form and characteristics.

As noted above, most of the the houses in the precinct retain a relatively high degree of external integrity when viewed from Rossmoyne Street. Where two-storey additions have been made (e.g., 64, 72) they are setback behind the main roofline and do not have a significant visual impact. Overall the precinct has a high degree of integrity to the original phases of development with only two non-contributory houses at 62 and 62A. As these are setback slightly further, they do not have a strong presence in the precinct.

### Conservation Policy

#### Objectives

To conserve the surviving fabric that contributes to the Victorian or Edwardian era appearance of the houses when viewed from Rossmoyne Street.

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

#### Policy Basis

This precinct is a good example of a residential area comprising housing from the late nineteenth and early twentieth century and the intactness of the precinct to the two main phases of development is an important characteristic. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Rossmoyne Street.

#### Guidelines (General)

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

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

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

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

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original or contributory building/s.

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

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

# HERITAGE CITATION REPORT

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- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

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

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

## **Comparative Analysis**

While Thornbury experienced a certain level of development in the nineteenth century, most of the speculative subdivisions were only partially developed before the 1890s depression, with most development occurring in the first decades of the twentieth century with sometimes a final infill after World War I. This pattern of development can be seen in Rossmoyne Street and adjoining streets to the east and south running off High Street, however, in many streets the legibility of the original phases has been diluted by later, post-war development and by alterations and additions to the older dwellings.

This section of Rossmoyne Street stands out as one area where the two early phases of development during the late nineteenth and early twentieth centuries is still evident. It compares to the following precincts identified by this Study:

### *Woolton Avenue, Thornbury Precinct*

A precinct of late-Victorian/Federation villas, Edwardian and inter-war bungalows and houses. They are detached and relatively substantial in comparison to the villas in Rossmoyne Street.

### *Plow Street, Thornbury Precinct*

A precinct of late-Victorian and Edwardian dwellings. They are detached and relatively substantial in comparison to many of the villas in Rossmoyne Street.

# HERITAGE CITATION REPORT

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## *Gladstone Avenue, Northcote Precinct*

A precinct of late Victorian and Edwardian dwellings that is comparable with Rossmoyne Street, in terms of the variety of scales and styles of the housing.

## **Statement of Significance**

### *What is significant?*

This Rossmoyne Street Precinct, which comprises 43-67 & 50-78 Rossmoyne Street, Thornbury. The following elements contribute to the significance of the precinct:

- The Victorian and Federation/Edwardian houses including double-fronted brick and weatherboard villas, and single-fronted cottages.
- The former corner shop and residence at No.78.
- The consistency of form, siting, materials and detailing of the contributory houses.
- The extent to which development in two main periods during the late nineteenth century and early twentieth centuries is apparent.

Non-original alterations and additions to Victorian and Edwardian dwellings and houses at 62 & 62A are not significant.

### *How is it significant?*

The Rossmoyne Street Precinct in Thornbury is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, the Rossmoyne Street Precinct in Thornbury is significant as evidence of important phases of suburban development in Thornbury during the late nineteenth century land boom, and the early twentieth century recovery following the economic crash of the 1890s. The housing in the street is characteristic of medium scale suburban housing of both the Victorian and Edwardian periods and the former corner shop provides evidence of the local services that emerged to serve the growing population. (AHC criteria A.4 & D.2)

The Rossmoyne Street Precinct in Thornbury has architectural significance, for the consistent quality of its built form and relatively high degree of intactness from the original periods of development. (AHC criteria E.1 & D.2)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Rossmoyne Street Precinct in Thornbury is considered to meet Criterion A.4 as it provides evidence of the earliest phase of suburban development in Thornbury during the late nineteenth century land boom and in the early twentieth century, after the recovery from the economic crash of the 1890s.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment*



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*(including way of life, custom, process, land-use, function, design or technique)*

The Rossmoyne Street Precinct in Thornbury is considered to meet Criterion D.2 as it is a representative example of a suburban housing subdivision from the late nineteenth and early twentieth century with modest housing that is characteristic of the era. The significance of the place is enhanced by its relatively high degree of intactness

## Aesthetic

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

The Rossmoyne Street Precinct in Thornbury is considered to meet Criterion E.1 for its aesthetic qualities, which include the relatively intact and well-designed Victorian and Edwardian villas, which have a consistency of scale, siting, form and detailing creating a cohesive streetscape.

## Recommendations 2011

### External Paint Controls

No
No
No
No
No
Darebin HO Permit Exemptions 2011
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

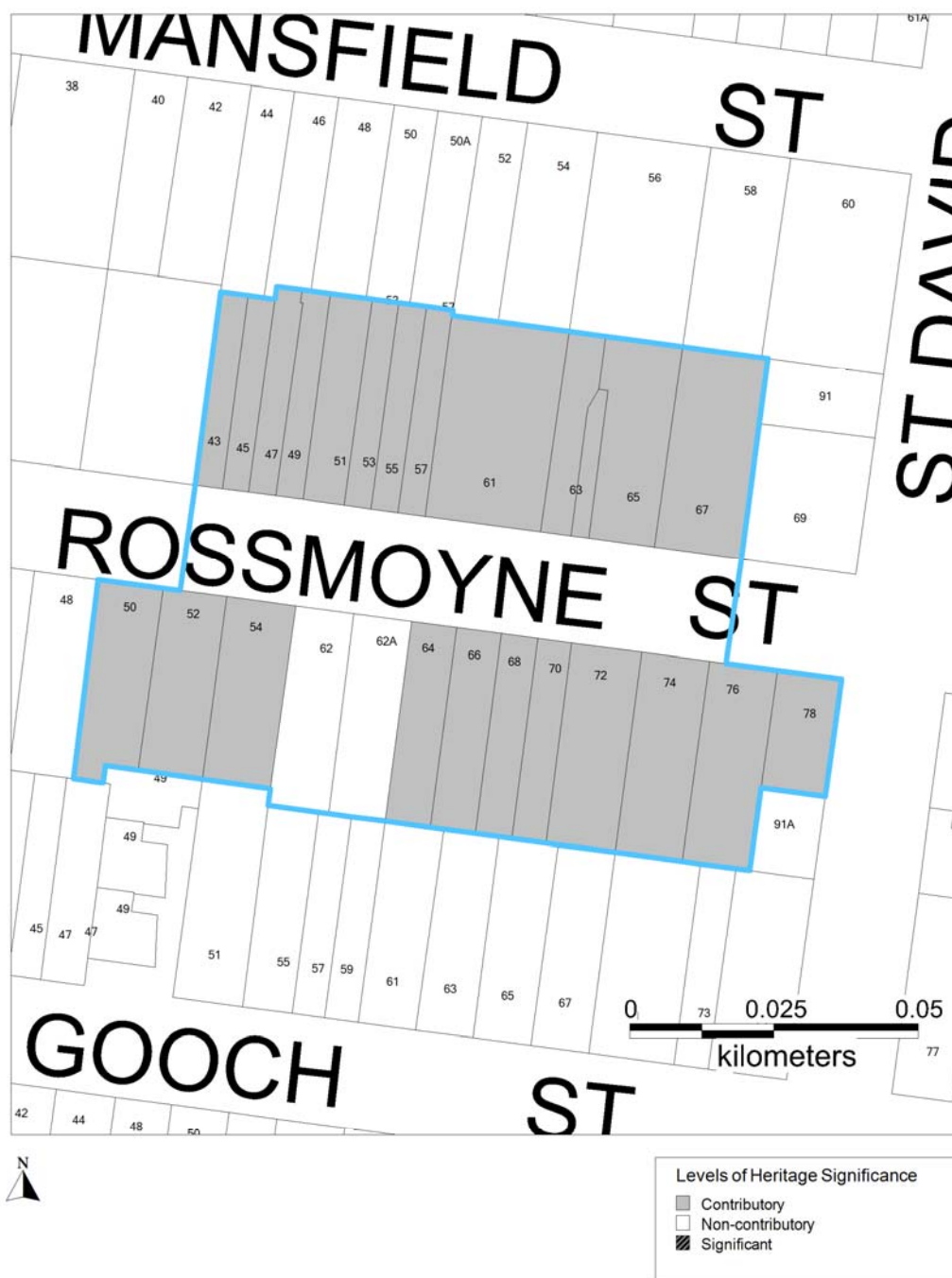
### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

It is recommended that the Rossmoyne Street Thornbury Precinct comprising 43-67 & 50-78 Rossmoyne Street, Thornbury is added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the properties as defined by the title boundaries.



**Rossmoyne Street Precinct, Thornbury**

## HERITAGE CITATION REPORT

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**Name** Woolton Avenue Precinct  
**Address** 55-67 & 52-60 WOOLTON AVENUE, THORNBURY **Significance Level** Local  
**Place Type** Residential Precinct  
**Citation Date** 2011



# HERITAGE CITATION REPORT

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**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Architectural Style**

Victorian Period (1851-1901),  
Federation/Edwardian Period  
(1902-c.1918)

**Maker / Builder**

No information held

## History and Historical Context

### Thematic context

2. *Peopling Darebin* 2.3 Promoting settlement

5. *Building suburban Darebin* 5.3 Developing the suburban ideal

### History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road as far as Thornbury encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was subdivided and sold for suburban allotments (Lemon, 1983:90-2). However, little development in Thornbury ensued before the boom collapsed in the early 1890s.

Recovery commenced in the early twentieth century and much of the development in Thornbury occurred in the first four decades of the twentieth century. There was another development boom after World War I and a major stimulus were improvements to public transports including the opening of the electric tram along St Georges Road by 1920 and the electrification of the Whittesea railway line by 1921.

### Precinct history

Woolton Avenue is so named for the 'Woolton Park' homestead, demolished c.1888. As 'Woolton Park' the land was used for dairy farming and grazing until its subdivision in the 1880s, which created the east-west streets between Leinster Grove and High Street. The north side of the street was part of Crown Portion 128 and was subdivided as the Woolton Park Estate. A Muntz and Barge survey showed this area 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 per acre by auction in a block (Ward, 2001, Database No.338)..

The south side of Woolton Avenue was part of Crown Portion 129, which 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 (q.v.), was listed as owning sixteen acres of this subdivision by 1890 (Ward, 2001, Database No.136).

The first house in this section of Woolton Avenue, east of St George's Road was constructed for David Marks who purchased an allotment in 1892, building *Woolton* in the following year. This is the house now at No.58 (Ward, 2001, Database No.136).

However, Woolton Avenue, situated about halfway between Croxton and Thornbury railway stations did not see much further residential settlement until the turn of the century. In 1900 the only residents listed between the railway and St George's Road were the railway gate keeper, and David Marks whose house *Woolton* (Which is now No.58) was the only house then on the north side.

Development re-commenced in the first decade of the twentieth century as the economy recovered after the 1890s

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Depression. By 1903 a number of houses had been built on the south side including *Reesville* (No.51) and *St Albans* (No.53) as the number of houses increased to nine in 1905. By 1908 *St Just* (No.55) and *Loreto* (No. 57) were also listed (SM). A few years later the house at No.54 was erected in 1912 for Wilfred Hooper, a tanner who possibly worked at Joshua Pitt's nearby tannery (Ward, 2001, Database No.338), while the adjoining house at No.50 was built by c.1915 (SM).

A further wave of development commenced after World War I when the houses at 59-67 and 56 were built (SM).

## References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, No.2093, dated 1908

Sands & McDougall Directory (SM)

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

Ward, Andrew, *Darebin Heritage Review 2000. Volumes 2 and 3*, City of Darebin, 2001

## Description

### Physical Description

This is an early twentieth century residential precinct, which comprises groups of houses on the north and south sides of Woolton Avenue, between the Melbourne to Whittlesea Railway Line and St George's Road in Thornbury. The houses are relatively substantial detached late Victorian/Federation double-fronted villas and Edwardian and inter-war bungalows and houses, which illustrate the key periods of development described in the history.

The late Victorian/Federation villas are typical of the style and have M-hipped roofs with a separate verandah across the facade. The houses at Nos. 55 & 57, which are built on larger blocks, are notable for their high degree of external integrity. No.55 is a relatively large block-fronted house with a verandah that returns on one side to meet the projecting side bay. It has tall double-hung french windows and other detailing includes the paired eaves brackets and the rendered brick chimneys. No.57 is built of brick with a slate roof and is notable for the fine detailing, which includes the elegant and original cast iron verandah with central gablet, pairs of slender double hung sash windows on either side of the central doorway, paired eaves brackets and the symmetrically placed brick and render chimneys. Both houses have early woven wire fences with wrought-iron gates.

The late Edwardian/inter-war houses on the south side of the street include gable-fronted bungalow (No.59), a 1930s house with a hip tile roof and central projecting hip tile porch and an original rendered fence (61) and the bungalow with a gambrel roof and projecting front gable at No.63. No.65-67 is an unusual duplex with a single traverse hip roof with small gablet and a flat roof verandah extending across the facade, which is supported by timber posts set on brick piers.

On the north side of the street, the houses at No.54 and No.58 are individually significant and are described in detail in separate citations (*Darebin Heritage Review 2000*). The other contributory houses are the Edwardian bungalow at No.52, which has a hip roof with central brick chimney and projecting gables to the front and side, the 1930s house with hip tile roof and projecting hip roof porch supported by paired Tuscan order columns at No.56, and the double-fronted late Victorian/Federation villa at No.60. Like the houses at 55 and 57 the villa No.60 is notable for its high degree of external integrity. It has an original convex profile verandah with central gablet and intricate cast-iron frieze. There are tripartite windows in the front elevation and double hung sashes elsewhere. The roof is punctuated by three well-detailed brick and render chimneys. Other detailing includes the paired eaves brackets.

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the early twentieth century appearance of the houses and their setting when viewed from Woolton Avenue.

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

### Policy Basis

These houses are surviving example of an important and early stage of residential development of Thornbury, and because of this they should be retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The houses are relatively intact externally and this contributes to their significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Woolton Avenue.

### Guidelines (General)

In order to conserve the heritage significance of these houses, it is policy to:

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

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

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

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

- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original or contributory building/s.. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

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

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

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

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

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

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

## **Comparative Analysis**

While Thornbury experienced a certain level of development in the nineteenth century, most of the speculative subdivisions were only partially developed before the 1890s depression, with most development occurring in the first decades of the twentieth century with sometimes a final infill after World War I. This pattern of development can be seen in Woolton Avenue and adjoining streets to the east and south running off St George's Road, however, in many streets the legibility of the original phases has been diluted by later, post-war development and by alterations and additions to the older dwellings.

Although Woolton Avenue has also suffered from post-war redevelopment the identified sections that form this precinct stand out as areas where the two early phases of development during the late nineteenth and early twentieth centuries is clearly evident. It compares with the Northcote-Croxton precinct (HO166) and also compares to the following precincts identified by this Study:

### *Rossmoyne Street, Thornbury Precinct*

A precinct of late-Victorian and Edwardian dwellings. While Rossmoyne Street includes some double-fronted villas, the housing is generally more modest and less intact overall than the housing in Woolton Avenue.

### *Plow Street, Thornbury Precinct*

A precinct of late-Victorian and Edwardian dwellings. They double-fronted villas in this precinct are comparable to those in Woolton Avenue.

### *Gladstone Avenue, Northcote Precinct*

A precinct of late Victorian and Edwardian dwellings that is comparable with Rossmoyne Street, in terms of the variety of scales and styles of the housing.

## Statement of Significance

### *What is significant?*

The Woolton Avenue precinct comprises the houses at 55-67 & 52-60 Woolton Avenue, Thornbury. It is an early twentieth century residential precinct - apart from *Woolton* at No.60 the houses were built in the first decades of the twentieth century. All the houses in the precinct are contributory and comprise relatively substantial detached double-fronted late Victorian/Federation villas, as well as Edwardian and inter-war houses and bungalows. The extent to which development in two key phases prior to and after World War I is evident and the relatively high integrity of the contributory dwellings when viewed from the street are important characteristics of the precinct.

Non-original additions and alterations to contributory houses are not significant.

Note: The houses at No.54 and No.60 are of individual significance and have separate citations including statements of significance.

### *How is it significant?*

The Woolton Avenue Precinct in Thornbury is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, the Woolton Avenue Precinct in Thornbury is significant as a representative example of an early twentieth century residential subdivision, which provides evidence of an important phase in suburban development in Thornbury as the economy recovered in the first decades of the twentieth century and the infill development that occurred after World War I. (AHC criteria A.4, D.2)

The houses at 55 and 57 are architecturally significant as fine examples of Victorian Transitional-style villas in a garden setting, and have typical features of this style. The significance of these houses is enhanced by relatively high degree of external integrity. (AHC criterion D.2)

## Assessment Against Criteria

### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Woolton Avenue Precinct is considered to meet Criterion A.4 as it provides evidence of two phases of suburban development in the suburb in Thornbury during the early twentieth century - the recovery prior to World War I and the infill development that occurred during the development boom in the inter-war period. The intactness of the precinct and the extent to which development in the two key periods is apparent is an important characteristic.

### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Woolton Avenue Precinct in Thornbury is considered to meet Criterion D.2 as representative example of an early twentieth century residential subdivision with houses in garden settings that are characteristic of the period. The significance of the precinct is enhanced by relatively high degree of external integrity of several houses.



# HERITAGE CITATION REPORT

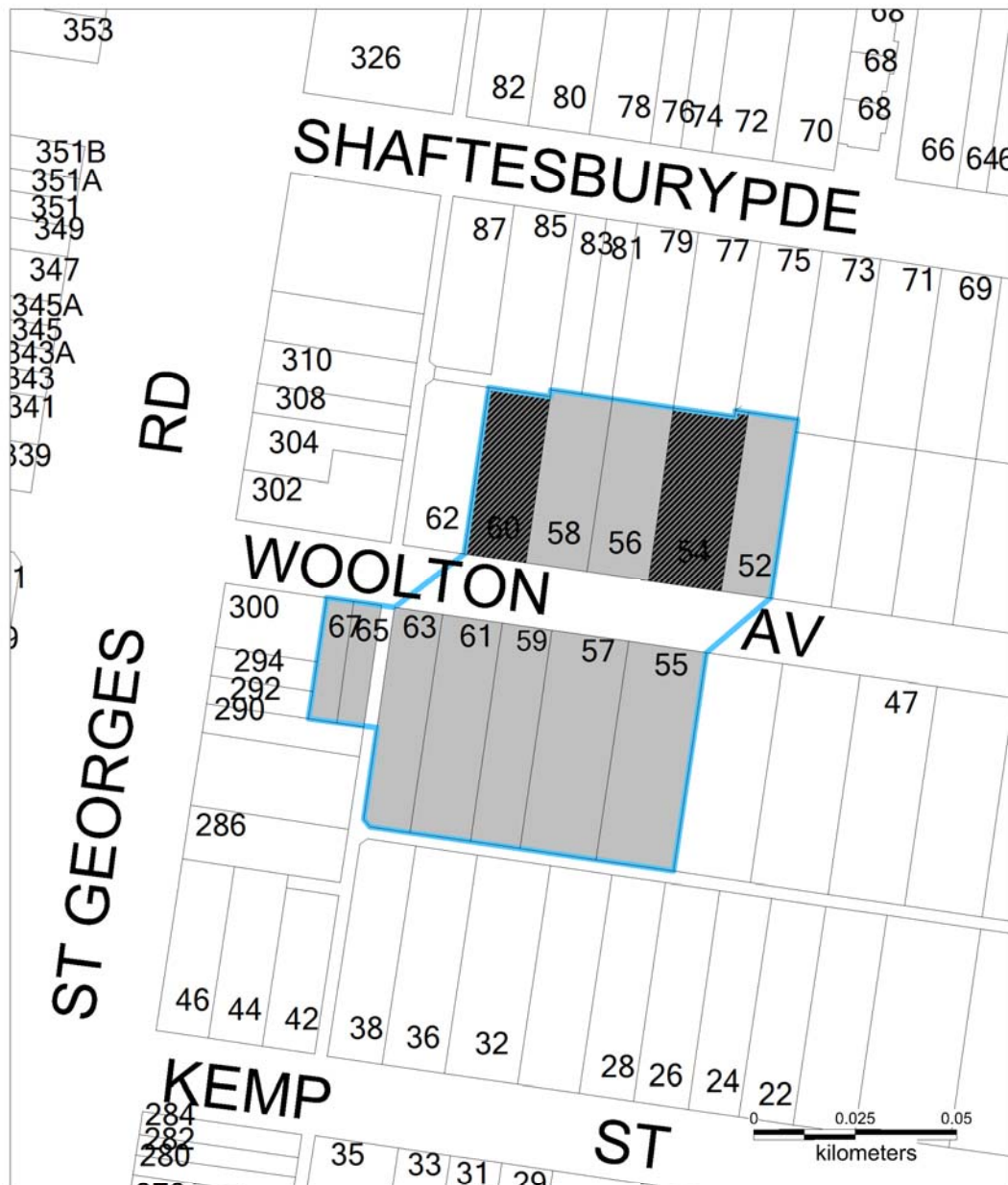
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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	Darebin HO Permit Exemptions 2011
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the Woolton Avenue Precinct comprising 55-67 & 52, 56 & 58 Woolton Avenue (Note: Nos. 54 and 60 are already listed as HO159 and HO93 respectively), Thornbury is added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the properties as defined by the title boundaries.



Levels of Heritage Significance

- Contributory
- Non-contributory
- Significant

## Woolton Avenue Precinct, Thornbury

## **INDIVIDUAL HERITAGE PLACE CITATIONS**

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<b>Name</b>	CLIFTON BRIDGE	
<b>Address</b>	(off) YARANA ROAD, ALPHINGTON	<b>Significance Level</b> Local
<b>Place Type</b>	Foot Bridge	
<b>Citation Date</b>	2011	



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**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Architectural Style**

Late Twentieth Century (c.1960-  
c.2000)

**Maker / Builder**

No information held

## History and Historical Context

### Thematic context

. Theme: 5. Building suburban Darebin Sub-theme: 5.5 Creating public landscapes

### Contextual history of Darebin Parklands

The Darebin Parklands, along with the adjoining Rockbeare Park on the eastern side of the Darebin Creek (in the City of Banyule), forms a park that has considerable significance to the communities of both Darebin and Banyule for its natural and cultural values.

Darebin Parkland had been John Sharp Adams' farm Rockleigh in the 1880s and 90s, and remnant fruit trees from his orchard still exist. From 1906 Adams worked a large bluestone quarry on the property. The quarry was taken over by Albion Quarries Ltd in 1957 and by the time of its closure in 1965, 600 million tonnes of rock had been removed. In 1966 the quarry site was leased by Northcote Council to become the Alphington tip. The hole was filled by 1975 ([www.dcmc.org.au/parklands/history](http://www.dcmc.org.au/parklands/history)). Meanwhile, land to the north of the tip continued to be used for agriculture and grazing.

After the tip closed in 1975 local residents campaigned for the land to be made into a park. Northcote Council purchased the site and revegetation works were undertaken by park rangers and local residents to restore the natural bushland. The Rockbeare Conservation Group, formed in 1973, carried out weeding and other restoration works in the area. This volunteer organisation is now known as the Darebin Parklands Association. Darebin Parklands is regarded as a pioneer of urban land reclamation and revegetation (RPCG).

### History of Clifton Bridge

The Clifton Bridge is an example of the dedication and hard work of local volunteers from both sides of the Darebin Creek. Before the bridge was built in 1979, the volunteers from the east side, including school students, had to wade across the creek to work on the Alphington side of the Park (Course).

The bridge was designed by Sidney Clifton, a senior lecturer in Mechanical Engineering at the University of Melbourne. The rather unusual concrete design was approved by the Melbourne & Metropolitan Board of Works before construction of the bridge commenced. Heidelberg and Northcote Councils shared the cost of the materials (Course).

Members of the Darebin Parklands Association assisted Clifton with the construction of the wooden formwork at his home. The formwork was put in place across the creek on a winter's afternoon in 1979, and, as it was getting dark, the concrete was poured by the light of kerosene lamps and torches (Course).

Hundreds of people came to the opening of the bridge. The ribbon was cut by the Federal Minister Brian Howe on behalf of the Darebin side, and Bruce Skeggs, the Member for Ivanhoe for the Banyule community (Course).

The bridge was the only footbridge along the Darebin Creek between the Darebin Parklands and Northland Shopping Centre, until two wooden bridges were built as part of rehabilitation works along the creek. These bridges were

vandalised, but the little 'home made' Clifton bridge has never had problems with vandalism (Course).

## References

Course, Sue, 'Information about the Clifton Bridge, Darebin Parklands'

Rockbeare Park Conservation Group (RPCG), 'Darebin Parklands: a study of a land reclamation and conservation project at Ivanhoe and Alphington, Victoria', 1981

[www.dcmc.org.au/parklands/history](http://www.dcmc.org.au/parklands/history).

## Description

### Physical Description

The Clifton Bridge is a small single arch pedestrian bridge constructed of concrete poured in-situ. It has a simple wrought iron pipe rail. It spans between natural rock outcrops situated in a bend of the Darebin Creek between Darebin Parklands and Rockbeare Park.

## Conservation Policy

### Objectives

. To conserve the fabric that contributes to the significance of the bridge as constructed in 1979.

### Policy Basis

The Clifton Bridge is in good condition and is intact. The emphasis of the policy is therefore upon encouraging and supporting on-going maintenance and repair and to avoid the need to undertake major catch-up or remedial work.

### Guidelines (General)

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

. Conserve the fabric of the bridge and in particular to:

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

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

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

. Discourage the demolition of the bridge except where it can be demonstrated that:

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

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

- it will assist in the long term conservation or maintenance of the place, or
- it will upgrade the bridge to meet contemporary standards such as safety or universal access.

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## Guidelines (Specific)

None specified.

## Review of significance and policy

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

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

## Comparative Analysis

The Clifton Bridge may be compared with other environmental or civic improvement projects initiated by the community in Darebin that date back to the early twentieth century that were a source of community pride and reflected the cultural attitudes of the time. In the early to mid-twentieth century the majority of these projects focussed upon civic improvement and 'civilising' the landscape. These include such projects as the landscaping of the entrance to Northcote along High Street, and the landscaping of St George's Road. After World War Two the focus shifted toward rehabilitating and restoring the natural environment and much of the works involved restoring natural bushland and removing weed infestation. The Clifton Bridge is notable as a rare example of built structure associated with these works.

## Statement of Significance

### *What is significant?*

The Clifton Bridge is an example of the dedication and hard work of local volunteers from both sides of the Darebin Creek. Before the bridge was built in 1979, the volunteers from the east side, including school students, had to wade across the creek to work on the Alphington side of the Park. The bridge was designed by Sidney Clifton, a senior lecturer in Mechanical Engineering at the University of Melbourne. The rather unusual concrete design was approved by the Melbourne & Metropolitan Board of Works before construction of the bridge commenced. Heidelberg and Northcote Councils shared the cost of the materials. Members of the Darebin Parklands Association assisted Clifton with the construction of the wooden formwork at his home. The formwork was put in place across the creek on a winter's afternoon in 1979, and, as it was getting dark, the concrete was poured by the light of kerosene lamps and torches. Hundreds of people came to the opening of the bridge. The ribbon was cut by the Federal Minister Brian Howe on behalf of the Darebin side, and Bruce Skeggs, the Member for Ivanhoe for the Banyule community. The bridge was the only footbridge along the Darebin Creek between the Darebin Parklands and Northland Shopping Centre, until two wooden bridges were built as part of rehabilitation works along the creek.

The bridge as constructed in 1979 and its natural setting is significant.

### *How is it significant?*

The Clifton Bridge in Darebin Parklands is of local historic and social significance to Darebin City.

### *Why is it significant?*

# HERITAGE CITATION REPORT

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Historically, the Clifton Bridge is significant as a place that has important associations with the work of volunteer groups to rehabilitate the Darebin Creek and its environs in the latter part of the twentieth century. It is significant for its associations with the Darebin Parklands Association, a group that has played an important role in improving the environment of the Darebin Creek and its environs. The Clifton Bridge is socially significant as a place that has important symbolic and cultural associations as a structure that was built as a result of community initiative and with community involvement in its planning and construction. (AHC criteria A.4, G.1, H.1)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Clifton Bridge is considered to meet Criterion A.4 as it has important associations with the work of volunteer groups to rehabilitate the Darebin Creek and its environs in the latter part of the twentieth century.

#### *RNE Criterion H.1*

*Importance for close associations with individuals or organizations whose activities have been significant within the history of the nation, State, or region.*

The Clifton Bridge is considered to meet Criterion H.1 as a place that is associated with the Darebin Parklands Association, a group that has played an important role in improving the environment of the Darebin Creek and its environs.

### Social

#### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The Clifton Bridge is considered to meet Criterion H.1 as a place that has important symbolic and cultural associations as a building that was built as a result of community initiative and with community involvement in its planning and construction.



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### Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	Yes
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

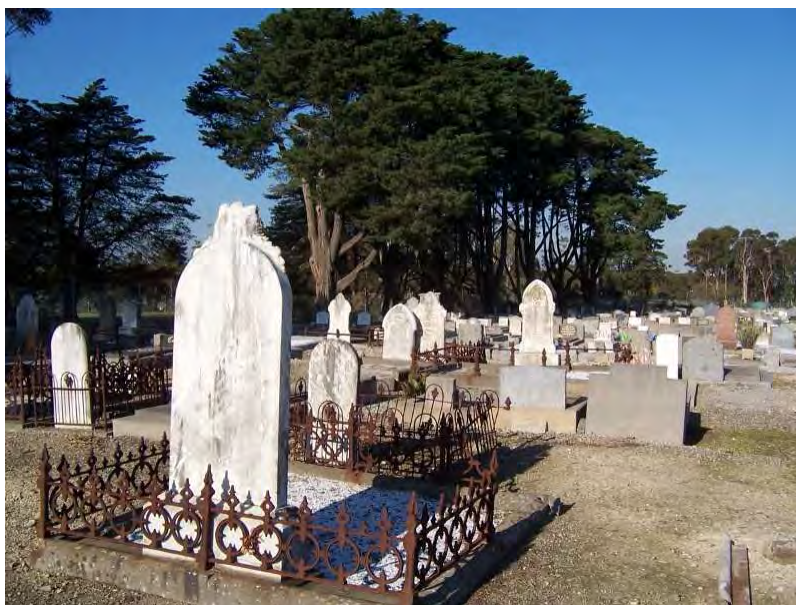
### Other Recommendations

It is recommended that the Clifton Bridge be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is bridge and surrounding land to a minimum extent of 2m.

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<b>Name</b>	PRESTON GENERAL CEMETERY AND MAUSOLEUM		
<b>Address</b>	900 PLENTY ROAD, BUNDOORA	<b>Significance Level</b>	Local
<b>Place Type</b>	Cemetery/Graveyard/Burial Ground		
<b>Citation Date</b>	2011		



# HERITAGE CITATION REPORT

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

**Architectural Style**      Victorian Period (1851-1901),  
Interwar Period (c.1919-c.1940)

## History and Historical Context

### Thematic context

. Theme: 7 Community and culture; Sub-theme: 7.7 Commemorating

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Creating public landscapes

### History of Preston and Reservoir

#### Preston

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

Entrepreneurs took advantage of Preston's isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works. The availability of water along the pipeline from the Yan Yean Reservoir from 1857 was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms in South Preston.

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivision were successful and many estates remained as open paddocks for two or three decades more. Preston continued to be an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters.

Preston experienced much more rapid suburban growth during the post First World War boom era of the 1920s, proclaimed the Borough of Preston in 1922, the City of Preston by 1926. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain.

The northern and eastern extremities of Preston remained rural or semi-rural until the second half of the twentieth century, when they were filled up by post Second World War housing and industrial development. During this era a large number immigrants from Europe moved into Preston, followed by people from the Middle East and Asia, who established new places of worship and cultural institutions. Areas of Preston that formerly accommodated psychiatric institutions are even now being converted to residential suburbia.

## Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

Like the rest of Preston, Reservoir shared in the post-war boom of the 1920s, particularly in the central area along the axis of High Street and the railway. In that era small shopping strips took shape along High Street and in the area surrounding Reservoir railway station. The first suburban development of weatherboard bungalows occurred along Edwardes Street and in adjoining streets to the north and south. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

Reservoir's major period of urban expansion occurred after the Second World War, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed. In the northern part of Reservoir new residential development is still taking place on land formerly used for psychiatric institutions.

## History of Site

The site formed part of Crown Allotment 10 Parish of Keelbundora, purchased at the crown land sale of 12 September 1838 by Neil Campbell (McIlroy, p.98). Like most of Darebin's first land buyers, Campbell was a speculator, and in 1842 he sold the land to Malcolm McLean at a small profit. For about forty years the land, known Strathallan was leased for grazing, however in 1864 McLean donated one acre from his property for a cemetery. Anecdotal evidence suggests early graves belonging to the McLean family may exist on the site, dating from c.1847 (*Preston Leader*, 29 March 1934). This may be the reason for the McLeans' donation of the land initially.

The cemetery was known as the Strathallan Cemetery. Many Preston pioneers were buried there (Forster 1968: 16).

The donation of land occurred ten years after two 1854 acts were passed: a Victorian government act for the administration for public cemeteries was passed, *Act for the Establishment and Management of Cemeteries in the Colony of Victoria*; and the *Municipal Institutions Establishment Act*, which meant public amenities and services, including cemeteries, were controlled by trustees or local government.

In 1909, the Strathallan Estate eventually was taken over for the Mont Park Psychiatric Hospital. The hospital was used as a military hospital during the First World War, and many wounded soldiers who died were buried at the adjoining cemetery. It seems that the cemetery had been enlarged by this time.

In 1922, Council set out to acquire additional land. In November 1925, an additional 22 acres were acquired from Mont Park for the cemetery, and gazetted as a cemetery reserve on 2 August 1926 (SPI 10P2/PP2856, Gazette p. 2367). Additional land was gazetted on the 7th November 1928 ([www.prestoncemetery.org/history](http://www.prestoncemetery.org/history)). An initial sum of £1500 was spent on fencing and general layout in accordance with the 'transfer agreement' (presumably from private to public ownership).

In 1928, the Strathallan Cemetery was placed under the control of Preston Council. The new public cemetery was opened in 1931; officially opened as Preston Cemetery by Councillor Zwar in March 1934. During 1933 another £4,500 was spent on building a lodge (described below), laying on water, construction of roads and footpaths and 'general improvements'. An additional £300 was spent on planting trees, gravelling paths, etc. The article noted that 'trees of the Pinus variety have been planted around the boundary fences and preparations are being made for planting a number of

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shrubs along the paths'. These trees included Monterey Cypress (*Cupressus macrocarpa*), some of which remain along the northeast boundary. at the opening in 1934, Cr Zwar described that the Preston Cemetery was the culmination of several years work by the cemetery trust, remodelling, and bringing it 'up-to-date', and would prove an asset as other cemeteries 'within easy reach' were 'rapidly becoming overcrowded' (*Preston Leader*, 29 March 1934).

The lodge was described as a small clinker brick building with a shingle roof. It measured 10'x12' with a strong room and entrance porch. There was a waiting room and minister's room on either side of the porch. Two memorial granite slabs with the names of the trustees and details of the opening were mounted on the walls. The entrance gates were of 'electrically welded' double wrought iron gates with a single gate on either side. They were slung on brick piers with dwarf walls with circular panels on either side. The lodge is no longer extant.

The entrance and internal roadways were of bitumen with red brick channels.

It is noted that the City Engineer (and Town Clerk), Ben Johnson deserved credit for the 'design and general appearance' (*Preston Leader* 29 March 1934). In 1933 it became known as Preston General Cemetery.

The overall landscape character of the cemetery was described in the *Preston Leader* in 1934 as follows:

*Presenting as it does a vista of loveliness the cemetery, on a gentle eastern slope, reminds one of a beautiful spring morn with the sun shining through the dewdrops and reflecting myriads of dazzling lights. Everything is fresh, neat and trim but for the fact that cemeteries sometimes bring unhappy memories, the Preston General Cemetery is the nucleus of a glorious garden about to burst forth into beauty.* (*Preston Leader*, 29 March 1934).

In 1931, a fire destroyed a small timber church on the site and all cemetery records with it. At that time there were between 500 and 600 interments at the cemetery. It currently has about 24,000 graves. The elaborate graves of Italian families together with the large Mausoleum demonstrate Darebin's large post-war Italian community ([www.prestoncemetery.org/history](http://www.prestoncemetery.org/history); Carroll & Rule, 1985: 224).

In 1996, the first stage of the Mediterranean style Mausoleum was commenced and it was officially opened on the 24th October 1999. The fully enclosed mausoleum complex is the largest in the Southern Hemisphere with over 3800 crypt spaces. It features traditional Italian design elements in its chapel and bell tower, a *porte cochere*, and verandahs. The building design is innovative as all the crypts are contained inside the structure. The Mausoleum features 24 hour access to relatives of the deceased through a state-of-the-art security system, using personalised key card access. ([www.prestoncemetery.org/history](http://www.prestoncemetery.org/history))

### References

#### Primary sources

Land Victoria, Crown Land Status Report for SPI: 10P2/PP2856

#### Secondary sources

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

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

'Preston Cemetery Opened by Cr. H.P. Zwar M.L.A.' and 'Trustees' Progressive Policy' in the *Preston Leader*, 29 March 1934

Sagazio, Celestina (ed.), *Cemeteries: Our Heritage*, National Trust of Australia (Victoria), Melbourne, Victoria, 1992  
[www.prestoncemetery.org/history.htm](http://www.prestoncemetery.org/history.htm)

### Description

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## Physical Description

### Location

Preston General Cemetery is located on a hill-side site on the southeast side of Plenty Road, Bundoora. The site slopes approximately down from northeast to southwest.

### Layout and plantings

The earliest section of the cemetery at the northeast edge of the site is laid out in a simple grid pattern. There are spaces between small banks of nineteenth and early twentieth century graves which form paths, but no clearly discernable pathways or fabric remain. The graves are oriented southeast.

The most striking layout within the cemetery is the fan shaped layout pattern, that occupies the north western (Plenty Road) half of the site. The exact date of this radial fan layout is not known, but it was before 1945. It is formed by two concentric semicircular roads/feature paths linked by axial roads radiating from the entry in the centre of the Plenty Road boundary.

The layout and orientation of the nineteenth and early twentieth century graves is also important and remains largely intact, in spite of the condition of some of the graves. The fan layout radiating from the Plenty Road entry appears to remain largely intact, most likely laid out during the improvements undertaken in the late 1920s and early 1930s by Council, prior to the official opening in 1934.

The south eastern half of the site is laid out in simple straight lines and grid patterns.

The remainder of the cemetery is hard landscaped with planting not a major feature, with the exception of the row of Monterey Cypress that defines the cemetery's northeast boundary. In continual use since 1934, the promise of a 'glorious garden' has been replaced by a predominantly hard-edged landscape as paths, roads, graves, have been constructed, or where the landscape and plantings within the cemetery have not been maintained. The main vehicular thoroughfares have been recently re-bituminised with new concrete kerbs and guttering. Other pathways through the site are either concrete paths or unsealed informal routes.

The Monterey Cypress (*Cupressus macrocarpa*) row forms a strong landscape element, particularly as it is on the elevated part of the site. Evergreens, particularly conifers were commonly planted in Melbourne cemeteries in the nineteenth century cemeteries in prominent locations such as driveways and boundaries (a symbolic choice). A 1945 aerial photograph confirms that an evergreen row or hedge formerly defined the west, south and east perimeters. This, and the maturity of the trees, suggests the remnant row is important as a relatively early planting, most likely dating from the late 1920s and early 1930s by Council in preparation for the official opening in 1934. A prostrate form of juniper (possibly *Juniperus communis*) also grows within some of the earlier grave plots. Juniper was a popular shrub found in cemetery plantings of this era. In some cases, the quite mature and gnarled specimens appear to be contributing to structural damage of these graves.

There are more recent plantings of olive (*Olea europea* subsp. *europea*) and Italian Cypress (*Cupressus sempervirens*).

### Memorials and structures

The earliest graves date from the mid nineteenth century. These stone and marble memorials (mostly upright headstones and graves enclosed with decorative wrought and cast iron grave surrounds), are clustered on the highest (northeast) part of the cemetery, arranged in a simple grid pattern. The earliest headstone observed dates from 1862 ('our Peter'). It stands within a cluster of other nineteenth century headstones; standing and fallen and of mixed condition ranging from fair to poor. Surrounding the nineteenth century graves are a group of fairly modest early twentieth century graves, again enclosed and with stone headstones. One headstone has a clay (terracotta?) insert with the inscription.

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The lower, south areas of the cemetery, in the vicinity of the mausoleum, contain recent and relatively grand monuments. These are in good condition, reflecting a higher level of visitation and care by family and community members.

The earlier graves are dominated by Anglo-European family names. This begins to shift from the interwar period to a predominance of southern European names. Many graves in the inter-war and WWII period are modest stone (low alter style) military graves. Post-WWII changed the nature and composition of memorials, and saw the introduction of more lavish and heavily ornamented graves, photographic representations of the deceased on medallions and sometimes with religious statuary. These grave, in particular those from the late twentieth century to the present, are well kept and often decorated with plastic or real flowers.

The mausoleum located along the lower southwest boundary was opened in 1999. It was being extended when the site was visited in May 2008. The Plenty Road boundary palisade fence is new.

## Condition

Generally, the graves in the earlier sections of the cemetery are in a fair to poor condition. The nineteenth and early twentieth century graves are in the poorest condition. Many headstones are tilting or fallen, cracked, inscriptions weathering. Decorative wrought and cast iron enclosures surround many of the nineteenth and early twentieth century graves. However, many of these elements are rusted, broken or missing. The current, generally poor condition of the graves in the earlier sections appears to be a result of the combined effects of natural weathering, ground movement, age, and lack of maintenance and repair.

The mid slopes of the cemetery are in fair to good condition. Mostly the monuments in these sections date from the 1930s and Second World War. They are simpler graves, with alter-style with low-lying horizontal or slightly tilting head and foot stones. The fan layout radiating from the entry in the centre of the Plenty Road boundary retains high integrity.

The newest monuments occupy the lower slopes, in the southern corner of the cemetery and in the vicinity of the mausoleum. These graves appear well tended and visited by families and are in good to excellent condition.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the significance of the place, including the range of materials, types, the nature and composition of the memorials, the layout, and early and symbolic plantings which provide physical evidence of the social and cultural history of Darebin.

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

### Policy Basis

Preston General Cemetery is one of a small number of surviving examples of early burial grounds in Darebin, one of only two in the north of the City, of moderate integrity that have been in continuous use as a public cemetery since the mid-nineteenth century. It is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. While some sections are in relatively poor condition, the integrity is reasonable as many of the elements remain close to *in situ* and could be recovered, and the late 1920s-1934 layout remains largely intact. The overall conservation objective therefore is to conserve and maintain the historic fabric and the layers of subsequent development that document and provide an accessible record of Darebin's cultural history.

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## Guidelines (General)

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

. Conserve the fabric of the cemetery and other elements that contribute to the significance of the place and in particular to:

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

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

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

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

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

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

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

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

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

. Undertake regular maintenance including monitoring condition, pruning, pest and disease and roadside weed management.

. Undertake incidental replacement of individual dead, dying or dangerous specimens and develop a strategy for major cyclical replacement. When trees are replaced the process should be documented (photographs and written record before, during & after) for future record.

. Maintain the integrity of the Monterey Cypress row by:

- replacing significant trees, 'like with like' species (i.e. Monterey Cypress, *Cupressus macrocarpas*), unless an alternative planting scheme has been devised in accordance with an approved management plan.
- removing inappropriate or historically inaccurate species.

. Ensure that any future development or changes in immediate environmental conditions, adjacent to significant plantings



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does not have a detrimental impact upon the integrity and condition of the trees.

- . Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the plantings' integrity and condition.

- . Manage surrounding vegetation and landscape to maintain the integrity and condition of the planting/s. Remove weed vegetation species.

## **Guidelines (Specific)**

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

- . Prepare and implement a conservation management plan (CMP). The CMP should guide future works programs. The CMP should be based on the principles of the Burra Charter, following the guidelines of this document and the National Trust of Australia's (Victoria) *Conserving Our Cemeteries* (2003).

- . The essential elements and character of the cemetery should be protected through a maintenance program which recognises its overall significance and that of individual elements. This includes the layout, mature Monterey Cypress row, Juniper shrubs, and graves.

- . Stabilisation and protection of the nineteenth century graves should be undertaken as a priority.

- . Conservation works should be undertaken by workers skilled in the repair and conservation of historic cemeteries.

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

- . Undertake regular maintenance including monitoring condition, pruning, pest and disease and roadside weed management.

- . Undertake incidental replacement of individual dead, dying or dangerous specimens and develop a strategy for major cyclical replacement. When trees are replaced the process should be documented (photographs and written record before, during & after) for future record.

- . Maintain the integrity of the perimeter planting by:

- replacing trees 'like with like' species (i.e. Monterey Cypress with *Cupressus macrocarpa*) unless an alternative planting scheme has been devised in accordance with an approved management plan.
- removing inappropriate or historically inaccurate species.

- . Ensure that any future development or changes in immediate environmental conditions, adjacent to the trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

- . Manage surrounding vegetation and landscape to maintain the integrity and condition of the tree/s. Remove weed vegetation species.

## **Review of significance and policy**

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

# HERITAGE CITATION REPORT

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

## Comparative Analysis

Preston General Cemetery is one of a small number of significant early burial grounds in Darebin, and one of only two which have been in continual use since the mid-nineteenth century. It is comparable to Coburg Cemetery (in the northwest of Darebin), gazetted in 1860, which has a greater degree of integrity than Preston, because its fine entrance gates and ornate timber pillars on Bell Street, and more intact cypress and palm plantings, remain extant, whereas at Preston, the early fence and gates are no longer extant. Both cemeteries served the needs of a predominantly working class community and post-war multicultural community.

One other comparative example of an early burial ground in Darebin is the Northcote Cemetery\* on Separation Street, Northcote, dating from 1861. No longer in use, this cemetery is significant as a reminder of the once close-knit German community of the area. Northcote Cemetery is noted as unusual as a small burial ground in close proximity to the city.

\*This place has also been assessed by this Study and is proposed for inclusion in the HO.

## Statement of Significance

### *What is significant?*

Preston General Cemetery, Plenty Road, Bundoora dates from 1864, when one acre of the Strathallan Estate was donated by McLean for a cemetery to be managed by cemetery trustees. It was called the Strathallan Cemetery. The earliest graves date from this era (1862 the earliest observed). Anecdotal evidence suggests the site may have been used as a burial ground by the McLean family from 1847. In 1928, the Strathallan Cemetery was placed under the control of Preston City Council, officially opened in March 1934. Many improvements, including the fan and radial pathway layout and Monterey Cypress plantings date from this phase. The following elements contribute to the significance of the place:

- the nineteenth century and early twentieth century graves (including all the elements which make up the grave-headstone, footstone, grave marker, surrounding fence, orientation, etc.)
- the 1920-30s improvements by Preston Council, including the Monterey Cypress row, Juniper shrubs, and the fan and radial path layout
- the First and Second World War graves
- graves dating from post-WWII to the present (including all the elements which make up the grave-headstone, footstone, grave marker, surrounding fence, ornamentation, orientation, etc.); and
- the Olive and Italian Cypress trees.

Later additions, including the mausoleum, pathway and road surfaces, fence and gates are not significant.

### *How is it significant?*

Preston General Cemetery, Plenty Road, Bundoora is of local historic significance to Darebin City.

### *Why is it significant?*

Historically, Preston General Cemetery is significant as an early burial ground in Darebin in continuous use from 1864,

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displaying in the scale, variety, and modesty, and later elaborateness of its monuments and facilitates the values and changing attitudes towards death of the predominantly working class and increasingly multicultural community it has served. As a whole, it provides good documentation of the social and multicultural history of Darebin from the mid-nineteenth century to the present. (RNE criterion A.4)

In the range of memorials and types of monuments, plantings, and layout, Preston General Cemetery has representative significance for the important evidence of changing preferences and attitudes towards burial and death in Darebin, dictated by geographic origin, economic circumstances, fashion, and cultural preferences. (RNE criteria A.4, D.2)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Preston General Cemetery is considered to meet this criterion as an important and relatively permanent and accessible record of Darebin's cultural history, documenting in the scale and style of the graves and plantings, the growth of the northern part of Darebin, which evolved from the era of Preston pioneers and later settlers of predominantly Anglo-European origins, and reflects the 1920s post-war boom in its Council ownership and improvements during the late 1920s and early 1930s. The First and Second World War graves reflect the site's later association with local servicemen/women including those from the adjacent Mont Park hospital. Later post-war to current graves reflect Darebin's increasingly diverse post-war multicultural community.

Preston General Cemetery is also considered to meet this criterion for the physical evidence it provides of past attitudes to death and the evolution of Darebin's cultural landscape, including Darebin's shift towards a diverse multicultural community.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

Not applicable.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The range of memorials, types of monuments, plantings, and layout provide important evidence of the changing preferences and attitudes towards burial and death in Darebin, dictated by geographic origin, economic circumstances, fashion, and cultural preferences—from decorative Victorian era headstones and enclosures (including cast iron and wrought iron work), to the modest and more austere designs and burials of the twentieth century, to the more lavish and heavily ornamented designs of the southern European community who mainly use the cemetery today.

The mature Monterey Cypress row and Juniper shrubs are important evidence of early plantings that reflect symbolic choices and planting styles common in nineteenth and early twentieth century cemeteries. The more recent plantings of olive trees (*Olea europea* subsp. *europea*) and Italian Cypress (*Cupressus sempervirens*) also have symbolic value in the

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historic context of cemeteries. As well, these more recent planting choices reflect cultural preferences of the predominantly southern European community who now use the cemetery.

### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

No important or significant associations have been established for the creators or trustees of, or those who are commemorated within, Preston General Cemetery. However, further research may reveal connections with important local people.

### **Aesthetic**

#### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

#### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Not applicable.

### **Social**

#### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

Preston General Cemetery is, however, considered to have potential social significance to the families descending from Preston pioneers, and to families of the war veterans and other community members who are buried there, as a place likely to evoke contemporary feelings of fear or acceptance of death, of loss, or of connection to the past and customs, beliefs and specific religious practices of geographically distant origins.

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### Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

### Other Recommendations

It is recommended that Preston General Cemetery at 900 Plenty Road, Bundoora be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	FAIRFIELD PRIMARY SCHOOL NO. 2711		
<b>Address</b>	1-5 LANGRIDGE STREET FAIRFIELD 176-206 WINGROVE STREET FAIRFIELD	<b>Significance Level</b>	Local
<b>Place Type</b>	School - State (public)		
<b>Citation Date</b>	2011		



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

## History and Historical Context

### Thematic history

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

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

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

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

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

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

### **History of Fairfield Primary School No.2711**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

The enrolment pressure was relieved somewhat during the 1920s, with the opening of state primary schools in a number of nearby neighbourhoods, including Westgarth, Alphington and Fairfield North (Williams, 1985:14). Further additions and alterations were made to the school in 1974 and 1986 (PROV).

It is likely that the now mature trees along the frontages of the school grounds were planted by students on Arbor Day, which was an important annual event in the lives of Victorian school children during the first half of the twentieth century. Traditionally held in June or July, it included activities such as tree-planting, special lessons and lectures from visiting speakers and involvement with the larger community. An incentive to participate was the annual school garden prize established in 1903 by the Australian Natives Association. Arbor Day activities were supported by the State Schools Nursery, which was established in Hughesdale just prior to the First World War.

## Sources

Burchall, Lawrence, *Infant Schools*, City of Moreland, 1999

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

Garden, Don, *Heidelberg: The Land and its People 1838-1900*, Melbourne, 1972

Garden, Don, *Victoria: A History*, Melbourne, 1984

*Heritage Victoria (INHERIT - Issue 4 Summer 1998) 'Inspired schools for youngest students'*

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

Williams, Vincent (1985), *Fairfield Primary School No. 2711, 1885 - 1985*, Fairfield Primary School. Fairfield, Vic.

Public Records Office of Victoria (PROV), PWD building plans for Fairfield Primary School

## Relevant Historical Australian Themes

### 7. Community and culture

#### 7.2 Educating

### 5. Building suburban Darebin

#### 5.3 Developing the suburban ideal

## Description

### Physical Description

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

The main original block, fronting onto Langridge Street, is constructed in the Arts and Crafts style in exposed brick below roughcast render with recessed circular panels and a arched entrance porch with side windows, onto which opens

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an offset double door with a transom light. Small staggered colonnettes embellish the brickwork to either side of the entrance porch. The gable end of the porch roof features the name and number of the school in contemporary stylised script. The windows along the main facade of this block are twelve-pane sash windows, of which those in the western portion are evenly spaced and have separate 6-pane casement windows above. This is in slight contrast to those in the later classroom extension at the eastern end of the block which are paired and incorporate similar casements within the same aperture. The concrete cills of all of the windows are linked by a decorative band running around the building, painted to match the render of the upper wall. This block, and the near contemporary additions around it, exhibit a number of typical Arts and Craft style chimney blocks, each in brick with a rough cast rendered upper block supporting two simple chimney pots. The hipped roof of this block also features a small spire on its central ridge, slightly offset from the entrance porch.

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

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

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

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

## **Recommended Management**

### **Policy Basis**

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

### **Objectives**

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

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

### **Guidelines (General)**

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

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

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

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

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

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

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

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

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

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

## **Guidelines (Specific)**

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

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

## **Review of significance and policy**

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

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

## **Comparative Analysis**

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

replacement of) earlier buildings.

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

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

## Statement of Significance

### *What is significant?*

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

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

Non-original alterations and additions to the above buildings, the fencing, later 20th century buildings within the site and other vegetation on the site are not significant.

### *How is it significant?*

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

### *Why is it significant?*

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

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

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### Recommendations 2011

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

### Other Recommendations

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

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<b>Name</b>	ST PAULS ANGLICAN CHURCH AND ORGAN	
<b>Address</b>	88E STATION STREET, FAIRFIELD	<b>Significance Level</b> Local
<b>Place Type</b>	Church	
<b>Citation Date</b>	2011	



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<b>Recommended Heritage Protection</b>	<b>VHR - HI - PS</b> Yes		
<b>Designer / Architect</b>	Watts, Thomas	<b>Architectural Style</b>	Federation/Edwardian Period (1902-c.1918) Gothic
<b>Maker / Builder</b>	No information held		

## History and Historical Context

### Thematic context

. Theme: 7 Community and culture; Sub-theme: 7.1 Worshipping, 7.2 Educating

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Fairfield

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

### Contextual history of the Anglican Church in Darebin

Northcote's early Anglicans worshipped at St Mark's Fitzroy. In 1857, a group of residents met in the Peacock Inn to decide on a place for a church, and they accepted land grant of a reserve in the Township of Northcote. It was usual for the government to assist churches of the major denominations, and a cash grant of £500 was received in 1859. In that year, the Governor Sir Henry Barkly laid the foundation stone of All Saints Church, and the construction work was carried out by local volunteers. All Saints Church was opened in 1860.

Preston's first Anglican Church, St Mary's, another bluestone building, was built on land donated by a stockbroker on the corner of Tyler Street and Plenty Road, in 1865. At that stage East Preston was rather isolated from the two centres of Preston's settlement, so in 1889 All Saints was opened on the corner of Murray Road and High Streets. St Mary's was closed during the 1890s Depression, to be re-opened in 1899. In April 1921 All Saints became a separate parish and a new church was built in 1930.

Over the years new Anglican churches were built as new communities formed in the further reaches of Darebin, such as St Paul's at Fairfield in 1916 and St Aiden's in East Northcote, built in the 1920s. At Reservoir, St George's Church (which was within the Parish of St John's church at Epping) was opened in 1917, followed by St Mark's in West Preston in 1930.

### History of St Paul's Church, Fairfield

The first St Paul's Church was a temporary wooden building on this site, built in 1885. This was rented by the Education Department for use as Fairfield's first school (Lemon, 1985:98). When a tender was let to build a new brick church in 1916, the old wooden building was moved to the back of the site to serve as a Sunday School. The foundation stone was laid by His Grace The Archbishop of Melbourne on 8 April 1916 and the new church building, with seating for 300

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people, was opened in July 1916. It was designed by the Melbourne firm of architects, Thomas Watts & Son and built by Mr Roland of Elsternwick, at a cost of £1620. (*Heidelberg News*, 16 February, 29 July 1916)

The Gothic style church was built of brick with cement dressings, and a slate roof. The bay window at the west end of the nave was of New Zealand stone, with cathedral lead-light windows. The ceilings were lined with Tasmanian hardwood. The extended tiled porch and vestry were divided by accordion folding doors. The altar table and pulpit were also designed by Thomas Watts & Son, and many of the furnishings were donated by parishioners. (*Heidelberg News*, 29 July 1916)

The two-manual organ was built in 1922 by noted organ builder J.E. Dodd of Adelaide for St Barnabas' Anglican Church South Melbourne. The organ was moved to St Paul's in 1968.

## References

### Primary sources

*Heidelberg News*

Sands & McDougall Directory

### Secondary sources

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

Darebin Libraries Local History Collection (DLLHC), St Paul's Fairfield, Souvenir Program Golden Jubilee, 1935, Darebin Libraries Local History Collection

National Trust of Australia (Victoria) File No. 6134

## Description

### Physical Description

A substantial brick Gothic Revival church situated on the west side of Station Street in the Fairfield Shopping Centre, about mid-block between Wingrove and Duncan Streets. The church is set back a short distance from the street boundary and is flanked on the north side by a Modernist two-storey shop and office complex of recent origin, and to the south a single-storey brick shop, probably erected around World I, built in front of a Victorian house, which is partially visible above the shop's parapet. This shop is occupied by a café, which uses part of the church grounds as an outdoor eating area.

The Church has a gable roof clad in slate tile. There are at least two lower gable roofs, arranged in a stepped fashion, towards the rear of the church. The street facing elevation is brick and a parapet conceals the church's roof. There is a crucifix fixed to the apex of this parapet. Below the apex are three-pointed arched vents and further down the wall is a canted-bay window with a hipped roof clad in slate tile. The canted-bay features windows with stone dressings and stained glass windows of a Gothic-style. There are cement mouldings around this window and other window and door openings. A stone below the window of the canted-bay reads:

*To the Glory of God*

*This stone was laid by*

*His Grace*

*The Archbishop of Melbourne*

*8th April 1916*

*Jesus saith I am the way the truth and the life.*



Flanking the canted bay are buttresses that are cement rendered. An entrance porch with a gable roof projects from the south of the church. A large pointed arch forms the doorway of the porch, which has a pair of plain timber doors. A timber disabled ramp with steel handrails extends in a dog's leg fashion from the doors towards the front of the church.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the Gothic Revival appearance of the church when viewed from Station Street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features and removal of elements that are not sympathetic to the original building.

### Policy Basis

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

### Guidelines (General)

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

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

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

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

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

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

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

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

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-

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going conservation of the building, or

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

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

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

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

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

## **Comparative Analysis**

The St Paul's Anglican Church is one of a relatively small number of intact and substantial early twentieth century churches within Darebin. Its location within the middle of the Fairfield Shopping Centre demonstrates the importance of the role of this Church in the local community in the early years of suburban development. Comparative examples identified by this Study include:

*The Northcote Baptist Church, 542 High Street, Northcote.* Built around the same time as St Paul's Anglican Church and of a similar scale and level of intactness. The Northcote Baptist Church has been built in a Classical Revival style, in contrast to St Paul's which is designed in a restrained Gothic Revival style.

*St Mary's Catholic Church, 1-7 Rossmoyne Street, Thornbury.* Built around the same time as St Paul's Anglican Church and of a similar scale and level of intactness, but is built in a side street just off the main commercial strip of High Street. It is part of a complex that extends over both sides of its street, which includes a school and hall.

According to a National Trust citation, the church organ was 'one of the last mechanical action to be built in Australia before the revival of the craft in the 1960s'.

## **Statement of Significance**

*What is significant?*

St Paul's Anglican Church at 88E Station Street, Fairfield, erected in 1916 to a design by the eminent church architects Thomas Watt & Sons is significant. The Church has a gable roof clad in slate tile. There are at least two lower gable roofs, arranged in a stepped fashion, towards the rear of the church. The street facing elevation is brick and a parapet conceals the church's roof. There is a crucifix fixed to the apex of this parapet. Below the apex are three-pointed arched vents and further down the wall is a canted-bay window with a hipped roof clad in slate tile. The canted-bay features

windows with stone dressings and stained glass windows of a Gothic-style. There are cement mouldings around this window and other window and door openings. There is a foundation stone below the window of the canted-bay. Flanking the canted bay are buttresses that are cement rendered. An entrance porch with a gable roof projects from the south of the church. A large pointed arch forms the doorway of the porch, which has a pair of plain timber doors.

Later additions and/or alterations, including the disabled ramp with steel handrails, fences etc are not significant.

### *How is it significant?*

St Paul's Anglican Church at 88E Station Street, Fairfield is of local historic, aesthetic and social significance to Darebin City.

### *Why is it significant?*

Historically, St Paul's Anglican Church is significant as the second Anglican church built on this site and is associated with the development of Fairfield into a suburb of metropolitan Melbourne in the early twentieth century. With the earlier church, it has seen the site used by the Anglican Church in Fairfield for over 100 years and its location within the middle of the Fairfield Shopping Centre demonstrates the importance of the role of the Church in the local community in the early twentieth century (AHC criteria A.4, B.2, D.2).

Aesthetically, St Paul's Anglican Church is a good example of a relatively intact and substantial Gothic Revival suburban Anglican church from the early twentieth century. Designed by the eminent architectural firm of the nineteenth and early twentieth century, Thomas Watts and Sons, it is designed in a relatively restrained Gothic Revival style, yet is a notable and prominent building in the Fairfield Shopping Centre, which has landmark qualities (AHC criteria D.2, E.1)

Socially, St Paul's Anglican Church is significant as a church that is known, used and valued by the community in Fairfield. (AHC criterion G.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

St Paul's Anglican Church at 88A Station Street, Fairfield is considered to meet Criterion A.4 as it is the second Anglican church built on this site. The first church on this site was a timber structure erected in 1885, and was used by the Education Department as the district's first school. This church, which replaced this earlier building, is historically important as representative of the development of Fairfield into a suburb of metropolitan Melbourne in the early twentieth century; and with the earlier church the site has been used by the Anglican Church congregation in Fairfield for over 100 years. Its location within the middle of the Fairfield Shopping Centre demonstrates the importance of the role of the Church in the local community in the early twentieth century.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

St Paul's Anglican Church at 88A Station Street, Fairfield is considered to meet Criterion D.2 as it is a representative example of an early twentieth century suburban church, which contains an early twentieth century church organ.

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## Aesthetic

### RNE Criterion D.2

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

St Paul's Anglican Church at 88A Station Street, Fairfield is considered to meet Criterion F.1 as a relatively intact and substantial Gothic Revival Anglican church from the early twentieth century. The church, designed by the eminent architectural firm of the nineteenth and early twentieth century, Thomas Watts and Sons, is designed in a relatively restrained Gothic style, yet it is a prominent and notable building in the shopping centre and the broader district.

### RNE Criterion E.1

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

St Paul's Anglican Church at 88A Station Street, Fairfield is considered to meet Criterion E.1 as a notable building in the Fairfield shopping centre. The prominent siting of the church close to the frontage and its scale relative to the other buildings gives it landmark qualities.

## Social

### RNE Criterion G.1

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The St Paul's Anglican Church at 88A Station Street, Fairfield is considered to meet Criterion G.1 as it is known, used and valued by the Fairfield community.

## Recommendations 2011

### External Paint Controls

-

### Internal Alteration Controls

Yes

### Tree Controls

No

### Fences & Outbuildings

No

### Prohibited Uses May Be Permitted

No

### Incorporated Plan

None Specified

### Aboriginal Heritage Place

No

## Other Recommendations

It is recommended that the St Paul's Anglican Church at 88A Station Street, Fairfield be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	RESERVE - JOHNSON PARK	
<b>Address</b>	BASTINGS STREET, NORTHCOTE 12 PALMER STREET, NORTHCOTE	<b>Significance Level</b> Local
<b>Place Type</b>	Urban Park	
<b>Citation Date</b>	2011	



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

**Architectural Style** Interwar Period (c.1919-c.1940)

**Maker / Builder** No information held

### History and Historical Context

#### Thematic context

Theme: 2 Peopling Darebin; Sub-theme: 2.3 Promoting settlement

Theme: 5 Building suburban Darebin; Sub-themes: 5.3 Developing the suburban ideal; 5.5 Creating public landscapes, Providing for public recreation

#### History of Northcote

Northcote was first known as Upper Northcote, as distinct from Lower Northcote (Westgarth) where the government township was laid out. European settlers preferred the higher ground of Rucker's Hill, where the nucleus of Northcote took shape in the 1850s. It is believed that Northcote was named after British parliamentarian Sir Stafford Northcote, by Surveyor-General Andrew Clarke, who was an early Northcote resident. The heights of Northcote attracted residents of high standing in colonial Victoria, such as Clarke, and wealthy businessmen and landowners, such as William Rucker.

Northcote's remoteness from Melbourne attracted early noxious industries such as piggeries and meat-works, and its natural deposits of clay were exploited for brickmaking. The noxious industries were banished from the central residential area in the 1870s, but Northcote's brickworks endured for another century. Most of the former clay holes were eventually turned into parks.

Much of central Northcote was built on during the boom years of the 1880s, when middle-class settlers built Victorian terraces and villas, and speculators built rows of workers houses in the lower, less salubrious, areas. High Street began to develop as the main shopping area for the whole district, and by the 1920s rivalled Smith Street Collingwood. Northcote was served by the Whittlesea Railway from 1889, and, from 1890, a cable tram system that endured until 1940.

Further urban development took place in Northcote during the early years of the twentieth century and the post-war boom of the 1920s, by which time the suburb was almost fully built over, apart from the poorly drained land along the creek flats, most of which eventually became parklands.

### **History of open space in Northcote**

The provision of open space for fresh air and recreation was a response to the overcrowded industrial towns of nineteenth century Britain, and the concept was established early in the European settlement of Victoria. Parks, gardens and recreational grounds were considered essential to public health and social harmony. It was usual for government surveyors laying out townships and villages to set aside areas as reserves for public recreation in each township.

In the land boom of the 1880s large areas of land were subdivided and offered for sale, with little attention paid to providing open space and parkland. By the early years of the twentieth century, Darebin was under-provided with open space particularly when compared with neighbouring municipalities. The situation was particularly critical in the built-up central parts of the Northcote municipality where Northcote Park (q.v.) was still the only public park in 1906 and towards the end of that year the pressure to create more parks and reserves emerged in the local press. The importance of the issue led to the Mayor calling a public meeting on the 7th December 1906 in the Town Hall, which was attended by between 70 and 100 people (ALM, 2002:8). Mr. Beard, M.L.A., moved the first resolution:

*That in the interests of the health and recreation of present and future citizens of Northcote it is essential that reserves should be obtained, and that the council be urged to use its utmost endeavours to secure such spaces, more especially as the opportunities for doing so are rapidly becoming less* (ALM, 2002:8, cites *Leader* 15 December 1906).

The resolution was supported such people as the Vice-President of the National Council of Women in Victoria, Mrs. Strong and led the Council to acquire in 1907 the sites of two new reserves; what would become Batman Park, and Penders Park. As the population of Northcote grew in the inter-war period additional reserves were needed and by 1933 the Northcote Council had spent £18,760, acquiring areas for parks. As well as Batman Park and Pender's Park, this included Johnson Park (Bastings Street), Merri Park (St. George's Road), Henderson Park (Murray Street), McDonell Park (Victoria Road), Mayer Park (Leinster Grove), Hayes Park (Flinders Street), Pearl Reserve (Shaftesbury Parade). In addition, there were children's playgrounds on small reserves in Separation, Smith, Rathmines and Rennie Streets (ALM, 2002).

### **Place history**

Much of the land between High Street and Victoria Road was subdivided by land speculators, with limited success. A MMBW plan dated 1910 shows subdivision of small suburban allotments south of Bastings Street almost entirely vacant. Palmer Street and Burge Street running north south through the subdivision to Bastings Street, were completely devoid of houses, and there were only a very few houses nearby in Victoria Road (MMBW Detail Plan No.1962).

In 1913, Northcote Council purchased 5 acres of rocky land in this subdivision for a park. A c1913 Map of Northcote indicates the area now known as Johnson Reserve as 'Proposed Park' and 'Batmans Park' [writing on the reverse says

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'Report...23 March 1917']. It was originally known as East Ward Park ([www.darebin.vic.gov.au](http://www.darebin.vic.gov.au)). The western border of the park corresponds with the former Burge Street and the footpath through the park meanders near where Palmer Street ran through to Bastings Street.

It seems that little was done to develop the park for pleasure or recreation for some years, because in 1927 it was said to be open and flat with only green lawns (Lemon, 1983:158, 208). By 1933, however the park had a children's playground, and some shrubs and trees, and a new name - Johnson Park. It also had a pergola comprising masonry columns and timber beams over the entrance from Bastings Street (Pictures in 'Northcote Jubilee Celebrations', pp.11 & 15).

Northcote Council had a tradition of naming their parks in honour of Councillors, particularly Mayors. Johnson Park was most likely named after Cr B.E. Johnson, who was a local baker, and long serving Councillor. He was Mayor at the time the land for the park was purchased, and he had another term as Mayor in 1928-29 (Lemon, 1983:208; Northcote Jubilee Celebrations, p.35).

By 1945, the park had a reasonably well established collection of trees and a pathway layout comprising a perimeter pathway and central circular feature from which five paths radiate. Two diagonal paths linked the northwest and northeast corners of the park (Bastings Street boundary). Two pathways branched off from the centre island connecting to the side perimeter pathways, while a serpentine path linked the centre island to the rear boundary of the park where there is an entrance to Palmer Street. Avenue and row plantings are visible on the two diagonal, front perimeter and serpentine pathways (1945 photo-map).

## References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1962 Town of Northcote, 1910.  
*Northcote Jubilee Celebrations*, Souvenir & Official Programme, 1933.  
Victorian Department of Lands and Survey, 1945 photo-maps, University of Melbourne, Map Collection, from aerial photography taken by Adastral Airways in 1945  
[www.darebin.vic.gov.au](http://www.darebin.vic.gov.au)

Australian Landscape Management (ALM), *Penders Park Landscape Masterplan*, unpublished report prepared for the City of Darebin, 2002

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

## Description

### Physical Description

Johnson Park is an inter-war park, which is located on the south side of Bastings Street, Northcote. It has a number of mature plantings, which most likely date from the early 1930s phase of plantings, with other later 'layers' of plantings reflecting the different fashions and planting preferences of their respective eras. The mature plantings comprise predominantly exotic specimen trees used to define pathways or as specimen plantings informally placed in the lawns. The planting palette is typical of inter-war parks in Darebin with Canary Island Palms, Ash, Elms and Oaks species predominating.

The pathway system visible in the 1945 aerial photograph is mostly intact today, although the pathway leading from the central feature to the east perimeter path has been lost and there is a new path leading from the south serpentine path to the west perimeter path. Of the avenue and row plantings visible in the 1945 aerial photograph, the five Canary Island palms (*Phoenix canariensis*) parallel to the Bastings Street boundary clearly remain from this early phase of planting. They are in good condition. Other mature plantings that contribute to the historic character of the park include:

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- East boundary of Ash x 4 (*Fraxinus sp.*) alternating with Silky oak x 5 (*Grevillea robusta*)
- South boundary - 2 x mature Elms (*Ulmus sp.*)
- West boundary - 3 x Silky Oak, 2 x Claret Ash (*Fraxinus raywoodii*), 2 x Ash, 1 x Pin Oak (*Quercus palustris*), 1 x Peppercorn (*Schinus molle*)
- Specimen trees throughout park - Canary Island Palm, Brushbox (*Lophostemon confertus*), Ash, Casuarina, mature Oaks (*Quercus sp.*) including a Pin Oak, Claret Ash, and conifers (including one deciduous fir)
- Diagonal pathway (northeast corner to centre) - 1 x Ash, 1 x Claret Ash, 1 x Oak
- Northeast corner - Rose garden, beds edged with bluestone

More recent plantings (possibly as a 'like for like' replacement of earlier trees) include 7 x new Plane trees (*Platanus sp.*), which define bed circumference of the central feature and a new avenue of 5 Planes along the diagonal pathway from the northwest corner to centre.

A linear garden bed and pathway edged with stone garden beds define the front boundary and early entries to the park off Bastings Street. Elsewhere, lawn and mulched areas form the park's ground cover and pathways are concrete with no edging.

From Bastings Street, there are three possible entries to the park; a central and two side entrances. There is pedestrian access from the park to Palmer Street through an opening in the south boundary. The central entrance in the Bastings Street boundary is marked by the remnants of the pergola structure constructed by 1933 and shown on p.15 of *Northcote Jubilee Celebrations*. Hinge fixtures on the front columns suggest the former presence of gates.

There is a children's playground on the western side of the park, with modern equipment and an earlier children's playground and barbeque area at the Palmer Street end of the park. Otherwise, the park is used for general passive recreation and possibly a thoroughfare.

## Conservation Policy

### Policy Basis

This place is one of a group of early parks and reserves created in the south of Darebin between 1907 and 1933. It is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The park is relatively intact and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric and use for passive recreation, with an emphasis upon the elements that are visible from Bastings Street.

### Objectives

To conserve the surviving fabric and uses which contribute to the historic appearance and significance of Johnson Park.  
To reveal the significance of the place by encouraging the restoration or reconstruction of missing features, including those possibly missing from the gateway.

To ensure that mature significant trees survive in good condition according to their normally expected lifespan.

To maintain and enhance the integrity of significant perimeter and row plantings.

### Guidelines (General)

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

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



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

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

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

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

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

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

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

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

## **Guidelines (Trees)**

In order to conserve the heritage significance of the plantings, it is policy to:

- 1.Undertake regular maintenance including monitoring condition, pruning, pest and disease and weed management.
- 2.Undertake incidental replacement of individual dead, dying or dangerous specimens and develop a strategy for major cyclical replacement. When trees are replaced the process should be documented (photographs and written record before, during & after) for future record.
3. Maintain the integrity of row and perimeter plantings by:
  - replacing trees 'like with like' species unless an alternative planting scheme has been devised in accordance with an approved management plan.
  - removing inappropriate or historically inaccurate species.
- 4.Ensure that any future development or changes in immediate environmental conditions, adjacent to the trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- 5.Remove weed vegetation species.

## **Guidelines (Specific)**

- Accurate reconstruction of the original Bastings Street pergola entrance structure on the basis of historical evidence (see image p.15 of Northcote Jubilee Celebrations) is supported

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- Avoid construction of further buildings or other structures in the park.
- Undertake further research into original plantings or layout and restore or reconstruct as appropriate.

## Review of significance and policy

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

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

## Comparative Analysis

Johnson Park, Northcote, is one of a small group of parks set aside as parkland in the early twentieth century as a result of a 1906 Council resolution to 'secure such places in the interests of the health and recreation of present and future Northcote citizens'. Batman and Pender's Park were the earliest, acquired in 1907. Between 1907 and 1933, a considerable sum was spent by Council acquiring further land for parks that included Johnson Park in Bastings Street, Merri Park in St Georges Road, and Mayer Park in Leinster Grove.

Northcote Park/Oldis Gardens, Batman Park (HO166), Pender's Park, and Johnson Park, all display a more or less similar gateway style and/or ornamentation or planting that date from c.1932-33 and associated with Northcote's jubilee celebrations. (The ornamentation on the gates at Northcote Park/Oldis Gardens have applied dedications from 1932-33 to earlier gates.) Unlike these above mentioned parks and reserves, Johnson Park does not have a stone gateway, but its planting phase most likely dates from the c.1932-33 period of beautification associated with the jubilee celebrations. Like the other parks, Johnson Park fits within the tradition of Northcote parks named in honour of their Councillors, particular mayors. Johnson Park was most likely named after Cr B.E. Johnson, a local baker and long serving Councillor. The park's remaining early plantings are comparable to those observed in other parks of a similar era (mentioned above) parks as well as contributing to its historic character.

\*This place has also been assessed by this Study and is proposed for inclusion in the HO.

## Statement of Significance

### *What is significant?*

Johnson Park, Bastings Street, Northcote, acquired by Council in 1913 and 'improved' between 1927 and 1933. Improvements included trees such as the Canary Island Palm row, a children's playground, shrubs and the name Johnson Park. It was created on land that formed part of a suburban subdivision of small lots around 1910 many of which were vacant at the time of Council's purchase. The following elements contribute to the significance of this place:

- the row of Canary Island palms
- an avenue of trees along the diagonal pathways from the northeast and northwest corners to the central feature
- the pathway layout, and specimen trees set within lawn
- mature trees along the perimeters of the park
- stone edging to garden beds; and

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- remnants of pergola entry along Bastings Street boundary

Later additions, the fabric of the playgrounds, other furniture and the pathway surfaces are not significant.

## *How is it significant?*

Johnson Park in Bastings Street, Northcote is of local historic significance to Darebin City.

## *Why is it significant?*

Historically, Johnson Park, Northcote is significant as an representative example of the early parks set aside in Northcote between 1907 and the early 1930s as a result of Council's 1906 resolution to set aside as parkland in the early twentieth century to secure such places in the interests of the health and recreation of present and future Northcote citizens. Its surviving early features provide representative evidence of the program of beautification of Northcote's parks associated with its jubilee celebration in c.1932-33. Later layers of improvements including mature trees contribute to the historic character of the park and provide evidence of later fashions and planting preferences. (AHC criteria A.4, D.2)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Johnson Park, Northcote is considered to meet criterion A.4 as one of a group of early parks set aside in Northcote between 1907 and the early 1930s as a result of Council's 1906 resolution to set aside as parkland in the early twentieth century to secure such places in the interests of the health and recreation of present and future Northcote citizens.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

Johnson Park is considered to meet criterion D.2 for the representative evidence it provides of the program of beautification of Northcote's parks associated with its jubilee celebration in c.1932-33. Other later mature plantings also contribute to the historic character of the park and provide evidence of later fashions and planting preferences.

### **Aesthetic**

#### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

### **Social**

#### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

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### Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

### Other Recommendations

It is recommended that Johnson Park in Bastings Street, Northcote be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	BAPTIST CHURCH	
<b>Address</b>	540-42 HIGH STREET, NORTHCOTE	<b>Significance Level</b> Local
<b>Place Type</b>	Church	
<b>Citation Date</b>	2011	




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

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

### History and Historical Context

#### Thematic context

Theme: 7. Community and Culture; Sub-theme: 7.1 Worshipping

#### Contextual history of the Baptist Church in Darebin

Although a group of Particular Baptists from England were amongst the earliest settlers of Preston, their church did not last beyond the nineteenth century. The Baptist cause really only began to prosper after the turn of the twentieth century, during a time of modest growth in Darebin. It was also a time when evangelical revivalist churches such as the Baptists and the Churches of Christ were growing in Australia.

There seems to have been no relationship between the Particular Baptists of Preston and the Baptists who first met for worship in the Friendly Societies Hall in Wimble Street, Northcote in 1905. Services later moved to Kimberley Hall on

the corner of Darebin and David Streets before their own place of worship was constructed in 1909.

## History of Northcote Baptist Church

The Northcote Baptist Church was formerly constituted on 20 May 1906 with seven founding members. The foundation stone for the brick church on its present High Street site was laid in August 1909 and the church was opened in November of that year (*Leader* 'Jubilee Issue', 19 May 1933, p.10). It was constructed by local builders J. Bennell & Sons, at a cost of £975 including fencing and seating. The seating capacity of the church was 350. (*Leader*, 4 September 1909)

The Pastor of the Clifton Hill Baptist Church encouraged the commencement of the Northcote place of worship which in turn was instrumental in the establishment of several other Baptist churches in Darebin including Fairfield (1911), Regent (1915, q.v.) and West Preston (1927, q.v.) and Northcote East, now Thornbury (1929). During the 1930s the Northcote Baptist Church had the third largest Baptist Sunday school in Victoria. (Wilkin, 1939:167; *Leader* 'Jubilee Issue', 19 May 1933, p.10).

## References

Darebin Historical Encyclopedia

Forster, Harley W., *Preston: lands and people, 1838-1967*, Cheshire, Melbourne, 1968

*Northcote Leader*

Wilkin, F.J., *Baptists in Victoria*, 1939

## Description

### Physical Description

The Northcote Baptist Church is situated on the east side of High Street, south of Darebin Road. The church is set back from its High Street boundary behind a curved concrete drive. To the north of the church are a group of c.1915 single-storey shops and to its south at No.540 is a brick gabled roof building, which was the Sunday School associated with this church and in 2010 was used as part of a nursery.

The church has a simple rectilinear plan with a gabled roof. According to Edmonds (2011) it could be described as a:

*...simple Non-Conformist Place of Worship in the English 'Chapel' tradition. This tradition avoided architectural forms associated with the Liturgical Churches as a result of the former discrimination of Baptists, and other dissenters, prior to emigration. The use of round arched windows and structural arches in preference to pointed arches is a clear example of the Chapel style.*

It is built of brick and its street facing (west) elevation conceals the gabled roof of the building, which has corrugated galvanised steel roofing. Towards the top of the street facing elevation is a circular vent with timber slats and below this is a segmental arched window with a tripartite arrangement. A cement render band, which is painted, extends horizontally across this elevation where this window is. Other cement mouldings are found on the church around windows and other elements.

A brick entrance porch extends across the street facing elevation. This porch has a pair of semi-circular brick arches supported at the centre by a slender cast iron column. Dual entrance doors to the church lead from each end of this porch, which reflects the internal arrangements of Baptist Churches that typically have two side aisles rather than a single central aisle (Refer to *Comparative analysis*). The porch's skillion roof is clad in terracotta tile, which was probably the original roofing of the entire church. On the rear wall of the porch is a stone that reads:

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*This memorial stone was laid by Parker Esq. J.P. 28th August 1909*

The building is in good condition and has a high degree of external integrity. The interior was not inspected.

## Sources

Kenneth Edmonds and Associates Architects, submission to Darebin Planning Scheme Amendment C108, 1 April 2011

## Conservation Policy

### Objective

. To conserve the surviving fabric that contributes to the Classical Revival appearance of the church when viewed from High Street.

### Policy Basis

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

### Guidelines (General)

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

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

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

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

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

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

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

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

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

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

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

## **Guidelines (Specific)**

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

. Remove the concrete drive and, if documentary evidence can be found, reinstate the original landscaping along the High Street frontage.

. Remove the corrugated galvanised steel roofing of the church and, if documentary evidence can be found, reinstate the original roofing.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place, in particular the brick building to the south of the church at the rear of the nursery. Also, an internal inspection was not made of the church at the time of initial assessment and this type of assessment may establish further significance. In the time since the place was first assessed it is also possible that the condition of buildings may have changed.

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

## **Comparative Analysis**

This Northcote Baptist Church is among a number of early twentieth century churches in Darebin and is relatively intact. The Baptists along with the Congregational or Independent Church were considered to be among the most experimental of the denominations and although they eventually adopted Gothic Revival as the 'proper' style for Church buildings, their churches were constructed in an eclectic range of styles that reflected their belief in the autonomy of each congregation (Lewis, 1991:11; Heritage Victoria).

Baptist places of worship in Victoria in the late nineteenth century were in the Neo-Classical or Greek Revival Style. This style was not used in Baptist places of worship from the 1890s onwards. Victorian era Baptist places of worship traditionally were focussed on the exposition of the word from a central pulpit. The interiors were designed to give good sight lines adhering with no central aisle. Side aisles were reflected in the dual entrances (Edmonds).

According to Edmonds (2011):

*The double semi-circular arches supported at the centre by a cast iron column is an unusual architectural device for a Baptist Place of Worship. It emphasises the dual entrances and gives an elegant structural element to the centre of the front facade.*

The design of the Northcote church appears to have been derived from the former Clifton Hill Baptist Church (1895) and Sunday School Hall (1906) at 96-100 Hodginson Street, Clifton Hill (Within the City of Yarra). The Clifton Hill church



has similar semi-circular arches with supporting central column and dual entrances, as well as polychromatic brickwork with cream dressings in horizontal bands and over the round headed arches (Edmonds).

Comparative examples within Darebin City include Alphington Methodist Church 88A Station Street, Fairfield - Built in 1916, it is a brick church also situated within a commercial/shopping strip. It is of comparable size, but is built in a Gothic Revival-style, and the Salvation Army Hall, 710 High Street, Thornbury - Also designed in a Free Classical-style and of the same period, but less intact.

## Sources

Lewis, Miles, 1991, *Victorian churches. Their origins, their story and their architecture*

Keith Edmonds and Associates Architects. Submission to Amendment C108 Darebin Planning Scheme, 1 April 2011

## Statement of Significance

### *What is significant?*

The Northcote Baptist Church at 542 High Street, Northcote built in 1909 and designed in what may be described as an Edwardian interpretation of the nineteenth century Neo-Classical non-Conformist Chapel style is significant.

It is built of brick in a rectilinear plan and the street facing (west) elevation conceals the gabled roof of the building. Towards the top of the street facing elevation is a circular vent with timber slats and below this is a segmental arched window with a tripartite arrangement. A cement render band, which is painted, extends horizontally across this elevation where this window is. Other cement mouldings are found on the church around windows and other elements. A brick entrance porch extends across the street facing elevation. This porch has a pair of semi-circular brick arches supported at the centre by a slender cast iron column. Dual entrance doors to the church lead from each end of this porch. The porch's skillion roof is clad in terracotta tile, which was probably the original roofing of the entire church. On the rear wall of the porch is a stone that reads:

*This memorial stone was laid by Parker Esq. J.P. 28th August 1909*

The concrete forecourt along the High Street frontage, then on-original alterations and additions to the church including the corrugated galvanised steel roofing on the church, and the former church hall at No.540 High Street are not significant.

### *How is it significant?*

The Northcote Baptist Church at 542 High Street, Northcote is of local historic, architectural and social significance to Darebin City.

### *Why is it significant?*

Historically, the Northcote Baptist Church at 542 High Street, Northcote is significant as evidence of the Baptist Church's establishment early in Northcote's development as a suburb, and its continued involvement in the community throughout the twentieth century until the present day. (AHC criteria A.4, D.2)

The Northcote Baptist Church at 542 High Street, Northcote is architecturally significant as a representative example of an early twentieth century church designed in a Classical Revival style, which is a style not common on churches in metropolitan Melbourne from this period and reflects the independence of each Baptist congregation. It is notable for the double semi-circular arches supported at the centre by a cast iron column, which is an unusual architectural device for a Baptist Place of Worship. It emphasises the dual entrances that are typical of Baptist churches (which internally have two side aisles rather than a single central aisle) and gives an elegant structural element to the centre of the front facade. (AHC criterion D.2)

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Socially, the Northcote Baptist Church is significant as a church that is known, used and valued by the community in Darebin (AHC criterion G.1).

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Northcote Baptist Church at 542 High Street, Northcote is considered to meet Criterion A.4 as it is associated with the early phase of suburban development of Northcote around the turn of the twentieth century.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Northcote Baptist Church at 542 High Street, Northcote is considered to meet Criterion D.2 as it is a representative example of a suburban church erected in Melbourne during the early twentieth century.

The church is also considered to meet Criterion D.2 as a relatively intact example of a Classically-inspired suburban church. Classical Revival churches are not common in metropolitan Melbourne, as Gothic Revival was typically the preferred style for churches up to the mid-twentieth century and the use of this style reflects the independence of each Baptist congregation. The front porch of the church with its pair of semi-circular arches is of note.

### Social

#### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The Northcote Baptist Church at 542 High Street, Northcote is considered to meet Criterion G.1 as it is a building that is known, used and valued by the community of Darebin.

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### Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	No

### Other Recommendations

It is recommended that the Northcote Baptist Church at 542 High Street, Northcote be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	ENSIGN COMPLEX	
<b>Address</b>	GADD STREET NORTHCOTE 24 LEINSTER GROVE NORTHCOTE	<b>Significance Level</b> Local
<b>Place Type</b>	Factory/ Plant	
<b>Citation Date</b>	2011	



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

## History and Historical Context

### Contextual history

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

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In Northcote further industrial development occurred in Gadd Street where the Joshua Pitt company had operated since the late nineteenth century. Until the 1950s the street was buffered on the north side by a racecourse and on the east by St George's Road. This made it one of the few areas in Northcote suitable for industry as off-site amenity conflicts with housing areas could be minimised.

### Place history

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

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

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

### Harry A. Norris, architect

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

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

### References

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

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

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

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

Modern in Melbourne website, RMIT

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

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Royal Australian Institute of Architects (RAIA) Victorian Chapter, 'Register of significant 20th Century architecture' (viewed on-line 30 November 2009 cites a c.1959 date for the Northcote factory designed by Norris.  
*The Age*, 30 September 2006, 'Being Spotless and cleaning up' (viewed online 30 November 2009)

## Relevant Historical Australian Themes

### 4. Developing Darebin's economies

#### 4.3 Other manufacturing industries

## Description

### Physical Description

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

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

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

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

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

## Recommended Management

### Policy Basis

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

### Objectives

To conserve the 1952 fabric of the Ensign building.

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

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

### Guidelines (General)

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

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

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

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

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

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

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

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

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

## **Guidelines (Specific)**

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

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

## **Review of significance and policy**

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

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

## **Comparative Analysis**

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

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

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

## Statement of Significance

### *What is significant?*

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

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

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

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

### *How is it significant?*

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

### *Why is it significant?*

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

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



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### Recommendations 2011

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

### Other Recommendations

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

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

## HERITAGE CITATION REPORT

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<b>Name</b>	NORTHCOTE CEMETERY	
<b>Address</b>	143 Separation Street NORTHCOTE	<b>Significance Level</b> Local
<b>Place Type</b>	Cemetery/Graveyard/Burial Ground	
<b>Citation Date</b>	2011	





**Recommended  
Heritage Protection**

**VHR - HI - PS Yes**

**Architectural Style**

Victorian Period (1851-1901)

## History and Historical Context

### Thematic context

. Theme: 5 Building suburban Darebin; Sub-theme: 5.2 Creating early village settlements

. Theme: 7 Community and culture; Sub-theme: 7.7 Commemorating

### History of Northcote

Northcote was first known as Upper Northcote, as distinct from Lower Northcote (Westgarth) where the government township was laid out. European settlers preferred the higher ground of Rucker's Hill, where the nucleus of Northcote took shape in the 1850s. It is believed that Northcote was named after British parliamentarian Sir Stafford Northcote, by Surveyor-General Andrew Clarke, who was an early Northcote resident. The heights of Northcote attracted residents of high standing in colonial Victoria, such as Clarke, and wealthy businessmen, such as William Rucker.

Northcote's remoteness from Melbourne attracted early noxious industries such as piggeries and meat-works, and its natural deposits of clay were exploited for brickmaking. The noxious industries were banished from the central residential area in the 1870s, but Northcote's brickworks endured for another century. Most of the former clay holes were eventually turned into parks.

Much of central Northcote was built on during the boom years of the 1880s, when middle-class settlers built Victorian terraces and villas, and speculators built rows of workers houses in the lower, less salubrious, areas. High Street began to develop as the main shopping area for the whole district, and by the 1920s rivalled Smith Street Collingwood. Northcote was served by the Whittlesea Railway from 1889, and, from 1890, a cable tram system that endured until 1940.

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Further urban development took place in Northcote during the early years of the twentieth century and the post-war boom of the 1920s, by which time the suburb was almost fully built over, apart from the poorly drained land along the creek flats, most of which eventually became parklands.

From the mid twentieth century Northcote's old working-class housing stock attracted post-war European immigrants, particularly Greeks, who also took over some of the old churches for Orthodox worship. In the 1990s Northcote was re-discovered by middle-class people seeking homes close to city jobs, and the process of gentrification began.

## Contextual History

One of Darebin's earliest immigrant communities originated as a group of seven German farmers, who bought small blocks in Separation Street in the early 1850s. Their area was known as Cawdortown and Separation Street was known as German Lane, in the early years. The German farmers established a reputation for growing roses, which in the 1870s were used in the perfume industry. The German community ran an annual New Year's picnic, which attracted large crowds (Lemon, pp 38-9, 63) and were active in bringing German immigrants in early Melbourne (Michell, pers. comm. 2008). Much of the German history was eliminated around WWI (i.e. street names changed) and, in due course, many moved north to Thomastown. The small cemetery is probably the only site remaining to represent Northcote's early German community.

## History of 143 Separation Street, Northcote

The site was part of Allotment 107 Parish of Jika Jika purchased from the Crown by Henry Worsley in 1840. Worsley fell victim to the economic collapse of the 1840s and sold his land to Dr Peter Macarthur in 1842 who established a farm called 'Arthurton'. Macarthur created Arthurton Road and Separation Street to give access to his subdivisions. He sold off the land in small farm allotments, including those to the seven German settlers. In 1861 Macarthur sold one acre to August Schwaebisch, Albert Fritsche, Moritz Heiner, Trangott Scholz, and Edward Hellwig as trustees, for use as a cemetery for the Cawdortown community. (Lemon, pp 9,11, 38-9, 50).

There have been approximately 200 burials in the cemetery, which was closed in 1908, except to holders of Rights of Burial. It was taken over by Northcote City Council in the 1920s, and use until 1940. The last burial was in 1971. Only one of the four founding trustees, Moritz Heiner, is known to be buried in the cemetery, however Carl Adolph August Schwaebisch, a former councillor of the Shire of Northcote and descendent of trustee August Schwaebisch is also buried there. A notable monument in the cemetery is to Thomas Weatherall, works manager of the Northcote Brickworks, who died in 1892. The monument was erected by the shareholders and workers of the brickworks, and bears the words "Sweet Rest in Heaven". (Darebin Historical Encyclopedia; [www.prestoncemetery.org/history](http://www.prestoncemetery.org/history))

The original records of the cemetery were lost in a fire. However, in the c1930s a list of the interments was made. Since then, however, records about additional interments have been found suggesting the list is incomplete. Copies of the list are held at Darebin Libraries.

## References

Darebin Historical Encyclopaedia

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

Michell, Paul, personal communication, September 2008

Sagazio, Celestina (ed.), *Cemeteries: Our Heritage*, National Trust of Australia (Victoria), Melbourne, Victoria, 1992  
[www.prestoncemetery.org/history](http://www.prestoncemetery.org/history)

## Description

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## Physical Description

Northcote Cemetery is located in Separation Street, Northcote, between two neighbouring residential blocks. The site backs onto All Nations Park, formerly the local rubbish tip after its use as a quarry was exhausted.

The Separation Street (south) and All Nations Park (south) boundaries are defined by a new fence of brick base and piers and steel palisade. New steel gates secure the site. Lettering spans the arched top of the gates, identifying the site as 'NORTHCOTE CEMETERY'. (One pair of earlier metal gates was observed on site in 2007, propped against a fence within the site; also with lettering spanning the arched top, possibly 'NORTHCOTE CEMETERY'.) The side boundaries are defined by adjacent property boundaries, and comprise a mix of timber paling, corrugated iron, party wall sections.

The cemetery is arranged around what appears to be a central axis, from Separation Street to the rear boundary. Many early graves remain erect within the site. Many are oriented to face east.

Few early plantings remain on site with the exception of one Italian Cypress (*Cupressus sempervirens*) on the east side of the central rear gate.

The space between the graves is well grassed. Recent landscaping works have enclosed the graves with low brick walls. Recent plantings include Box (*Buxus* sp.), bulbs, and lavender. The graves are laid with a readily available bark mulch.

As a result of recent works, the cemetery is in a good to stable condition. However, a 1992 study of the cemetery reported that many of the marble slabs had been smashed, gravestones knocked over, and iron railings bent. Access was not possible to the cemetery during field work for this study. The 1992 study by the National Trust notes that the earliest grave dates from 1876.

However, recent garden modifications, restoration works, and security for the site have compromised the integrity of the place. A number of original and early elements may have been lost to the vandalism reported in the 1992 study.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that serves as a reminder of the once close-knit German community in the Northcote area.

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

### Policy Basis

This place is a rare surviving example of the early and close-knit German community in Darebin. It is important that what little evidence remains is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the remaining historic fabric.

### Guidelines (General)

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

. Conserve the fabric of the cemetery and other elements that contribute to the significance of the place and in particular to:

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- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
  - . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
  - . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
  - . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
    - the element is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the element's integrity, and
    - the proposed replacement embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
  - . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
    - it will assist in the long term conservation or maintenance of the place, or
    - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the place, or
    - it will upgrade the building to meet contemporary standards such as improving energy efficiency.
  - . Consider the demolition or modification of elements of secondary significance only if the proposed replacement element embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- In order to conserve the heritage significance of the plantings, it policy to:
- . Undertake regular maintenance including monitoring condition, pruning, pest and disease and roadside weed management.
  - . Undertake incidental replacement of individual dead, dying or dangerous specimens and develop a strategy for major cyclical replacement. When trees are replaced the process should be documented (photographs and written record before, during & after) for future record.
  - . Maintain the integrity of the Monterey Cypress row by:
    - replacing significant trees, 'like with like' species (i.e. Monterey Cypress, *Cupressus macrocarpas*), unless an alternative planting scheme has been devised in accordance with an approved management plan.
    - removing inappropriate or historically inaccurate species.
  - . Ensure that any future development or changes in immediate environmental conditions, adjacent to significant plantings does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the plantings' integrity and condition.
  - . Manage surrounding vegetation and landscape to maintain the integrity and condition of the planting/s. Remove weed vegetation species.

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## Guidelines (Specific)

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

. Prepare and implement a conservation management plan (CMP). The CMP should guide future works programs. The CMP should be based on the principles of the Burra Charter, following the guidelines of this document and the National Trust of Australia's (Victoria) *Conserving Our Cemeteries* (2003).

. The essential elements and character of the cemetery should be protected through a maintenance program which recognises its overall significance and that of individual elements. This includes the layout, mature Monterey Cypress row, Juniper shrubs, and graves.

. Stabilisation and protection of the nineteenth century graves should be undertaken as a priority.

. Conservation works should be undertaken by workers skilled in the repair and conservation of historic cemeteries.

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

. Undertake regular maintenance including monitoring condition, pruning, pest and disease and roadside weed management.

. Undertake incidental replacement of individual dead, dying or dangerous specimens and develop a strategy for major cyclical replacement. When trees are replaced the process should be documented (photographs and written record before, during & after) for future record.

. Maintain the integrity of the remaining early planting by:

- replacing trees 'like with like' species (i.e. Italian Cypress with *Cupressus sempervirens*) unless an alternative planting scheme has been devised in accordance with an approved management plan.
- removing inappropriate or historically inaccurate species.

. Ensure that any future development or changes in immediate environmental conditions, adjacent to the trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

. Manage surrounding vegetation and landscape to maintain the integrity and condition of the tree/s. Remove weed vegetation species.

## Review of significance and policy

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

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

## Comparative Analysis

Northcote cemetery is rare as a small burial ground in close proximity to the city. It is also probably the only site remaining to represent Northcote's early German community, and one of Darebin's earliest immigrant communities. Little other evidence remains of the early presence of a German community in Northcote and, as such, the cemetery is probably the only site remaining to represent this early aspect of Darebin's history. Comparable examples in terms of a similar establishment date include Preston General Cemetery \* and Coburg Cemetery, established in 1964 and 1860 respectively. Both these cemeteries remain in continued use, whereas the last burial at Northcote Cemetery was in 1971. Preston General and Coburg cemeteries also served a wider immigrant community than the close-knit community served by Northcote Cemetery.

\*This place has also been assessed by this Study and is proposed for inclusion in the HO.

## Statement of Significance

### *What is significant?*

Northcote Cemetery was established in 1861 when Peter Macarthur sold one acre of his land on the north side of the street to members of the local German community that had settled in the area. They were a close-knit community who wanted to preserve their national identity in their new country. The earliest burials occurred in the 1860s. The cemetery was regularly used until about 1940. The last burial was in 1971. The site is in a reasonable condition due to recent works undertaken by Northcote Council after 1992. However, recent garden modifications, restoration works, and security for the site have compromised the integrity of the place. .

The graves, the Italian Cypressess and the early gates within the cemetery are significant.

Later additions, including the fences, gates other than those identified as significant above, recent plantings and landscaping works conducted since 1992 are not significant.

### *How is it significant?*

Northcote Cemetery is of local historic significance to the City of Darebin.

### *Why is it significant?*

Historically, Northcote Cemetery is significant as important and rare surviving evidence of Northcote's early German community. It is also unusual as a small burial ground in close proximity to the heart of the city. The Italian Cypress within the Northcote Cemetery has significance as a representative example of the type of plantings found in cemeteries of this period. (RNE criteria A.4, B.2, D.2)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Northcote Cemetery is considered to meet this criterion as a reminder of the once close-knit German community of the local area.

#### *RNE Criterion B.2*



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*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

Northcote Cemetery is considered to meet this criterion as rare surviving evidence of Northcote's early German community. It is also unusual as a small burial ground in close proximity to the heart of the city.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Italian Cypress within the Northcote Cemetery is considered to meet Criterion D.2 as it is a representative example of the type of plantings found in cemeteries of this period.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

No important or significant associations have been established for people buried in Northcote Cemetery. There are notable monuments in the cemetery that are of local interest, including that to Thomas Weatherall, works manager of the Northcote Brickworks, who died in 1892 (erected by the shareholders and workers of the brickworks), and Carl Adolph August Schwaebisch, a former councillor of the Shire of Northcote and descendent of trustee August Schwaebisch is also buried there. No known records state that the original trustees were buried there.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Not applicable.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

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### Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

### Other Recommendations

It is recommended that Northcote Cemetery, Separation Street, Northcote, be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	NORTHCOTE HIGH SCHOOL	
<b>Address</b>	19-29 ST GEORGES ROAD, NORTHCOTE	<b>Significance Level</b> Local
<b>Place Type</b>	School - State (public), Planting exotic	
<b>Citation Date</b>	2011	



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<b>Recommended Heritage Protection</b>	<b>VHR - HI - PS</b> Yes		
<b>Designer / Architect</b>	Smith, Edwin Evan	<b>Architectural Style</b>	Interwar Period (c.1919-c.1940) Free Classical
<b>Maker / Builder</b>	No information held		

## History and Historical Context

### Thematic context

#### 7. Community and Culture

##### 7.2 Educating **Contextual history of secondary education in Darebin**

At the time of the *Education Act* 1872, primary education was deemed sufficient for working people. Secondary education was provided by the private sector and the churches. With only the few small private schools to choose from locally, most Darebin families who could afford school fees sent their children to secondary schools outside the area.

A new *Education Act* in 1910 allowed the Education Department to provide secondary education, but the new secondary school system focussed first on providing agricultural and secondary education to country students. By 1925, apart from a few suburban high schools such as Melbourne, Essendon and Coburg, the majority of high schools were in country regions. (*Victorian Year Book* 1973: 486-7)

It seems that the Northcote community began campaigning for a technical school around 1909, with no success. However in the 1920s moves began for a high school in Northcote. The Head Teacher at Helen Street School and the parents' association at the Wales Street School urged the Education Department to purchase land at the former Inebriates Retreat in St George's Road. The establishment of schools was still very much a community concern, and local commitment was expected in the form of municipal contributions. The school was to serve a wide area, so Fitzroy, Brunswick and Whittlesea Councils contributed funds, as well as Northcote and Preston Councils.

In February 1926 Northcote High School was commenced in the old Wesleyan School in High Street. The school's first enrolment included girls as well as boys, but the girls were transferred to the new in Preston Girls School in 1929 (Blake, Vol.3, 222; Lemon, 1983:198).

### History of Northcote High School

In the 1860s the site of Northcote High School formed part of the extensive holdings of Theodotus Sumner of 'Stony Park', most of which was on the Brunswick side of the Merri Creek (Lemon, 1983:57). A decade later the isolation of this part of Northcote was seen as ideal for an Inebriates Retreat. This private institution was founded by Dr Charles McCarthy on the 32 acre site on a bend in the Merri Creek. Dr McCarthy, concerned over the drinking excesses in the Victorian community, was a pioneer in the treatment of alcoholism. McCarthy received a government grant to buy Sumner's property and build suitable accommodation. He opened the Inebriates Retreat in 1873, and over nearly twenty years until its closure in 1891, treated 650 patients. (Lemon, 1983:64).

The site saw a new use when it was acquired for the new Northcote High School. After commencing in the Northcote Wesleyan School, the new school was transferred into temporary classrooms on the St George's Road site in June 1926. In February 1929 the 'large and rather impressive brick building' costing £21,600 was ready for occupation by the boys, and it was officially opened by the Minister for Education in September of that year (Blake, 1973 Vol.3:222). The school was designed by the Public Works Department under the direction of chief architect, E. Evan Smith.

Northcote High was Melbourne's third boys' high school, taking students from a large region. The young Jim Cairns, later Deputy Prime Minister in the Whitlam Labor Government, travelled by horse and train from Sunbury to Northcote

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High in the 1930s (Lemon, 1983:198). John Cain (Junior) was also a student of the school.

An assembly hall and two classrooms were added in 1940, with parent groups contributing to the cost. In 1954, a two-roomed classroom block was erected. This block, designed by private architects Hugh Peck & Associates represented a 'prototype for locally-developed form of prefabricated school building' (Heritage Alliance 2008:20). In 1962 the hall was enlarged to accommodate 800, and named the William Olver Hall in recognition of the 'energetic and imaginative' contribution of the first treasurer of the Advisory Council. Olver was also a former Mayor of Northcote (Blake, 1973 Vol.3:222).

In later years the school became co-educational and in the late 1990s the buildings received a massive upgrade.

## **E Evan Smith**

This school includes many of the typical characteristics of schools constructed under the direction of E. Evan Smith, who was Chief Architect of the Public Works Department between 1922 and 1929. They were usually in a Free Classical style, with a symmetrical plan, using corridors, courtyard or verandahs for access to classrooms. As at Reservoir, most examples also had a neo-Classical portico over the entry.

Examples included University High School (1929), the Swan Hill High School (1927) (later rebuilt after a fire), Hampton High School (first built as an infants school with a second floor added later, now demolished), Ouyen High School (1928), Kyneton High School (1927-28) and the Elsternwick Primary School (1929 building constructed as an Infants School).

E. Evan Smith was also the architect for following places, which are included on the Victorian Heritage Register:

-The Emily McPherson School of Domestic Economy constructed in 1927 (H1646), which is often cited as a prototype for the schools mentioned above. Heritage Victoria notes that the Emily McPherson building was awarded the R.V.I.A. street architecture award in 1930, an indication of the esteem with which the design was held at the time. The monumental Doric portico and classical composition emphasised sober traditionalism, appropriately enough for an institution of learning, while the regular colonial Georgian fenestration was reminiscent of popular domestic styles at the time, especially for the houses of the well-to-do in places like Toorak.

- The former Police Barracks in St Kilda Road (1925) which is now part of the Victorian College of the Arts. Heritage Victoria notes that this building is a notable example of the Georgian Revival style which developed in Australia during the early twentieth century. The building is a rare example of the combination of this building type with the Georgian Revival style, as it was an aesthetic usually reserved for private residences or commercial buildings such as banks and offices.

## **Secondary sources**

Blake, L., *Vision and Realisation: A Centenary History of State Education in Victoria*, Education Department of Victoria, 1973

Heritage Alliance, *Survey of Post-War Built Heritage in Victoria*, 2008

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

## **Description**

### **Physical Description**

The 1929 building at Northcote High School is a symmetrically composed, two-storey Inter-war brick high school. It has a bay at centre that projects forward, which has a brick pediment with a rendered top. An insignia with a cartouche with

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the letters 'N H S' is below the pediment. At ground level in this central bay is an archway that leads to a recess that has timber frame double-doors, with a fanlight, that is the main entrance. At each end of the school building are projecting bays. The school has a hipped roof clad in slate tile and the windows of the school are timber frame with multi-paned upper and lower sashes, with multi-paned pivot sashes at top, of a style commonly found on Education Department buildings of this period.

The building is in excellent condition and has a relatively high degree of external integrity particularly when viewed from St Georges Road. Extensive additions and new buildings have been constructed to the rear of the 1929 building. These are mostly hidden behind the building and do not significantly affect its main elevations. An exception is the single storey addition at the northern end of the 1929 building, which projects slightly forward of the building. The visual impact of this extension is reduced somewhat by landscaping.

Other buildings on the site were not inspected. Potentially significant buildings include:

- Prefabricated classrooms constructed in 1954 by *The Survey of Post-War Built Heritage in Victoria* - it is not known whether these are still extant.
- The two storey 1940 brick hall/classrooms with a hip/dutch gable roof immediately behind the 1929 building.

Original, or early landscape elements survive including trees and other vegetation, and the curved drive leading from St Georges Road. These include mature Canary Island Palms (*Phoenix canariensis*) that are symmetrically spaced across the facade (one appears to have been removed). Other vegetation includes a Norfolk Island Hibiscus (*Lagunia patersonii*) to the north of the main entrance, a Cypress (*Cupressus sp.*) to the south of the main entrance, and a pair of Bhutan Cypress (*Cupressus torulosa*) on either side of the south driveway entrance. The position of the surviving mature trees suggests that there was a considered and deliberate formal planting layout designed to enhance the symmetry of the building, however, the legibility of any original scheme this has been diluted by the removal/loss of original trees and less sympathetic planting of native trees in the post-war era.

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the Inter-war character of the school when viewed from St Georges Road.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features, when documentary or physical evidence of that feature is known.

### Policy Basis

This place is a surviving example of an Inter-war secondary school in Darebin and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The school is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from St Georges Road.

### Guidelines (General)

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

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

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

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

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

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

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

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

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

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

## **Guidelines (Specific)**

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

- . Removal of additions at the north and south end of the 1928-29 building, which have destroyed its symmetry.

## **Review of significance and policy**

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

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is

affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

### Comparative Analysis

Northcote High School at 19-29 St Georges Road, Northcote is one of three secondary schools built by the Education Department in Darebin during the Inter-war years and illustrates the use of the Free Classical style that was applied to schools designed and built generally between 1922 and 1929 under the direction of E. Evan Smith as Chief Architect of the PWD.

In terms of its design it compares with Preston Girls High School, Cooma Street, Preston. Built in 1928, it is contemporaneous with Northcote High School, and stylistically it is of a Georgian Revival/Free Classical style, which is the style commonly used on Education Department buildings of the 1920s. Unlike, Northcote High School, it has not become a coeducational secondary school facility. It is also more intact.

Northcote High also compares with inter-war primary schools in the Free Classical style including Preston East (1928), Bell (1928) and Reservoir (1924) (q.v.).

Northcote High may also be compared with the former Preston Technical College (now part of the Northern Metropolitan Institute of Technology), 79-89 St Georges Road, Preston. Built in 1937, it is designed in a Stripped Classical style with also Moderne and Modern motifs, demonstrating the distinct shift away from Academic Classicism by the mid 1930s. Like Northcote High School it has become a coeducational facility.

### Statement of Significance

#### *What is significant?*

Northcote High School at 19-29 St Georges Road, Northcote was built in 1928-29 and was one of only three boys' high schools at the time it opened. Later, the school became a co-educational facility and its facilities were enlarged. It is one of three secondary schools established in Darebin in the Inter-war period. The following elements contribute to the significance of the place:

- The 1928-29 building, which is a symmetrically composed, two-storey building in the inter-war Free Classical style. It has a bay at centre that projects forward, which has a brick pediment with a rendered top. An insignia with a cartouche with the letters 'N H S' is below the pediment. At ground level in this central bay is an archway that leads to a recess that has timber frame double-doors, with a fanlight, that is the main entrance. At each end of the school building are projecting bays. The school has a hipped roof clad in slate tile and the windows of the school are timber frame with multi-paned upper and lower sashes, with multi-paned pivot sashes at top, of a style commonly found on Education Department buildings of this period.

- Original, or early landscape elements within the front setback of the 1929 school, and the curved drive leading from St Georges Road. The significant trees include Canary Island Palms (*Phoenix canariensis*) symmetrically spaced across the facade (one appears to have been removed), Italian Cypress (*Cupressus sempervirens*) and a Norfolk Island Hibiscus (*Lagunia patersonii*).

The additions to the 1929 building and other buildings and trees on the site are not significant.

#### *How is it significant?*



# HERITAGE CITATION REPORT

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Northcote High School at 19-29 St Georges Road, Northcote is of local historic, architectural, aesthetic and social significance to Darebin City.

## *Why is it significant?*

Historically, Northcote High School is significant as an illustration of the development of State secondary education during the inter-war era and as one of the first boys high schools to be established in Victoria. It is also significant as an example of the new or expanded educational facilities built during the inter-war period that provide tangible evidence of the significant growth experienced in Darebin during the 1920s. It is also significant as an example of the buildings designed under the direction of E. Evan Smith, Chief Architect of the Public Works Department. (AHC criteria A.4, D.2, H.1)

Architecturally, the 1928-29 building is a fine example of a secondary school designed in the Free Classical style in Darebin. The mature landscaping contributes to the aesthetic qualities of the setting of the school and appears to have been designed to emphasise the symmetry of the architecture. (AHC criteria D.2, E.1)

Socially, Northcote High School is of significance as an educational facility that is known, used and valued by the community for over 70 years. (AHC criterion G.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Northcote High School at 19-29 St Georges Road, Northcote is considered to meet Criterion A.4 as a high school built to meet the educational needs of Northcote and the surrounding region. At the time of its completion it was one of only three boys' high school in Melbourne. The continued growth of Northcote and surrounding districts is reflected in the various additions and alterations made to the complex after its completion.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

Northcote High School at 19-29 St Georges Road, Northcote is considered to meet Criterion D.2 as a relatively intact example of an Inter-war secondary school in Darebin, built by the Education Department of Victoria.

#### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

Northcote High School at 19-29 St Georges Road, Northcote is significant as it was the former school of several eminent Australians including the former Deputy Prime Minister, Dr Jim Cairns, and the Victorian Premier, John Cain (Junior).

### **Aesthetic**

#### *RNE Criterion F.1*

# HERITAGE CITATION REPORT

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*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Northcote High School at 19-29 St Georges Road, Northcote is considered to meet Criterion F.1 as a relatively intact and good example of a substantial Education Department secondary school complex from the Inter-war years. The Free Classical composition of its east (St Georges Road) elevation is of note.

## Social

*RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Northcote High School at 19-29 St Georges Road, Northcote is considered to meet Criterion G.1 as it has, and continues to be, known, used and valued by the community.

## Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

Yes Canary Island Palms, Italian Cypresses, Norfolk Island Hibiscus

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

None Specified

**Aboriginal Heritage Place**

No

## Other Recommendations

It is recommended that the Northcote High School at 19-29 St George's Road, Northcote be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration includes the 1928-29 building, and all the land between that building and the St George's Road frontage.

## HERITAGE CITATION REPORT

<b>Name</b>	RESERVE - MERRI PARK SPORTS GROUND		
<b>Address</b>	33 ST GEORGES ROAD, NORTHCOTE	<b>Significance Level</b>	Local
<b>Place Type</b>	Playing Ground/ Field		
<b>Citation Date</b>	2011		



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

**Architectural Style** Interwar Period (c.1919-c.1940)

## History and Historical Context

### Thematic context

. Theme: 5. Building suburban Darebin, Sub-theme: 5.5 Creating public landscapes

. Theme: 7. Community and culture, Sub-theme: 7.5 Pursuing common leisure interests, Playing sport, 7.6 Appreciating and defending the environment

### History of Northcote

Northcote was first known as Upper Northcote, as distinct from Lower Northcote (Westgarth) where the government township was laid out. European settlers preferred the higher ground of Rucker's Hill, where the nucleus of Northcote took shape in the 1850s. It is believed that Northcote was named after British parliamentarian Sir Stafford Northcote, by Surveyor-General Andrew Clarke, who was an early Northcote resident. The heights of Northcote attracted residents of

high standing in colonial Victoria, such as Clarke, and wealthy businessmen, such as William Rucker.

Northcote's remoteness from Melbourne attracted early noxious industries such as piggeries and meat-works, and its natural deposits of clay were exploited for brickmaking. The noxious industries were banished from the central residential area in the 1870s, but Northcote's brickworks endured for another century. Most of the former clay holes were eventually turned into parks.

Much of central Northcote was built on during the boom years of the 1880s, when middle-class settlers built Victorian terraces and villas, and speculators built rows of workers houses in the lower, less salubrious, areas. High Street began to develop as the main shopping area for the whole district, and by the 1920s rivalled Smith Street Collingwood. Northcote was served by the Whittlesea Railway from 1889, and, from 1890, a cable tram system that endured until 1940.

Further urban development took place in Northcote during the early years of the twentieth century and the post-war boom of the 1920s, by which time the suburb was almost fully built over, apart from the poorly drained land along the creek flats, most of which eventually became parklands.

From the mid twentieth century Northcote's old working-class housing stock attracted post-war European immigrants, particularly Greeks, who also took over some of the old churches for Orthodox worship. In the 1990s Northcote was re-discovered by middle-class people seeking homes close to city jobs, and the process of gentrification began.

### **Contextual history of open space in Northcote**

The provision of open space for fresh air and recreation was a response to the overcrowded industrial towns of nineteenth century Britain, and the concept was established early in the European settlement of Victoria. Parks, gardens and recreational grounds were considered essential to public health and social harmony.

In the land boom of the 1880s large areas of land were subdivided and offered for sale, with little attention paid to providing open space and parkland. By the early years of the twentieth century, Darebin was under-provided with open space particularly when compared with neighbouring municipalities. The situation was particularly critical in the built-up central parts of the Northcote municipality where Northcote Park (q.v.) was still the only public park in 1906 and towards the end of that year the pressure to create more parks and reserves emerged in the local press. The importance of the issue led to the Mayor calling a public meeting on the 7th December 1906 in the Town Hall, which was attended by between 70 and 100 people (ALM, 2002:8). Mr. Beard, M.L.A., moved the first resolution:

*That in the interests of the health and recreation of present and future citizens of Northcote it is essential that reserves should be obtained, and that the council be urged to use its utmost endeavours to secure such spaces, more especially as the opportunities for doing so are rapidly becoming less* (ALM, 2002:8, cites *Leader* 15 December 1906).

The resolution, supported by such people as the Vice-President of the National Council of Women in Victoria, Mrs. Strong, led the Council to acquire in 1907 the sites of two new reserves; what would become Batman Park, and Penders Park. As the population of Northcote grew in the inter-war period additional reserves were needed and by 1933 the Northcote Council had spent £18,760, acquiring areas for parks. As well as Batman Park and Pender's Park, this included Johnson Park (Bastings Street), Merri Park (St. George's Road), Henderson Park (Murray Street), McDonnell Park (Victoria Road), Mayer Park (Leinster Grove), Hayes Park (Flinders Street), Pearl Reserve (Shaftesbury Parade). In addition, there were children's playgrounds on small reserves in Separation, Smith, Rathmines and Rennie Streets (ALM, 2002).

### **History of Merri Park, St Georges Road, Northcote**

In the 1860s the site of the present Merri Park formed part of the extensive holdings of Theodotus Sumner of 'Stony Park', most of which was on the Brunswick side of the Merri Creek (Lemon, 1983:57). A decade later the isolation of this part of Northcote was regarded as ideal for an Inebriates Retreat. This private institution was founded by Dr Charles

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McCarthy on the 32 acre site on a bend in the Merri Creek. Dr McCarthy, concerned over drinking excesses in the Victorian community, was a pioneer in the treatment of alcoholism. He received a government grant to buy Sumner's property and build suitable accommodation. The Inebriates Retreat opened in 1873. Over nearly twenty years until the Retreat's closure in 1891, 650 patients were treated (Lemon, 1983: 64).

In 1892 the Northcote Council applied to the government for ten acres of the former retreat for parkland, but the request was refused. In 1909 a conditional grant of nine acres of the site was made to the Council and Fitzroy Cricket Club. It would be made permanent after Council spent £1000 on improvements. Council planted some trees and built a fence, naming the site Merri Park. The cricket club also made some improvements.

When negotiations were being made for a site for Northcote High School on another part of the former Inebriates Retreat, it was agreed that Council and the cricket club would give the new school access to the park. The site was subsequently permanently reserved as a park in 1927 (Lemon, 1983: 122, 158, 198).

Few improvements, if any were carried out in Merri Park, and in 1927, it was described as 'more or less a dump for rubbish'. This referred to an attempt by the Fitzroy Cricket Club to fill an old watercourse that had been replaced by an underground drain (Lemon, 1983: 208). The alignment of Merri Creek was dramatically altered over time to make it straighter and reduce flooding. This area of Merri Creek had suffered severe regular inundation until the 1980s. Excavation to create the retarding basin in the Park in 1990 spanned an old section of creek-bed, which had been filled, revealing a large quantity of glassware and other domestic rubbish.

## References

Australian Landscape Management (ALM), *Penders Park Landscape Masterplan*, unpublished report prepared for the City of Darebin, 2002

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

[www.darebin.vic.gov.au](http://www.darebin.vic.gov.au)

## Description

### Physical Description

Merri Park is located on the west side of St Georges Road, adjacent to Northcote High School. It is roughly triangular in shape, its east boundary formed by St Georges Road, north boundary by Sumner Avenue, and the northwest to southeast diagonal boundary formed by Merri Creek.

The entrance to Merri Park is defined on the St Georges Road boundary by a stone gateway with mild steel geometric rails and sign, the detail of which includes the name of the park (in upper case lettering) dating from 1937. A plaque at the base of the southern main pier has the following inscription:

*ERECTED TO COMMEMORATE THE OPENING OF / MERRI PARK SPORTS GROUND / A. V. PETERS. J. P. / MAYOR 1937*

The main piers retain remnant fittings which may once have supported lighting. Two symmetrically placed circles on either side of the lettering 'Merri Park' may once have supported the former Northcote Council's crest (as seen at Penders Park). The style, fabric, size and form of the gateway is similar to gateways to other Darebin parks, in particular those within the former City of Northcote, created at a similar time (presumably in association with the 1932-33 jubilee celebrations and coincident beautification programs which gave the city's parks a unified identity (Penders Park, Oldis Gardens, Batman Park, for example), and demonstrating civic pride.

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Eucalypts of varying ages for the dominant tree palette of an otherwise relatively open site.

Merri Park now includes sporting facilities and a play area as well as conservation areas along the Merri Creek boundary. The park is used all year by a variety of sporting clubs, including baseball, cricket and AFL Auskick, and by Northcote High School during and after school hours ([www.darebin.vic.gov.au](http://www.darebin.vic.gov.au)).

## Conservation Policy

### Objectives

- . To conserve the surviving gateway that contributes to the Interwar era appearance of the park when viewed from St Georges Road.
- . To reveal the significance of the gateway by encouraging the restoration or reconstruction of missing features.
- . To conserve the use of the park as a sportsground.

### Policy Basis

This place is one of a group of early parks and reserves created in the south of Darebin between 1907 and 1933. It is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The gateway and open sports ground are relatively intact and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric and use, with an emphasis upon the elements that are visible from St Georges Road.

### Guidelines (General)

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

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction

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

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

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

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

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

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

## **Comparative Analysis**

Merri Park is one of a relatively small group of parks and reserves acquired by Council by 1933, as a result of a 1906 resolution to obtain reserves in the interests of the health and creation of present and future citizens of Northcote. The gateway to Merri Reserve on St Georges Road provides physical evidence of beautification programs of the City of Northcote's parks, and links it to other similar parks acquired around the same time. these include Johnson Park\* (Bastings Street), Mayer Park (Leinster Grove), and the earlier Northcote Park/Oldis Gardens\* (Westgarth Street), Batman Park (St Georges Road) (HO166), Pender's Park\* (Penders Grove).

Northcote Park/Oldis Gardens, Batman Park (HO166), Pender's Park, and Johnson Park, all display a more or less similar gateway style and/or ornamentation that date from c.1932-33. (Those at Northcote Park/Oldis Gardens have applied dedications from 1932-33 to earlier gates.) Unlike these above mentioned parks and reserves, Merri Park is a predominantly open and functional landscape, with no early or discernibly designed landscape elements, with the exception of the gateway. In terms of the design and integrity of the gateway, Merri Park compares with one similar example already within the HO and several other comparative examples.

As a sporting ground, Merri Park is comparable to Northcote Park and Preston City Oval. Both Northcote Park and Preston City Oval were created in the late nineteenth century whereas Merri Park was not created, or 'improved', until the first decades of the twentieth century.

\*This place has also been assessed by this Study and is proposed for inclusion in the HO.

## Statement of Significance

### *What is significant?*

Merri Park at St Georges Road, Northcote was granted as a park in 1909, and permanently reserved in 1927. Part of the park's permanent reservation was the negotiation of use rights with the (then proposed) adjacent Northcote High School. The school continues to use the site today. Improvements were made to the park around 1909, although it is unlikely that any evidence of this phase remains. Later improvements included the construction of a gateway and sign, fronting St Georges Road.

The stone entrance gateway constructed as part of the inter-war improvements to Merri Park is significant.

Later additions, including the recently constructed recreation facilities and landscaping are not significant.

### *How is it significant?*

Merri Park at St Georges Road, Northcote is of local historic significance to Darebin City.

### *Why is it significant?*

Historically, Merri Park is significant for the historic association of part of the site with the former Inebriates Retreat, operated by Sumner from 1873 to 1891. Historically, Merri Park is also significant as one of the earliest areas acquired by Council for parks and reserves between 1907 and 1933, and for the evidence it provides of Council's objective to provide open space in the interests of the health and recreation of present and future citizens of Northcote, as well as of later programs of beautification that coincided with the jubilee celebrations of the City of Northcote. (AHC criteria A.4, D.2)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Merri Park is considered to meet this criterion for its historic association with part of the site of the former Inebriates Retreat, operated by Sumner from 1873 to 1891.

On land acquired in 1909, Merri Park is considered to meet Criterion A.4 as one of the earlier of several areas acquired by Council for parks and reserves between 1907 and 1933.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

Merri Park is not considered to meet Criterion B.2.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*



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Merri Park is considered to meet this criterion for its gateway which provides representative evidence of later beautification programs of this and other similar parks in Northcote, coinciding with the 'jubilee' celebrations of the City of Northcote.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

No important or significant associations have been established for owners or occupiers of Merri Park.

It is of interest for its association with the City of Northcote A. V. Peters. J. P. (Mayor 1937), who officially opened the Merri Sports Ground. It is also of interest for its associations with part of the former Inebriates Retreat, run by Dr McCarthy between 1873 and 1891, and for its association with the original Sumner estate (Theodotus Sumner of 'Stony Park'), on a small part of which Merri Park was created after 1909.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

The gateway to Merri Park is considered to meet Criterion E.1 for its entrance gates. The gates provide evidence of the beautification works undertaken to parks in conjunction with the City of Northcote 'jubilee' celebrations. The style of the gates is consistent with those at other parks of a similar period which together assist in understanding this important theme of Darebin's history, Creating public landscapes.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Not applicable.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted. The Merri Creek frontage of the site, however, has potential for social significance to the community members who have undertaken regeneration works there.

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### Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

### Other Recommendations

It is recommended that Merri Park at St Georges Road, Northcote, be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration should include the entrance gates only and a small amount of associated land.

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**Name** RESERVE - OLDIS GARDENS AND NORTHCOTE  
CRICKET GROUND

**Address** 2 EAST STREET, NORTHCOTE 92 & 96-98  
WESTGARTH STREET, NORTHCOTE

**Significance Level** Local

**Place Type** Park or Garden Precinct

**Citation Date** 2011



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**Recommended  
Heritage Protection**

**VHR - HI Yes PS Yes**

**Architectural Style**

Federation/Edwardian Period  
(1902-c.1918), Interwar Period  
(c.1919-c.1940)

**Maker / Builder**

No information held

## History and Historical Context

### Thematic context

5. *Building suburban Darebin*; Sub-theme: 5.5 Creating public landscapes

7. *Community and culture*; Sub-theme: 7.5 Pursuing common leisure interests, Playing sport, 7.7 Commemorating, Memorials

### History of Northcote

Northcote was first known as Upper Northcote, as distinct from Lower Northcote (Westgarth) where the government township was laid out. European settlers preferred the higher ground of Rucker's Hill, where the nucleus of Northcote took shape in the 1850s. It is believed that Northcote was named after British parliamentarian Sir Stafford Northcote, by Surveyor-General Andrew Clarke, who was an early Northcote resident. The heights of Northcote attracted residents of high standing in colonial Victoria, such as Clarke, and wealthy businessmen, such as William Rucker.

Northcote's remoteness from Melbourne attracted early noxious industries such as piggeries and meat-works, and its natural deposits of clay were exploited for brickmaking. The noxious industries were banished from the central residential area in the 1870s, but Northcote's brickworks endured for another century. Most of the former clay holes were eventually turned into parks.

Much of central Northcote was built on during the boom years of the 1880s, when middle-class settlers built Victorian terraces and villas, and speculators built rows of workers houses in the lower, less salubrious, areas. High Street began to develop as the main shopping area for the whole district, and by the 1920s rivalled Smith Street Collingwood. Northcote

was served by the Whittlesea Railway from 1889, and, from 1890, a cable tram system that endured until 1940.

Further urban development took place in Northcote during the early years of the twentieth century and the post-war boom of the 1920s, by which time the suburb was almost fully built over, apart from the poorly drained land along the creek flats, most of which eventually became parklands.

### **Contextual History of Open Space in Northcote**

The provision of open space for fresh air and recreation was a response to the overcrowded industrial towns of nineteenth century Britain, and the concept was established early in the European settlement of Victoria. Parks, gardens and recreational grounds were considered essential to public health and social harmony. It was usual for government surveyors laying out townships and villages to set aside areas as reserves for public recreation in each township.

The Northcote township (now known as Westgarth) in the Parish of Jika Jika was subdivided in 1855, the only government town laid out in the whole of Darebin. Although the original plan does not seem to have an area designated as a recreation reserve, the Crown granted land for a park in the reserved area immediately to the east of the township in the 1860s. The area was originally named Jika Park, but was soon renamed Northcote Park. It was to be Northcote's only public recreation reserve in the nineteenth century. The western part of the park later became Oldis Gardens and the remained became Northcote's main cricket and football ground.

In the land boom of the 1880s large areas of land were subdivided and offered for sale, with little attention paid to providing open space and parkland. By the early years of the twentieth century, Darebin was under-provided with open space particularly when compared with neighbouring municipalities. The situation was particularly critical in the built-up central parts of the Northcote municipality where Northcote Park was still the only public park in 1906 and towards the end of that year the pressure to create more parks and reserves emerged in the local press. The importance of the issue led to the Mayor calling a public meeting on the 7th December 1906 in the Town Hall, which was attended by between 70 and 100 people (ALM, 2002:8). Mr. Beard, M.L.A., moved the first resolution:

*That in the interests of the health and recreation of present and future citizens of Northcote it is essential that reserves should be obtained, and that the council be urged to use its utmost endeavours to secure such spaces, more especially as the opportunities for doing so are rapidly becoming less* (ALM, 2002:8, cites *Leader* 15 December 1906).

The resolution was supported by such people as the Vice-President of the National Council of Women in Victoria, Mrs. Strong and led the Council to acquire in 1907 the sites of two new reserves; what would become Batman Park, and Penders Park. As the population of Northcote grew in the inter-war period additional reserves were needed and by 1933 the Northcote Council had spent £18,760, acquiring areas for parks. As well as Batman Park and Pender's Park, this included Johnson Park (Bastings Street), Merri Park (St. George's Road), Henderson Park (Murray Street), McDonell Park (Victoria Road), Mayer Park (Leinster Grove), Hayes Park (Flinders Street), Pearl Reserve (Shaftesbury Parade). In addition, there were children's playgrounds on small reserves in Separation, Smith, Rathmines and Rennie Streets (ALM, 2002).

### **History of Northcote Cricket Ground**

It seems that no improvements were made to Northcote Park for many years after it was reserved. According to Lemon (1983:79), when the Northcote Park Cricket Club used it in the 1880s it was 'rough rubbled ground'. The Club was already in existence in 1870s and probably played at the Northcote Park, although there were private sportsgrounds at Croxton Park and Plant's Paddock where cricket and football matches were held.

After Northcote was created a Borough in 1883, its parks and gardens committee began improving the park and planting trees. This is probably when the elm tree near East St and pepper trees near the oval were planted. The first pavilion was originally the gatekeeper's residence at the toll gates near High and Westgarth Streets, which the Northcote Park Cricket Club moved to the park shortly after the tolls were abolished in 1878. It later became the curator's residence (no longer

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extant).

The park was neglected during the economic depression of the 1890s, when the Cricket Club disbanded. It was rarely used except by W. and A. Bennetts Co., a North Fitzroy business, for occasional matches with other businesses. In 1895 the Northcote Free Library Committee organised a Moonlight Carnival at park as a fundraiser. The main attraction was to be the first public display of electric light in Northcote, but the three thousand people who turned up were disappointed when the lights didn't work. The moonlight carnivals were revived at Northcote Park in the early 1900s by a newly formed Northcote branch of the Australian Natives Association.

Meanwhile Northcote Council argued over buying a more centrally located site for a park. But despite low land prices at the time, the council could not raise the funds.

In 1903, J. Ahern was appointed gardener at Northcote Park. Ahern improved and fenced the playing ground, extended the pavilion and added a dressing room. The Northcote Cricket Club moved to the Park in 1904. The Club raised the money for a new grandstand, completed in 1914 (Lemon, 1983:167).

In 1906 the Victorian Cricket Association formed a new two-division district competition and Northcote Cricket Club gained entry to the second division. After winning the inaugural second division premiership, Northcote was promoted to the first division, where it has remained ever since. Northcote has provided some first-class Victorian and Australian cricketers, including Bill Lawry who led Northcote to victory in the Melbourne District final in 1965-6. Lawry went on to captain the Australia team from 1967 to 1971. In 2000, Darebin Council officially named the oval at Northcote Park the Bill Lawry Oval ([www.darebin.vic.gov.au](http://www.darebin.vic.gov.au)).

The park also became the home ground of the Northcote Football Club around 1915. In 1924 Northcote Council resolved to borrow 5,000 pounds to erect anew grandstand and dressing sheds and to erect a caretaker's cottage (*The Argus*, 19 November 1924). The new grandstand was completed by 1926. By this time Northcote had joined the Victorian Football Association. Their heyday was between 1929 and 1936, when the 'Brickfielders', played in seven grand finals, winning five Premierships. Amongst their great players were Frank Seymour, and Doug Nicholls, who joined the club in 1927. Five years later Nicholls was recruited by Fitzroy Football Club, to become one of its star players.

Nicholls became a Pastor in the Church of Christ and ministered to the local Aboriginal community. In 1947 he returned to Northcote as curator of Northcote Park, residing in the curator's cottage. He combined the job with his work as leader and activist in the Aboriginal community. (Lemon, 1983:202, 271).

In 1987, the Northcote Football Club ceased to exist, but the Northcote Park Cougars took their place at the Park in 1989. In 1996, in partnership with Darebin City Council, the Club embarked on a major redevelopment of Northcote Park. Works included extending the club rooms and viewing area, new change rooms and a gymnasium.

## History of Oldis Gardens

Although Northcote Park was reserved for public recreation in the 1860s, it seems that no facilities were provided for many years. After Northcote was created a Borough in 1883, its parks and gardens committee began improving the park. They provided pathways, 'well laid out flower plots, sparkling fountains and other accessories', and planted exotic trees such as elms, poplars, pepper trees and willows. However it seems that the gardens suffered from neglect during the economic depression of the 1890s.

In 1903, after J. Ahern was appointed gardener, further plantings were made of oaks, sugar gums and blue Atlantic cedars. Ahern also improved the playing ground and upgraded the pavilion, which had been a Toll House. A 1909 MMBW Plan shows some of the layout of the gardens by that time. A narrow 'rockery garden' extends along the whole of the Westgarth Street frontage. There is an entrance from the corner of East Street, which leads to two wide paths marked on the plan as 'Drive', which run parallel to East Street and Westgarth Street, behind the rockery bed. The only other

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feature shown is a 'footpath' running diagonally across the gardens from the south-west to north-east corners.

In the 1930s a new round of improvements was carried out. Further rockeries were built and exotic trees including palmsplanted. In June 1934 the Northcote Council approved a requestby the A.H. Oldis memorial committee that "the garden section of Northcote Park outside the boundaries ofthe Northcote Park Recreation Reserve berenamed Oldis Gardens" in honour of the late Cr Albert Oldis, a local builder and Mayor of Northcote in 1932-33 who died suddenly in the midst of the community's Jubilee celebrations The memorial gates in honour of Cr. Oldis at the entrance to the gardens were unveiled on 19 August, 1934 (*The Argus*, 7 June & 18 September 1934; 'Glimpses of our Past', 1988:17).

## References

*The Argus*

Australian Landscape Management (ALM), *Penders Park Landscape Masterplan*, unpublished report prepared for City of Darebin

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

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.1268, dated 1909

'Northcote, glimpses of our past', Northcote Historical and Conservation Society, Northcote, 1988

Victorian Heritage Inventory, HI Number: H7922-0148 for Northcote Park and Oldis Gardens Northcote

## Description

### Physical Description

Oldis Gardens and the Northcote Cricket Ground are located on the south side of Westgarth Street, Northcote. The site is bounded by Westgarth Street (north), Merri Creek (south), East Street (west) and the rear boundaries of properties fronting Holmes Street (east). Oldis Gardens occupies the west side of the site; Northcote Cricket Ground occupies the east.

### Oldis Gardens

Oldis Gardens includes elements characteristic of late nineteenth and early twentieth century formal parks, such as its layout of diagonally crossing paths, specimen plantings in lawn, with garden beds and trees around the perimeter. One diagonal path, which crosses from the south-west corner to the north-east corner appears to be on the same alignment as shown on the 1909 MMBW plan. The mature elm near East Street may date from this early period, as may the peppercorn trees around the oval and within Oldis Gardens (east of the Jika Jika Community Centre).

The main entrance to the gardens is though the memorial gateway at the corner of Westgarth and East Street, which was dedicated in 1934 to Cr. Oldis. This comprises four decorative masonry piers with wrought iron gates, which appear to date from the early twentieth century. To this has been added, presumablyin 1934, the stepped stone walls flanking the gateway andthe plaques and crests mounted on the gate piers. At the intersection of the crossing pathways near the centre of the gardensis a concrete fountain, with the date 1911 and inscription N.S.P.A. (Northcote South Progress Association). [The same group initiated the plantings along High Street just over the Merri Creek creating an entrance to Northcote.]

Two mature and one more recent Blue Atlantic Cedar, alternating with Silky Oak (*Grevillea robusta* in fair condition) line the two east arms of the crossing pathways. The layout of the Oldis Garden's other diagonally crossing path leading from the main gateway (piers) may date from the early twentieth century, suggested by the rows of alternately planted blue Atlantic cedar (*Cedrus atlantica* Glauca) and Silky oaks (*Grevillea robusta*) along sections of the current pathway. In the 1930s, a third wave of improvements was carried out. Rockeries were built and exotic palms were planted. The four Washingtonia palms (*Washingtonia* sp.), in poor condition, two Canary Island palms (*Phoenix canariensis*), the

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stepped, rubble stone walls on either side of the gateway, the gates, plaques and crests mounted on the gate piers and gates are likely to date from this period. Other specimen trees include a Monterey Cypress (*Cupressus macrocarpa*), ash, and more recently planted brushbox, paperbarks, and eucalypts.

The garden beds include interwar style shrubs such as cotoneaster and camellias, as well as what appear to be self-sown elms. Along Westgarth Street, the garden bed also includes two oak trees and two conifers, framing what appears to have been a former alternative entrance to the gardens.

There is a recent children's playground in the northeast of Oldis Gardens. Other new elements include lighting, seats, edging to beds and pathways, and a large garden bed to the south east of the central fountain within the Oldis Gardens, which has obscured an earlier pathway. There are also many self-sown elms, mostly toward the Merri Creek side of the site. Some have matured and are now managed as groves. Others are newly suckering specimens

Paths throughout the site are surfaced with gravel or concrete.

## Northcote Cricket Ground

Northcote Cricket Ground comprises a large oval, surrounded by interwar-style fencing. Moulded earth embankments surround the north, east, and south sides. To Westgarth Street, the embankment is supported by a bluestone retaining wall. To the south, the embankment is supported by a timber structure (railway sleepers?). Mature trees include a mature elm (*Ulmus* sp.), mature Sugar Gum (*Eucalyptus cladocalyx*) and Oak (*Quercus* sp.) in the north east corner, four poplars along the north of the oval, a row of ten mature Elms along the southeast curved embankment, and mature Peppercorns along the southwest curved embankment. A row of 16 mature Monterey Cypress defines the boundary between the Northcote Cricket Ground and the steeper terrain that slopes down to Merri Creek. More recent plantings around the oval include ash, planted as specimen trees.

A number of buildings are clustered on the western side of the oval. These include a large interwar, brick and rendered grandstand (1926) and more recent structures such as the Arthur J. Spain scoreboard (modern materials), and recently extended club rooms and viewing area, new change rooms and a gymnasium (1996). The grandstand is a large utilitarian, steel-framed structure, with reinforced concrete and timber purlins, corrugated steel hip with gambrel roof, rough-cast render balustrade with hollow stepped motif at the side and front (balustrade to front is obscured by later addition). It has been considerably altered. The original stair has been lost, and the front modified for a retail/ticket/food outlet. A note at the site indicates the structure contains asbestos.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric and uses that contributes to the historic appearance and significance of Oldis Gardens and Northcote Cricket Ground.
- . To ensure that mature, significant trees survive in good condition according to their normally expected lifespan.
- . To maintain and enhance the integrity of significant row and perimeter plantings.

### Policy Basis

This place is the earliest surviving example of land reserved for recreation in Northcote, and one of two of the earliest within the City of Darebin. It contains important early and successive phases of development. It is important that evidence of these phases of the park's history are conserved, and retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place



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some limits upon the type of new development. The park is relatively intact and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric and its use for passive recreation, with an emphasis upon the elements that are visible from the surrounding streets.

## **Guidelines (General)**

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

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

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

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

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

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

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

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

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

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

In order to conserve the heritage significance of the plantings, it is policy to:

. Undertake regular maintenance including monitoring condition, pruning, pest and disease and weed management.

. Undertake incidental replacement of individual dead, dying or dangerous specimens and develop a strategy for major cyclical replacement. When trees are replaced the process should be documented (photographs and written record before, during & after) for future record.

. Maintain the integrity of row and perimeter plantings by:

- replacing trees 'like with like' species unless an alternative planting scheme has been devised in accordance with an approved management plan.
- removing inappropriate or historically inaccurate species.

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- ensure that any future development or changes in immediate environmental conditions, adjacent to the trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

. Manage surrounding vegetation and landscape to maintain the integrity and condition of the tree/s. Remove weed vegetation species.

## **Guidelines (Specific)**

Remove suckering elms.

## **Review of significance and policy**

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

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

## **Comparative Analysis**

Oldis Gardens and the Northcote Cricket Ground, Northcote, is the earliest of a small number of reserves in Darebin that were set aside as parkland in the nineteenth century; the others being Preston City Oval\* (1877), and Edwardes Lake Park\*, Edwardes Street, Reservoir, the Lake used for boating from the c.1890s and for the expressed purposes of general public recreation in 1914. The Oldis Gardens and Northcote Cricket Ground site was Northcote's only public recreation reserve in the nineteenth century. All three reserves have been used continuously since their creation for active and passive recreation.

It includes plantings from several eras of improvements, most notably the rare early park planting which may date from as early as 1883 (mature elm near East Street, and possibly Peppercorns around the oval). Northcote Cricket Ground has important historic associations with prominent local people such as Councillor Oldis, Mayor in 1932-33 and after whom the gardens were renamed, and later prominent Australian sportsmen, cricketer Bill Lawry, after whom the oval was renamed, and Victorian Football Association players Frank Seymour, and Doug Nicholls. Preston City Oval and Edwardes Lake Park are identified as playing an important continuing role in the social life of the local community. There are no similar examples already within the HO.

\*This place has also been assessed by this Study and is proposed for inclusion in the HO.

## **Statement of Significance**

*What is significant?*

The Oldis Gardens and Northcote Cricket Ground, Westgarth Street, Northcote were reserved for a park in the 1860s and was originally known as the Northcote Recreation Reserve. It was to be Northcote's only public recreation reserve in the nineteenth century and was developed from c.1880s, when elms, poplars, peppercorns, and willows were planted. The second phase began from the appointment of J. Ahern in 1903, when oaks, sugar gums and Blue Atlantic Cedars were

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planted. In the 1930s, a third wave of improvements was carried out and in 1934 the Oldis Gardens were named in honour of a former Mayor of Northcote. The following elements contribute to the significance of this place:

- the use of the Northcote Cricket Ground for active recreation and the use of Oldis Gardens for passive recreation;
- the pathway layout of Oldis Gardens;
- all of the mature exotic trees in Oldis Gardens including the Elm near East Street, Blue Atlantic Cedars (2), oaks, Ash, poplars, Monterey Cypress row, and other mature conifers;
- the rockery beds along Westgarth Street and within Oldis Gardens
- the mature Sugar Gums within Oldis Gardens;
- the Oldis Gardens entrance gateway (including piers, gates, plaques, crests, stone walls) at the corner of Westgarth and East Streets, and the 1911 fountain;
- the 1926 grandstand;
- the row of Elms and Peppercorn trees lining south perimeter of the Northcote Cricket Ground, and
- the bluestone retaining wall to Northcote Cricket Ground along Westgarth Street

Later additions are not significant. These include:

- buildings to the north of the 1926 grand stand and Arthur J. Spain scoreboard
- the perimeter fences
- the pathway surfaces
- the lighting, seating, edging to paths and beds
- the garden bed to the immediate southeast of 1911 fountain
- the Jika Jika Community Centre
- the children's play area; and
- later plantings such as paperbarks, eucalypts (other than mature sugar gums), Brush Box, elm groves and elm suckers

## *How is it significant?*

The Oldis Gardens and Northcote Cricket Ground, Westgarth Street, Northcote are of local historic and aesthetic significance to Darebin City.

## *Why is it significant?*

Historically, Oldis Gardens and Northcote Cricket Ground are significant as Northcote's only public recreation reserve created in the nineteenth century and, with Preston City Oval, Cramer Street Preston, is one of only two areas reserved for recreation in Darebin in the nineteenth century. Oldis Gardens and Northcote Cricket Ground are also significant as part of the only government township laid out in the whole of Darebin in 1855. (Criteria A.4, B.2)

Historically, Oldis Gardens and Northcote Cricket Ground are significant as an important and relatively intact collection of surviving features demonstrating the historic phases in the development of the place. The earliest evidence dates from the c.1883. A second phase of works began from 1903 after the appointment of J. Ahern as gardener. In the 1930s, a third wave of improvements was undertaken, presumably in association with the jubilee celebrations of the City of Northcote in 1932-33. The fountain erected in the centre of the park in 1911 by the N.S.P.A. (presumably Northcote Shire Progress Association) is also an important early surviving feature, which, with the gate and commemorative plaques, demonstrates community and civic pride. (Criteria A.4, D.2)

Historically, the Northcote Cricket Ground is significant for association with a number of prominent local people who played there, a number of whom went on to have successful careers in sporting, public, or political life within Darebin, and in wider state and national contexts. It is associated with Doug Nicholls and Frank Seymour, both great players of the Northcote Football Club (joining in 1927) and, Nicholls, a leader and activist in the Aboriginal community; Bill Lawry, who led Northcote to victory in the Melbourne District final in 1965-6, went on to captain the Australia team from 1967 to 1971, and after whom the oval is named. (AHC criterion H.1)

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Aesthetically, the Oldis Gardens are significant as the finest twentieth century formal park within Darebin City. (AHC criterion E.1)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Oldis Gardens and Northcote Cricket Ground are considered to meet criterion A.4, as the earliest park land reserved in Darebin, and one of the earliest recreational spaces and sporting venues in Darebin (since 1880s).

Oldis Gardens and Northcote Cricket Ground was part of the only government township laid out in the whole of Darebin in 1855. Although the original plan does not seem to have an area designated as a recreation reserve, the Crown granted land for a park in the reserved area immediately to the east of the township in the 1860s. The area was originally named Jika Park, but was soon renamed Northcote Park. The western part of the park later became Oldis Gardens and the remainder became Northcote's main cricket and football ground.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

Oldis Gardens and Northcote Cricket Ground are considered to meet criterion B.2 as Northcote's only public recreation reserve created in the nineteenth century and, with Preston City Oval, Cramer Street Preston, is one of only two areas reserved for recreation in Darebin in the nineteenth century.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

Oldis Gardens and Northcote Cricket Ground are considered to meet criterion D.2 for the collection of surviving features that demonstrate the historic phases in the development of the park and sports ground. The earliest evidence dates from the c.1883, associated with Northcote becoming a Borough. A second phase of works began from 1903 after the appointment of J. Ahern as gardener. A fountain was erected in the centre of the park in 1911 by the N.S.P.A. (presumably Northcote Shire Progress Association). In the 1930s, a third wave of improvements was undertaken, presumably in association with the jubilee celebrations of the City of Northcote in 1932-33. Other later and now mature plantings and features (of uncertain dates) also contribute to the historic character of the park and its significance.

#### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

Oldis Gardens and the Northcote Cricket Ground are considered to meet criterion H.1 for its association with prominent local people who played there, a number of whom went on to have successful careers in sporting, public, or political life

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within Darebin, and in wider state and national contexts. It is associated with Doug Nicholls and Frank Seymour, both great players of the Northcote Football Club (joining in 1927) and, Nicholls, a leader and activist in the Aboriginal community; Bill Lawry, who led Northcote to victory in the Melbourne District final in 1965-6, went on to captain the Australia team from 1967 to 1971, and after whom the oval is named.

It is also of local interest for the association, through its renaming, of Oldis Gardens with Northcote Councillor Albert Oldis, who was Mayor of Northcote in 1932-33.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Not applicable.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

## **Recommendations 2011**

### **External Paint Controls**

No
No
Yes
No
No
-
No

### **Internal Alteration Controls**

### **Tree Controls**

### **Fences & Outbuildings**

### **Prohibited Uses May Be Permitted**

### **Incorporated Plan**

### **Aboriginal Heritage Place**

## **Other Recommendations**

It is recommended that Oldis Gardens at Westgarth Street, Northcote be added, with Northcote Park, also at Westgarth Street, Northcote, as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	HOWARD PARK	
<b>Address</b>	172 ALBERT STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	



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

**Designer / Architect**      Mackay, FS

**Architectural Style**      Victorian Period (1851-1901)  
Italianate

## History and Historical Context

### Thematic context

Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

Theme: 4 Developing Darebin's economies; Sub-theme: 4.1 Utilising natural resources

### History of Preston

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

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

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### History of 'Howard Park', 172 Albert Street

This property forms part of Allotment 166 Parish of Jika Jika, consisting of 1117 acres, which was purchased from the Crown in August 1839 by Thomas Walker, a Sydney merchant who bought thousands of acres of land in the Port Phillip District. Walker's intentions were for a quick sale at a profit, which he achieved in the following December, when he sold 238 acres of the allotment to General Charles Howard. This area, bounded by the present-day Wood Street, Plenty Road, Tyler Street and the Darebin Creek, was farmed by Thomas Farrell for a few years, probably as a tenant farmer, because Howard still owned the land in 1857 (Carroll & Rule, 1985:18-20).

Title records show that 110 acres of the Howard property, extending west from the Darebin Creek was purchased in

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August 1890 by Thomas Bransgrove, farmer, of 'Howard Park', East Preston. Bransgrove had a number of blocks around Preston. One of them was the Hotham Street site of the Preston South Primary School, which he sold to the Education Department in 1874. Bransgrove was a member of trustee of this school, which was Preston's first State school (Forster, 1968:30; Carroll & Rule, 1985:40).

Thomas Bransgrove and his wife Agnes established their homestead on this farm, which was known as 'Howard Park', presumably in reference to the former owner. Bransgrove was one of Preston's farmers who prospered sufficiently to build a large house by the late 1880s (Forster, 1968:68-9; *The Age*, 15 August 1989, p.27). It is believed that the house was built c.1890. In July 1890 Upton & McKay architects announced that tender had been accepted for the erection of a brick residence, 'Howard Park', for Mr. J.W. Bransgrove Esq. at Preston (Lewis). Originally the house was orientated to face south, and in 1890 Thomas Bransgrove's address was listed as Wood Street. The house had a stained glass front entrance sheltered by a full return verandah.

Thomas died on 16 August 1912. Probate was granted to John Thomas Bransgrove of 'Howard Park', Wood Street, Preston and Arthur Brahe (V.2287 F.215). Soon after the property was divided in two and the western allotment, comprising just over 20 acres, was transferred to John Thomas Bransgrove on 18 May 1917 (V.4042 F.317). It was sold in May 1925 to Theodore and Johanna Sabelberg (V.5080 F.974) and by 1934 had been reduced to a long narrow 2 acre allotment with a frontage to Wood Street (V.5902 F.393). Subsequent subdivisions reduced it to the present small suburban lot.

The large house has been altered to include two flats in the original building, and has been re-oriented to Albert Street (which did not exist when the house was built). In the 1960s flats were constructed to the south of the house close to what was originally its front elevation.

## References

Land Victoria, Certificates of Title and Subdivision plans, as cited  
MMBW Detail Plans for Shire of Preston, VPRS 8601  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
Lewis, Miles, 'Australian Architectural Index', Entries for Preston municipality

## Description

### Physical Description

A substantial late Victorian brick house with a hipped and gabled roof clad in slate tiles and with terracotta ridge cappings and finials. Towards the ridge of the roof of the main part of the house are four brick chimneys, which have bands of horizontal and vertical detailing. What was formerly its side entrance (the primary facade faced south) is now the house's main entrance and to the north of the house is a brick wing with a hipped roof clad in slate tiles, which may have been originally the rear kitchen wing of the dwelling. This wing has a brick chimney that is similar to those on the main part of the house. A skillion addition extends along part of the east elevation of the house.

The south verandah has been removed, however its base is still extant. The verandah on the west elevation is intact. It has cast iron lace on its frieze and cast iron brackets at its posts and the floor is clad in tessellated tiles. The windows of the



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house are timber frame double-hung sashes, which are fitted in semi-circular arched window openings. A rendered moulding extends across the upper portion of the walls at the springing line of the arches of the windows. There is also a rendered frieze with decorative mouldings below the eaves of the house. The walls of the house sit upon a bluestone plinth. The sills of the windows are bluestone, but are now painted.

Much of the house is concealed from view from Albert Street by plantings, some of which may be original or of early origin. A block of units that has been built in what was formerly the front garden have compromised the house's setting.

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the Victorian era appearance of the house when viewed from Albert Street.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features based upon documentary or physical evidence.

### Policy Basis

Howard Park is one of a small number of rural homesteads surviving in Darebin and it is important that it is retained as a record of the historic development of this part of the municipality. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Albert Street.

### Guidelines

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

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

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

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

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

- Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

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

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that

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would diminish the integrity of the building, and

- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

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

## Guidelines (Specific)

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

- . Reinstatement of original verandah on the south elevation based on historic evidence. etc.
- . Removal of the hedge along Albert Street that conceals the house from view from the street.

## Review of significance and policy

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

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

## Comparative Analysis

This house is among a small number of surviving late nineteenth century houses in Preston and Reservoir that were part of farming properties that existed in these districts prior to suburban residential development. The house is also an example of the work of the architectural firm Upton & McKay, who designed other buildings in Preston. In terms of its design and integrity comparative examples include:

*Rosehill, 7 Pellew Street, Reservoir.* A symmetrically composed late-Victorian brick farmhouse. The house is smaller

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than Howard Park and not as detailed.

*16 Regent Street, Preston.* A modest double-fronted brick Victorian house built in c1865. The house is considerably smaller than Howard Park, but was also part of a farming property

*Prince Alfred Hotel, 113 High Street, Preston.* A hotel designed by the architectural firm of Upton & McKay, which was completed around the same time as 'Howard Park'.

## Statement of Significance

### *What is significant?*

The house at 172 Albert Street, Preston, constructed c.1890 for Thomas Bransgrove, is significant. It is a substantial late Victorian brick house with a hipped and gabled roof clad in slate tiles and with terracotta ridge cappings and finials. Towards the ridge of the roof of the main part of the house are four brick chimneys, which have bands of horizontal and vertical detailing. What was formerly its side entrance (The primary facade faces south) is now the house's main entrance and to the north of the house is a brick wing with a hipped roof clad in slate tiles, which may have been originally the rear kitchen wing of the dwelling. This wing has a brick chimney that is similar to those on the main part of the house. A skillion addition extends along part of the east elevation of the house. The south verandah has been removed, however its base is still extant. The verandah on the west elevation is intact. It has cast iron lace on its frieze and cast iron brackets at its posts and the floor is clad in tessellated tiles. The windows of the house are timber frame double-hung sashes, which are fitted in semi-circular arched window openings. A rendered moulding extends across the upper portion of the walls at the springing line of the arches of the windows. There is also a rendered frieze with decorative mouldings below the eaves of the house. The walls of the house sit upon a bluestone plinth. The sills of the windows are bluestone, but are now painted.

Non-original alterations and additions to the house and the post-war buildings on the site are not significant.

### *How is it significant?*

The house at 172 Albert Street, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, the house at 172 Albert Street, Preston is significant as a representative example of the substantial farmhouses built in Darebin at the end of the nineteenth century. It is significant for its strong associations with the Bransgrove family. The significance of the place is enhanced by its rarity value as one of the few farm houses to remain in this part of Darebin (AHC criteria A.4, B.2, D.2, H.1)

It is architecturally and aesthetically significant as a good example of a substantial Victorian Italianate villa, with features that are characteristic of this style and period. The house is notable for the fine level of detailing, which sets it apart from other examples in Darebin. (AHC criterion D.2, F.1)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

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The house at 172 Albert Street is considered to meet Criterion A.4 as it provides evidence of the development of rural areas of Preston during the late nineteenth century.

### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 172 Albert Street is considered to meet Criterion B.2 as one of a small number of late nineteenth century rural dwellings within Preston.

### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 172 Albert Street is considered to meet Criterion D.2 as it is a representative example of a substantial rural villa erected on the rural fringe of Melbourne during the late nineteenth century.

### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The house at 172 Albert Street is considered to meet Criterion H.1 due to its strong associations with Thomas and Agnes Bransgrove. It is also significant for its association with the architectural firm of Upton & McKay who designed the house.

## **Aesthetic**

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The house at 172 Albert Street is considered to meet Criterion F.1 as it is a fine example of an Italianate villa with notable decorative elements typical of this period including its canted bay window and cast iron verandah, eaves decoration as well as its form and materials, which are characteristic of houses built at this time.

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## Recommendations 2011

<b>External Paint Controls</b>	Yes
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the house at 172 Albert Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	SACRED HEART CATHOLIC CHURCH COMPLEX		
<b>Address</b>	322 BELL STREET, PRESTON 4-6 CLIFTON GROVE, PRESTON 89 DAVID STREET, PRESTON	<b>Significance Level</b>	Local
<b>Place Type</b>	Church,Bell Tower,Convent/Nunnery,Presbytery/Rectory/ Vicarage/Manse,Other - Religion		
<b>Citation Date</b>	2011		





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

**Designer / Architect**      Conolly, WP, Payne, Mr

**Architectural Style**      Interwar Period (c.1919-c.1940)  
Free Classical

**Maker / Builder**      Reynolds Bros

## History and Historical Context

### Thematic context

Theme: 7. Community and culture. Sub-theme: 7.1 Worshipping

Theme: 2 Peopling Darebin; Sub-theme: 2.2 Migrating to seek opportunity

Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

- the land boom of the 1880s - as much in its collapse as its success
- the recovery period around the turn of the twentieth century
- the post World War 1 boom, when Preston really began to thrive.

#### *Early development - from first land sales to the 1880s land boom*

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

Melbourne well into the twentieth century.

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

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **Contextual history of the Catholic Church in Darebin**

In the nineteenth century European settlers in Darebin tended to be predominantly Protestant. Census statistics show that in 1891 only 11.8% of Preston's residents were Roman Catholic, compared with 21.07% of all Victorians (Forster, 1968:34). Although this was to change in the mid twentieth century, it meant that Darebin's small Catholic communities were late to establish parishes. Prior to 1887 Preston's Catholics had to travel to Coburg or Heidelberg to mass. The land boom of the 1880s brought considerable urban growth to southern and central parts of Darebin, including a pocket of commercial and residential development in Preston around the intersection of High and Bell streets and along Mary Street. In 1887 the newly constructed Bradford Hall in High Street, Preston was made available for the celebration of Mass. Darebin's Catholics were then included in the Clifton Hill Parish. By this time two blocks of land had been purchased in Preston for church use. One block was subdivided and sold to finance the construction of Darebin's first Catholic church, Sacred Heart, on a site in Bell Street, Preston.

The post Second World War era brought a huge influx of European immigrants to Victoria, many of them Catholic, thus boosting Victoria's Catholic communities. Between 1947 and 1961 the number of Catholics in Melbourne more than doubled from 254,050 to 518,305 (Bourke, 1988:297). It is said that:

*In expanding Melbourne, new streets of houses and whole new suburbs rose from the ground as if by magic. Old parishes were divided, and new parishes were divided again. Churches, schools, presbyteries and convents were built or enlarged.* (Bourke, 1988:296)

Many post-war immigrants settled in Darebin and by 1961 the proportion of Roman Catholics in Preston had risen to 28.5%, compared with 27% of all Victorians. As a result new places of worship were constructed to serve the rapidly expanding suburbs in the north and east of Darebin.

### **History of Sacred Heart Church complex**



### *Church & Presbytery*

In 1889 the first Sacred Heart church, a wooden building, was opened by Archbishop Carr. The total cost of the land and building was £1200. In 1914 Preston became a separate parish. Preston's first parish priest, Father James O'Grady, looking to future expansion, purchased 5.5 acres of land in Clifton Grove. Part of this land was used for the site of a presbytery, which was built in 1914, to the design of Mr T.A. Payne.

In the 1920s Preston experienced a new boom in urban development, and moves began to build a new church building for the Sacred Heart parish. The present large brick church, designed by Connelly, Murphy and Appleford was built by Messrs Reynolds. The church, which seated 700, with an additional 100 in the gallery, was blessed and opened on 18 July 1926 by Bishop Barry of Goulburn (Forster, 1968:92-3; *Advocate* 29 October 1964, Carroll & Rule, 1985:113).

The old wooden church was moved to Viola Street, Reservoir and became the first St Gabriel's Church (q.v) (Forster, 1968:29; Carroll & Rule, 1985:112-3; *Advocate* 29 October 1964, p.6).

### *School and Good Samaritan Convent*

In 1884-5 a group of local Protestant people purchased a site in Clifton Grove and built a club known as the Preston Public Reading and Recreation Rooms. The club failed to prosper for more than a few years and the property was taken over by a bank. In 1889, the year Sacred Heart Church was opened, the parish priest of Clifton Hill purchased the Public Reading and Recreation Rooms for a school. The original building became the southern part of what later became the infants' school, and an addition was made on the northern side. Miss Bailey was the first teacher (*Leader*, undated press cutting held in Darebin Libraries Local History Collection).

The Sisters of the Good Samaritan took over the school in 1905. The nuns came on the train from the convent at Northcote each day (Carroll & Rule, 1985:112-3). The School's website suggests that the Sisters founded the Sacred Heart School in 1915. This would have been just after Sacred Heart Church became a separate parish in 1914, and the construction of the new brick school building in Clifton Grove initiated by Fr. O'Grady. No doubt the Sisters also played a major role in gaining the new building. Over time, classrooms, administration areas, and a multi-purpose room have been added. The School had an enrolment of 212 students in 2006 ([www.shspres.melb.catholic.edu.au](http://www.shspres.melb.catholic.edu.au)).

Fr. O'Grady continued to expand the parish, and in 1938 purchased more land and built a new convent on the north side of the church. The building was opened and blessed by Archbishop Daniel Mannix in November 1938.

Later, another part of the Clifton Grove property was used for the first Catholic Regional School in Australia, Immaculate Heart College, opened by the Marist Brothers in 1957. The College now known as Samaritan Catholic College, was founded by the Sacred Heart Parish and a number of other Preston parishes ([www.maristmelb.org.au](http://www.maristmelb.org.au)), reflecting the growing strength of Catholicism in Preston in the post-war era.

### *Parish Hall*

As the congregation grew in the 1950s anew Parish Hall was constructed on a site in David Street by 1956 (SM). The architect of the building is not known.

### *The architects*

T.A. Payne, who designed the Presbytery, was a Melbourne architect who designed a number of churches and other buildings for the Catholic Church in Victoria during the late nineteenth and early twentieth century. One of his notable works is the first stage of St Mary's College at Bendigo comprising the hall and classrooms, which was opened in 1897. These buildings now form part of the Catholic Convent complex, which has been included on the Victorian Heritage Register. Payne also designed the Catholic Church of the Immaculate Conception at Fish Creek in 1904, and the Presbytery for St. Laurence's Church at Leongatha in the same year.

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The church is one of at least four designed by W.P. Connolly for the Catholic Church in the inter-war period. The others are St John's, East Melbourne (1930), St Mark's, Fawkner (1934), and St Dominic's, East Camberwell (1936) (Coleman, 1996:64).

## Sources

### *Advocate*

MMBW Detail Plans for Shire of Preston, VPRS 8601

### *Preston Leader*

Sands & McDougall Directories (SM)

Shire of Preston Rate Books, VPRS 8228

Bourke, Fr. D.F., *A history of the Catholic Church in Victoria*, Victoria, 1988

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

Darebin Historical Encyclopedia

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

*Victorian Year Book* 1973

[www.shspres.melb.catholic.edu.au](http://www.shspres.melb.catholic.edu.au)

[www.maristmelb.org.au/province2005/champagnat/history.cfm](http://www.maristmelb.org.au/province2005/champagnat/history.cfm)

## Description

### Physical Description

Sacred Heart Catholic Church in Preston comprises a complex on the north side of Bell Street east of High Street. The site is bisected by Clifton Grove, and also has a rear frontage to David Street. The contributory buildings within the complex include the church, presbytery, convent, college and parish hall

#### *Church, Bell Street*

The church is situated on the north-east corner of Bell Street and Clifton Grove on a rise. The elevated position of the church, with its tall bell tower, gives it a landmark quality in this part of the district. The church, orientated in an east-west direction (its nave is parallel to Bell Street), is designed in a Classical Revival style and its red brick walls are broken up with cement render around wall openings and cement banding in a 'blood and bandages' arrangement. The pair of arches that face Clifton Grove form the entrance to the church. The bell tower has a serliana motif on all of the four sides of its top where the bell is fitted and the bell tower is topped with a metal dome with a cross fixed to it. The church has a gable roof clad in terracotta tiles, however, internally the roof is expressed as a vaulted ceiling, with a three-centred arch/vault spanning the width of the church. Behind the altar is a recess with three semi-circular headed arches. Early plantings included three Italian Cypress (*Cupressus sempervirens*), one at the corner of Bell Street and Clifton Grove and two marking the side entrance facing Bell Street.

#### *Presbytery, Bell Street*

To the east of the church is the Presbytery. It is a substantial Edwardian house, set back from Bell Street behind a garden. The house has a bellcast roof, clad in terracotta tiles, which extends down to form the verandah on the south and west elevations. Pairs of iron columns support the roof of the verandah. The projecting bay to Bell Street has a boxed bay window with side hung casements and transoms. The house is reasonably intact internally and externally and is in good condition. Additions have been made at the rear.

#### *Primary school, Bell Street*

To the west of the church, on the opposite side of Clifton Grove is the primary school, which has been built in stages. The

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earliest stage of the present building may be contemporaneous with the presbytery. It is a double storey red brick building with a gable facing toward Clifton Grove. It has been almost completely enveloped by later flat and gable roofed additions on all sides. The upper part of the facade facing Clifton Grove remains partially intact, and the main roof retains its original roof vents. Adjoining this building to east, and oriented north-west is a double-storey brick classroom block with a gable roof clad in terracotta tiles. It has buttresses and other elements that give it a religious character. The building has been altered extensively, with windows on its sides enlarged, which has diminished the building's integrity.

## *Good Samaritan Convent, Clifton Grove*

To the north of the church, on the east side of Clifton Grove is the former Good Samaritan Convent. The building, which is now a womens' refuge, is domestic in scale and character. It has a hipped and gable roof that is clad in terracotta tiles and has the symbol of the cross affixed to the apex of the main gables. The windows in the main gable facing the street are tripartite with the upper floor window having an arched central pane. Other windows are double hung sash. The building is faced in Manganese brick and other parts of the walls are finely detailed with lighter brick. The foundation stone is in the front elevation toward the north end. A flat roofed addition has been made at the rear.

## *Immaculate Heart College, Clifton Grove*

To the north of the former nuns' home is the complex's secondary college, which is a group of educational buildings that have been built in stages from 1957. The 1957 buildings appear to comprise the cream and red brick two storey gabled buildings with black end walls facing the street. The gable to the north has a single storey section projecting forward. The area between the buildings has been infilled with a Modernist flat roofed building. To the north of these buildings is a c.1970s three storey Modernist building with a flat roof. They are relatively utilitarian in character, and are in contrast to the church, presbytery and former nuns' home.

## *Parish Hall, David Street*

A mid-twentieth century brick parish hall, with a double-storey front section that faces David Street, which conceals a lower rear section that contains the hall proper. The building is set back from its street boundary behind a concrete drive and garden. A high chain-link fence extends along the David Street boundary. The double-storey street facing (north) elevation is divided into three parts. A cream brick central section has a stepped corbelling detail at its top, below a concrete capping on the parapet. A flagpole is fixed to the top of the wall and it extends above the parapet. The first floor of the central portion has a strip window that is composed in a tripartite arrangement. Two pillars of thin glazed black bricks form this tripartite division. At ground level a steel porch projects above the entrance to the hall. The walls flanking the entrance doors are splayed with bricks similar to those on the pillars of the first floor window opening. On either side of the entrance are porthole windows, which also have a band of glazed black bricks. Flanking the cream brick central portion are two clinker brick bays that are slightly recessed back from the wall of the central portion. They have windows with a vertical emphasis and each bay has a parapet that curves downward. A single-storey portion, also built of clinker brick, and which has a porch, is built to the west of the hall and may be an early addition to the building.

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the significance and setting of the complex, particularly the elements that are visible from Bell Street and Clifton Grove.

To conserve the significant elements of the church interior.

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

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## Policy Basis

The Sacred Heart Catholic church and school complex at 322 Bell Street, Preston is a rare and fine example of a Catholic church and school complex and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The Sacred Heart Catholic Church, the Presbytery and the Convent are all relatively intact externally and this contributes to the significance of the place as does the interior of the church. Further changes that would diminish the integrity of these buildings should be avoided. Both school buildings have been significantly altered and extended and so there is more scope for change within the context of the existing alterations, however, original or early fabric should be retained wherever possible.

## Guidelines (General)

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

- Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.
- Discourage the demolition of elements of primary significance except where it can be demonstrated that:
- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

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building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

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

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

## Comparative Analysis

The Sacred Heart Catholic church and school complex at 322 Bell Street, Preston is one of the largest and most complete of the Parish church complexes in Preston. The church and other buildings on the site are well designed and fine examples of their respective style and type and provide evidence in the development of the church ranging from the early to mid-late twentieth century. It compares with existing Catholic Church complexes in the Heritage Overlay such as St Mary's at 718-30 High Street, Thornbury, constructed in 1916-17, which comprises a church, hall and school. It is smaller than Sacred Heart and does not include a secondary college. Other comparative examples identified by this Study and recommended for inclusion in the HO include:

*Holy Name Church Complex, Robb Street, East Preston.* This complex, which dates from 1939-66 comprises a Modernist church (1964), School (Stages from 1939-99) and Presbytery. It is smaller than the Sacred Heart complex and does not include a secondary school.

*All Saints Anglican Church, High Street and Murray Road, Preston.* The church is comparative in terms of scale and age, although All Saints has been designed in a Gothic Revival style. The All Saints complex includes the former Vicarage, the original church (now much altered and used as the church hall), but does not include a school.

The church itself is one of the finest examples of ecclesiastical architecture in Darebin. In terms of its scale and siting it compares with other landmark church buildings incorporating a spire/tower such as the former Methodist Church (1888-89) in Yann Street, South Preston and the Church of the Epiphany (1926-7) in Bayview Street, Northcote.

## Statement of Significance

*What is significant?*

The Sacred Heart Church complex comprising buildings in Bell Street, David Street and Clifton Grove Preston. The following elements contribute to the significance of the place:

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- The 1915 Presbytery
- The church (interior and exterior) dating from 1926 and the three mature Italian Cypresses (*Cupressus sempervirens*)
- The 1938 convent
- The 1956 Church Hall
- The 1957 Immaculate Heart College building that now forms part of Samaritan Catholic College.

Non-original alterations to the contributory buildings, and other buildings and plantings are not significant.

## *How is it significant?*

The Sacred Heart Catholic church and school complex is of local historic, aesthetic and social significance to Darebin City.

## *Why is it significant?*

Historically, the Sacred Heart Catholic church and school complex is significant as the centre of the Catholic church in Preston. It is significant as a representative example of a major Catholic Church Parish centre and the numerous buildings constructed over a century provides evidence of important phases of the development of Preston into a city in the twentieth century. The complex as a whole also illustrates the growth and development of the Catholic Church in Darebin in the twentieth century, and reflects the influence of migration upon the growth of the church in the post-World War Two era. The post-war growth of the church is in particular demonstrated by the 1956 Parish Hall, and the 1957 Immaculate Heart College, which was the first Catholic Regional School in Australia. (AHC criteria A.4, B.2, D.2)

Aesthetically, the Sacred Heart Catholic church at 322 Bell Street, Preston is significant as a finely detailed example of a substantial Inter-war suburban church designed in a Classical Revival style. The church has many distinct and finely detailed elements both internally and externally including its bell tower and coffered vaulted ceiling. The scale of the church and its prominent siting on an elevated corner site make it a local landmark. While the church is the centrepiece, the other buildings including the college, convent and Presbytery contribute to the setting of the church and the sense of scale and presence of the complex. (AHC criteria E.1, F.1)

Aesthetically, the Sacred Heart Hall is significant as a fine example of the use of Moderne style elements on a building. It is of aesthetic significance for its compositional qualities and the incorporation an eclectic mix of finely detailed architectural elements in the David Street (north) elevation. (AHC criterion F.1)

Socially, the Sacred Heart Catholic church and school complex is significant as a place that is known, used and valued by the local Catholic community for over 100 years. (AHC criterion G.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Sacred Heart Catholic Church complex, Preston is considered to meet Criterion A.4 that provides evidence of important phases of the development of Preston into a city in the twentieth century. The buildings that form part of the complex illustrate the growth and development of the Catholic Church in Darebin in the twentieth century, and reflect the influence of migration upon the growth of the church in the post-World War Two era.

#### *RNE Criterion B.2*

# HERITAGE CITATION REPORT

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*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The Sacred Heart Catholic Church complex, Preston is considered to meet Criterion B.2 as perhaps the most complete Catholic Church complex in Darebin.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Sacred Heart Catholic Church complex, Preston is considered to meet Criterion D.2 as it is a representative example of a complete Catholic church and school complex erected in Darebin in stages from the late nineteenth to mid-twentieth centuries.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

The Sacred Heart Catholic Church complex, Preston is considered to meet Criterion F.1 as a complex of buildings that form a landmark within Preston. While the church is the centrepiece, the other buildings including the school, convent and Presbytery contribute to the setting of the church and the sense of scale and presence of the complex.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The Sacred Heart Catholic Church, Preston is considered to meet Criterion F.1 as a fine example of a Classical Revival church in Darebin built during the Inter-war years. The church is finely detailed and its siting on an elevated site in the suburb and its bell tower give it a landmark quality. Internally, the church is also finely detailed and its coffered vaulted ceiling is of note.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The Sacred Heart Catholic Church complex at 322 Bell Street, Preston is considered to meet Criterion G.1 as a church and school complex that is known, used and valued by the local Catholic community for over 100 years.

# HERITAGE CITATION REPORT

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## Recommendations 2011

<b>External Paint Controls</b>	Yes
<b>Internal Alteration Controls</b>	Yes
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the Sacred Heart Catholic Church and school complex be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the church, presbytery at 322 and 322A Bell Street, the school at 322B Bell Street (excluding the playground), the convent and 1957 section of the college at 4-6 Clifton Grove (excluding playing fields) as shown on the extent of registration plan. These findings and recommendations should be regarded as provisional on the basis of the investigations that have been undertaken for this site. Due to the size of the complex a complete and detailed physical investigation of all buildings was not possible. It would therefore be desirable to undertake more detailed investigation of this place, in particular the school and secondary college to determine the actual sequence of building development and to determine the extent and integrity of original fabric. The significance of the Sacred Heart Hall in David Street should also be considered in the context of this assessment. This further assessment should be undertaken in conjunction with the Sacred Heart Parish. On this basis, the assessment and recommendations should be reviewed and changes made, as appropriate.



## HERITAGE CITATION REPORT

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<b>Name</b>	PRESTON MASONIC CENTRE	
<b>Address</b>	382-4 BELL STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Hall Masonic	
<b>Citation Date</b>	2011	



<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
<b>Designer / Architect</b>	Norris, Harry A	<b>Architectural Style</b> Interwar Period (c.1919-c.1940), Postwar Period (1945-1965)

## History and Historical Context

### Thematic context

Theme 5: Community and culture; Sub-theme: 5.5 Establishing institutions of mutual support

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

- The land boom of the 1880s - as much in its collapse as its success
- The recovery period around the turn of the twentieth century
- The post World War 1 boom, when Preston really began to thrive.

#### *Early development - from first land sales to the 1880s land boom*

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

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

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

#### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped

up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **Preston Masonic Centre history**

#### *History of the site*

The original purchaser of Crown Allotment 144 Parish of Jika Jika in August 1839 was Joseph Mitchell of London. This was half a square mile between Bell Street and Murray Road to the west of High Street. Mitchell leased the land to Timothy Shepherd, who used it for grazing sheep. The property was known as Shepherd's Run. In 1872 the Mitchell family sold the land to Francis Bell, who subdivided it into six blocks and sold them, and it was further subdivided into 107 blocks in 1874. (Carroll & Rule, 1985:18, 23-5) According to Carroll (1985:70-1) the area to the north of Bell Street bounded by St George's Road and the railway line was part of the Railway Place Estate, a boom subdivision of 61 allotments offered for sale in 1888. It was one of Preston's many boom-time subdivision that failed, and there was little development in this part of Bell Street until the late 1890s, and then development remained sparse well into the twentieth century.

Residential development began in earnest after the First World War in the estates in the vicinity of this part of Bell Street, particularly with the construction of many War Service Homes from 1919.

#### *Preston Masonic Lodge*

Freemasonry was brought to Victoria in 1840, and was a powerful and influential force in Melbourne society, particularly through a number of Lord Mayors and Victorian Governors, who were prominent Masons (*Encyclopedia of Melbourne*, 2005:291). While Freemasonry has a strong element of secret ritual and mutual support amongst its all male membership, it also focuses on community service.

The Preston Masonic Lodge, No. 148 was one of Melbourne's early suburban lodges. It was formed at the instigation of the Shire President, Alexander Edward Short, who convened a meeting of Freemasons living in the district in September 1889. The meeting was held in the Council Club Hotel, on the corner of High and Cramer Streets. This hotel is no longer in existence. The Preston Lodge was officially formed and consecrated on 14 November 1889. Eugene Rodda, the proprietor of the Preston Grammar School, was installed as the first Worshipful Master. The Lodge seal was a replica of the seal of the Municipality of Preston. Meetings continued to be held in the Lodge Room at the Council Club Hotel until 1897, when they moved to Bradford Hall, in High Street (Wilkinson, 1939). Bradford Hall appears to have been a private hall owned (and probably built) by George Bradford, a carpenter (Rate Book, 1889).

The Preston Lodge struggled to survive during the depression years of the 1890s, but after turn of the century the Lodge established a building fund for the purpose of acquiring a more suitable building for meetings. In 1907 at site on the corner of High and Garnet Streets was purchased. This was later found to be unsuitable, and the present site in Bell Street was purchased in 1918.

Moves towards building a temple had begun in 1914, when plans were drawn up by architect Harry A. Norris, who was himself a Mason. Presumably the outbreak of war delayed construction. Meanwhile Lodge members turned their attention fund-raising for the Red Cross and other bodies assisting the war effort.

In 1918 it was decided to proceed with the construction of the temple to Norris' 1914 plan, and Norris acted as Honorary Architect. The new temple was opened on 11 June 1919, and the foundation stone at the east end of the north wall was unveiled. The initial cost of land, buildings and furniture was £2054.

# HERITAGE CITATION REPORT

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The construction of Preston Masonic Temple attracted considerable interest amongst Melbourne's Masonic communities and was regarded as:

*. the spur which started the building of so many beautiful Temples dedicated to the Craft in many of the Metropolitan suburbs.*

Wilkinson (1939:86) also noted that:

*.before long it became necessary to alter and enlarge the buildings and to purchase further land*

However it is not clear what the additions were and when they were actually made, except that £485 was expended on additions to the temple in 1923.

At the time of the temple's opening, the Preston Lodge had 83 members and was the only Masonic lodge in the district. As Darebin experienced a new era of growth and prosperity, new Masonic lodges formed, the first being Thornbury Lodge, which became a tenant of the Preston Temple in 1920. Several more Masonic lodges including Leamington, Preston St George, Plenty and Preston Mark also used the Preston Masonic Temple. At one stage, according to Forster (1968:93-4) fourteen lodges were meeting in the Bell Street temple.

The foundation stone for a larger addition was laid on 30 September 1956, but details of the building are not known.

## *The architect*

The Preston Masonic Temple of 1919 was an early work of Harry A. Norris, a prominent Melbourne architect of the 1920s and 30s. Norris completed his articles with Ward Carleton in 1911. He is well known for his use of the Modern style, more particularly Inter-war Functionalist, but he continually developed his style. Norris' more celebrated work includes *Burnham Beeches* mansion in the Dandenong Ranges, built 1930, Mitchell House, Lonsdale Street Melbourne in 1936, and Coles Bourke Street store in the 1940s (*Modern in Melbourne* website; Apperly et al, 1989:184-7). Another of Norris' early works, also in Darebin, is the Northcote Soldiers' Memorial, designed in 1920.

## **References**

Shire of Preston Rate Books, VPRS 8228

Apperly, Richard; Irving, Robert & Reynolds, Peter, *A Pictorial Guide to Identifying Australian architecture: styles and terms from 1788 to the present*, Sydney, Angus & Robertson, 1989

Brown May, Andrew & Swain, Shurlee (ed.), *The Encyclopedia of Melbourne*, Melbourne, Cambridge University Press, 2005

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

Darebin Historical Encyclopaedia

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968.

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

May, Andrew & Swain, Shurlee (ed) *the Encyclopedia of Melbourne*, Melbourne, Cambridge University Press, 2005.

*Victorian Year Book* 1973

Wilkinson, A.S., 'History of the Preston Lodge, No. 148', in *The Victorian Craftsman*, August & September 1939, pp 5-7 & 81-88

## *Websites*

*Modern in Melbourne* [users.tce.rmit.edu.au/e03159/ModMelb/mm2/lect/30's%20&%2040's/hn/html/hnbio.html](http://users.tce.rmit.edu.au/e03159/ModMelb/mm2/lect/30's%20&%2040's/hn/html/hnbio.html) (viewed 12 October 2007)

# HERITAGE CITATION REPORT

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## Description

### Physical Description

The Preston Masonic Centre comprises a complex of early and mid-twentieth century Masonic club buildings on the northeast corner of Bell and Arthur streets, Preston. Built at this corner is the 1956 Hall, which is a two-storey cream brick Modernist building set back slightly from its Bell Street frontage. Its south elevation (Bell Street) is symmetrically composed with a central entrance on its ground floor, with a pair of timber-panelled doors recessed behind a pair of wrought iron gates. Above this entrance is a relief of the Square & Compasses symbol of Freemasonry. A stone, adjacent to the entrance reads:

*United Preston Masonic Hall*

*Erected by:*

*Lodges No. 148. 259. 322. 375. 538. 585. 594. 620. 671 & 679.*

*This stone was laid by M. W. Bro. Dr. G B Bearham*

*Pro Grand Master*

*On the 30th September 1956.*

This entrance is flanked on each side by three plain timber frame windows, and above the building's entrance, on the upper level, is a small balcony with a plain metal balustrade. A pair of timber framed glazed doors lead from the upper level to this balcony. These doors are flanked on either side by two steel frame windows. The building's roof is concealed behind a plain brick parapet. Unsympathetic signage has been fitted on parts of this elevation, including an illuminated sign of the Square & Compasses symbol, which has been damaged.

The west (Arthur Street) elevation of the hall is utilitarian in character with plain timber windows on the ground floor and steel frame windows on the upper level. The building's parapet steps up towards the northern end of this elevation. The north elevation of the cream brick building is also utilitarian in character and extends along the boundary of the car park of the adjacent Sanctuary Apartments. A single-storey skillion addition has been built to the east of the hall's rear. This, and other buildings to its east that form the complex, conceal the east elevation of the two-storey cream brick building.

A single-storey cream brick building links the Modernist building with the 1919 hall, which was designed by Harry A. Norris. This hall is set back a short distance from its Bell Street boundary. It is built of brick, which has been rendered on its south elevation. This elevation is divided into three bays, divided by plain pilasters. Each bay has a pair of windows with diamond shaped glazing bars. The hall has a transverse gable roof clad in terracotta tiles. Its end walls extend above the roof to form gable ends that conceal the roof on the hall's east and west elevations. The gable end on the east elevation is faced in red brick and has three cement bands and a louvred roof vent. This elevation has a window with a concrete lintel. The west elevation of the hall is obscured and/or has been obliterated by the cream brick link to the Modernist corner building.

At the rear of the red brick hall is another hall (possibly an addition?), also faced in red brick, which also has a transverse gable roof clad in terracotta tiles with Health Department vents along the ridge. A skillion roof building has been built along most of the rear (north elevation) of this hall, however a buttress is visible towards the centre of this elevation. The roof of this hall, at the gable (east) end extends past the wall to form shallow eaves. The west end of this hall abuts the east elevation of the cream brick corner building. The skillion addition to this hall is utilitarian in character, as is an adjacent external staircase, which leads from the complex's rear yard to the upper level of the cream brick corner Modernist building. A high chain link fence, with a gate, encloses this rear yard that has been surfaced in concrete.

## Conservation Policy

# HERITAGE CITATION REPORT

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## Objectives

- . To conserve the 1919 and 1956 buildings and, in particular, the features that demonstrate the historic use of the buildings as Masonic halls.
- . To support the continuing use of the place as a Masonic centre.

## Policy Basis

This place is located within the Preston Central Structure Plan area and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The use of the building for Masonic purposes is an integral part of its significance and should be supported. However, adaptive re-use of the building may be considered if and when the building is no longer required for Masonic purposes.

## Guidelines

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

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Ensure that signage does not become a dominant visual element.

# HERITAGE CITATION REPORT

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## Review of significance and policy

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

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

## Comparative Analysis

This is one of two known Masonic buildings within Darebin - the other is located in Bastings Street, Northcote and has not been assessed in this Study or any of the previous Darebin Heritage Studies. Masonic halls in other areas were constructed in a variety of styles during the inter-war period. The more grandiose examples were often in a Free-Classical style with elaborate porticos, such as the examples at Caulfield and Newport. By comparison the 1919 Preston Masonic Centre is much more modest in character. Still, it has features that are typical of Masonic architecture including the high-set windows to the street elevation. It is also notable because it comprises a complex of buildings, which illustrates the continuing growth and development of the centre into the post-war period.

## Statement of Significance

### *What is significant?*

The Preston Masonic Centre, comprising the c.1919 Temple designed by Harry A. Norris and the 1956 addition, known as the United Preston Masonic Hall, is significant.

Non-original alterations and additions to the significant buildings are not significant..

### *How is it significant?*

The Preston Masonic Centre is of local historic significance to Darebin City.

### *Why is it significant?*

Historically, the Preston Masonic Temple erected in 1919 was one of Melbourne's early suburban temples and this building and the 1956 addition demonstrate the strength of the Masonic movement in Melbourne during the twentieth century. It is the centre of Masonic movement in Preston with up to fourteen different lodges using it as their meeting place and the use of the building for Masonic purposes is reflected in design aspects such as the high set windows and the symbols above the entrance doors to the 1956 building. The 1919 Temple is also of interest as an early example of the work of noted architect, Harry A. Norris. (AHC criteria A.4, D.2, & H.1)

The Preston Masonic Centre also has social significance as the spiritual home of the Masonic community in Preston for almost 90 years. (AHC criterion G.1)

## Assessment Against Criteria

### Historic

*RNE Criterion A.4*

# HERITAGE CITATION REPORT

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*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Preston Masonic Temple is considered to meet Criterion A.4 as it provides evidence of the development of the Preston community in the early twentieth century. This was a time when Preston was experiencing significant growth and the construction of the new Masonic Temple illustrates the formation of community and civic organizations within the city. It is also of interest as an early example of the work of noted architect, Harry Norris.

## *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

Membership of Masonic Lodges declined sharply in the second half of the twentieth century and few new Lodge buildings were constructed in the post-war period. Although temples are not rare, many Lodges have disbanded and the buildings have been sold.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Preston Masonic Centre is considered to meet Criterion D.2 as it is a representative example of a Masonic complex, which illustrates the importance of the Masonic movement in community life during the twentieth century. The use of the building for Masonic purposes is reflected in design aspects that are typical of Masonic temples such as the small high set ground level windows in both buildings (which prevent outsiders from seeing into the buildings and reflect the secretive aspect of Masonic tradition), and the incorporation of Masonic symbols above the entrance to the 1956 building.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The Preston Masonic Temple is considered to meet Criterion H.1 because of its strong associations with the various Masonic lodges who used this as their meeting place. Many of the lodge members were prominent in community life in Preston and surrounding areas.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Not applicable



# HERITAGE CITATION REPORT

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## Social

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The Preston Masonic Temple is considered to meet Criterion G.1 as the spiritual home of Masonic life in Preston and surrounding districts. It has been an important meeting place for the members of up to 14 Lodges for almost 90 years and has strong associations with the Masonic community who are associated with it.

## Recommendations 2011

### External Paint Controls

No
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### Internal Alteration Controls

No
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### Tree Controls

No
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### Fences & Outbuildings

No
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### Prohibited Uses May Be Permitted

No
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### Incorporated Plan

Preston Central
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### Aboriginal Heritage Place

No
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## Other Recommendations

It is recommended that the Preston Masonic Centre at 382-4 Bell Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSE (GLENFILLOCK)	
<b>Address</b>	392 BELL STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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**Recommended** VHR - HI - PS No  
**Heritage Protection**

**Architectural Style** Victorian Period (1851-1901)

### History and Historical Context

#### Thematic context

Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

#### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

- the land boom of the 1880s - as much in its collapse as its success
- the recovery period around the turn of the twentieth century
- the post World War 1 boom, when Preston really began to thrive.

### *Early development - from first land sales to the 1880s land boom*

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

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

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **Place history**

The house at 392 Bell Street, Preston is located on part of the original Crown Allotment 144 Parish of Jika Jika, purchased by Joseph Mitchell of London in August 1839. Mitchell leased the land to Timothy Shepherd, who used it for grazing sheep, and the property was known as Shepherd's Run. In 1872 the Mitchell family sold the land to Francis Bell, who subdivided it into six blocks and sold them. The land was further subdivided into 107 blocks in 1874 (Carroll & Rule, 1985:18, 23-5).

According to Carroll & Rule (1985:70-2), the area to the north of Bell Street bounded by St George's Road and the railway line was part of the Railway Place Estate, a boom subdivision of 61 allotments offered for sale in 1888. However, other information suggests that two acres of this area was purchased in September 1885 by Catherine Mary Minty, and

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mortgaged in January 1886. William John Minty of Footscray becomes owner in June 1889, and he mortgaged it to Colonial Bank of Australasia in August 1893 (Land Victoria). Clearly this was one of Preston's many boom-time subdivisions that failed. The two acre block was sold to Agnes Boyd in 1895. At that time there were no buildings in Bell Street between St George's Road and the Railway (Sands & McDougall Directory)

By 1897 further subdivision had occurred, and the Shire of Preston Rate Book described land along Bell Street as the 'Station Estate'. Most of the blocks were vacant land, but lots 20, 21 and 22, amounting to three quarters of an acre, were owned and occupied by James W. Story, and there was a brick house on the site. James' brother George lived next door (Rate Book).

The house is shown on a 1915 MMBW Detail Plan, when it is identified as 'Glenfillock'. It is one of five houses on the north side of Bell Street between the railway and St Georges Road. Of those houses shown, it is the only one to survive today.

James Story was a carpenter and had been in business with George as timber merchants, builders and agents in Preston since the 1870s and so it is possible that this house was built by the brothers. The Story brothers were prominent amongst local boom-time speculators, and had bought up large areas of Preston for subdivision (Forster, 1968:54-5). It is not known whether the Railway Place Estate was one of the Story brothers' subdivisions, but the two blocks noted above are the only Story holdings in that section of Bell Street in 1897. Evidently the Story brothers had recovered their finances sufficiently to build brick houses for themselves. James Story lived in this Bell Street house until about 1904 (Sands & McDougall Directory).

## References

Land Victoria, LP7669, Certificate of Title Vol. 1735 Fol. 940

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans for Shire of Preston, VPRS 8601, Detail Plan No.2382, dated 1915

Sands & McDougall Directories

Shire of Preston Rate Books, VPRS 8228

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

Darebin Historical Encyclopedia

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

A brick Victorian house, situated on the north side of Bell Street, between St Georges Road and Arthur Street. The car park of the Darebin RSL Club forms the site's west and north boundaries, and a single-storey commercial building is adjacent to its east. The house has a small set back from its Bell Street boundary, behind a mature garden containing a large eucalypt. The fence along the street boundary is cream brick and is of recent origin.

The front of the house has a hipped roof clad in corrugated galvanised steel sheeting and has two red brick chimneys. The roof forms shallow eaves, which has timber brackets, and on the south (Bell Street) elevation, immediately below the eaves, is a cream brick banding. At the west end of the south elevation is a projecting bay, which has two semi-circular headed arched double-hung sash windows. To the east of the bay is a timber frame verandah. The front door of the house is accessed from this verandah and to the east of this door is a timber frame tripartite window.

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On the east elevation of the house, towards its rear, is a projecting bay. This has a double-hung sash window facing Bell Street. Adjacent to the east elevation is a driveway and carport of recent origin. The west elevation of the house is stabilised with vertical angle-iron members at intervals along its length. Forming the rear of its west elevation is a brick skillion addition, with a brick chimney. This addition is sympathetic to the front of the house in terms of materials and scale, and its segmental arched window opening is similar to the other windows on the west elevation.

In 2007 the remnant of the other Storey house survived on the adjoining site to the west of the house which was immediately behind (and formed part of) the Darebin RSL Club. This house was demolished by early 2008.

## Conservation Policy

### Objectives

To support the conservation of the c.1897 fabric of the house as viewed from Bell Street.

### Policy Basis

This place is located within the Preston Central Structure Plan area and provides an important record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house at No.392 is relatively intact and the objective should be to ensure that the integrity of the property is maintained in any future development.

### Guidelines

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

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

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- Discourage the demolition of elements of primary significance except where it can be demonstrated that:
- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

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

## Specific guidelines

If it is proposed to demolish either building, then a photographic record should be made and consideration should be given to the opportunity to include interpretation of the history of the site as part of any new development.

## Review of significance and policy

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

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

## Comparative Analysis

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

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

Many of the early houses within these areas have been demolished and this is one of a small number of surviving late nineteenth houses in Preston. Comparable individual examples, which have a similar level of external integrity, include 82 Bruce Street, 43 Jessie Street, and 7 and 9 Mount Street (Refer to separate citations in this Study).

## Statement of Significance

### *What is significant?*

The late Victorian brick house at 392 Bell Street, Preston is significant. It has a hipped roof clad in corrugated galvanised steel sheeting and two red brick chimneys. The roof forms shallow eaves, which has timber brackets, and on the south (Bell Street) elevation, immediately below the eaves, is a cream brick banding. At the west end of the south elevation is a projecting bay, which has two semi-circular headed arched double-hung sash windows. To the east of the bay is a timber frame verandah. The front door of the house is accessed from this verandah and to the east of this door is a timber frame tripartite window. On the east elevation of the house, towards its rear, is a projecting bay. This has a double-hung sash window facing Bell Street. Forming the rear of its west elevation is a brick skillion addition, with a brick chimney. This addition is sympathetic to the front of the house in terms of materials and scale, and its segmental arched window opening is similar to the other windows on the west elevation.

Later alterations and additions including the carport, the front fence and landscaping are not significant.

### *How is it significant?*

The house at 392 Bell Street, Preston is of local historic significance to Darebin City.

### *Why is it significant?*

Historically, it is significant as a representative example of a late nineteenth century house within Preston, which provides evidence of an early phase of suburban residential development. It is also significant for its associations with the locally important builder and land speculator, James W. Storey. (AHC criteria A.4, D.2 and H.1)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 392 Bell Street, Preston is considered to meet Criterion A.4 as a representative example of a late nineteenth century dwelling that is associated with an early phase of suburban residential development in Preston. This house of particular interest as it is example of a house constructed as a residence for (and perhaps by) its owner, James W. Story, and not as part of a speculative development.

#### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The house at 392 Bell Street, Preston is considered to meet Criterion H.1 for its association with James Story, who was a known land boom speculator and businessman in Preston.

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No false
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	Preston Central
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the house at 392 Bell Street Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.



## HERITAGE CITATION REPORT

<b>Name</b>	FORMER BP DRIVE-IN SERVICE STATION		
<b>Address</b>	548 BELL STREET, PRESTON	<b>Significance Level</b>	Local
<b>Date</b>	Circa 1950		
<b>Place Type</b>	Petrol Station/Service Station		
<b>Citation Date</b>	2011		



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

**Architectural Style** Postwar Period (1945-1965)

## History and Historical Context

### Contextual history

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

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

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Melbourne from 12 in 1910 to 76 in 1914 (Catrice & Summerton, 1997:16).

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

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

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

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

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

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

## Place history

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

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

the design of the garage may have been an atypical early standardised design for BP.

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

## References

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

## Relevant Historical Australian Themes

### 5. Building suburban Darebin

#### 5.3 Developing the suburban ideal

## Description

### Physical Description

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

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

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

## Recommended Management

### Policy Basis

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

### Objectives

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

### Guidelines (General)

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

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

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to:

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

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

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

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

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

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

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

## **Guidelines (Specific)**

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

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

## **Review of significance and policy**

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

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

## **Comparative Analysis**

This is one of three known surviving examples of pre-1960 service stations in the City of Darebin. Each is different and

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

## Statement of Significance

### *What is significant?*

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

Non-original alterations and additions to the c.1950 building, later buildings on the site and signage are not significant.

### *How is it significant?*

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

### *Why is it significant?*

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

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

## Recommendations 2011

### External Paint Controls

Yes
No
No
No
No
None specified
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

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

## HERITAGE CITATION REPORT

<b>Name</b>	HOUSE	
<b>Address</b>	634 BELL STREET, PRESTON	<b>Significance Level</b> Local
<b>Date</b>	Circa 1925	
<b>Place Type</b>	Residence	
<b>Citation Date</b>	2011	



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

**Architectural Style** Interwar Period (c.1919-c.1940)  
American Bungalow

**Maker / Builder** Straw, Thomas

## History and Historical Context

### History of Preston

#### *Early settlement*

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

supplying produce to Melbourne well into the twentieth century.

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

### *The 1880s boom*

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

### *Twentieth century recovery*

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

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

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

### **Place history**

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

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

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

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

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

## References

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

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

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

Sands and MacDougall Directories, 1920-1929

## Relevant Historical Australian Themes

### 5. Building Suburban Darebin

5.1 Patterns of settlement

5.3 Developing the suburban ideal

## Description

### Physical Description

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



# HERITAGE CITATION REPORT

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

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

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

## Recommended Management

### Policy basis

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

### Objectives

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

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

### Guidelines (General)

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

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

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

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

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

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

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

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

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

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

## Guidelines (Specific)

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

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

## Review of significance and policy

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

## Comparative Analysis

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

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

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

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

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

## Statement of Significance

### *What is significant?*

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

Later alterations and additions and the front fence are not significant.

### *How is it significant?*

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

### *Why is it significant?*

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

## Recommendations 2011

### External Paint Controls

No
No
No
No
No
None specified
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

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

## HERITAGE CITATION REPORT

<b>Name</b>	HOUSE (BALLEER)	
<b>Address</b>	648 BELL STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Residence	
<b>Citation Date</b>	2011	



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

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

## History and Historical Context

### History of Preston

#### *Early settlement*

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

supplying produce to Melbourne well into the twentieth century.

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

### *The 1880s boom*

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

### *Twentieth century recovery*

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

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

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

### **Place history**

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

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Street or in Mount Street. The onset of the 1890s depression halted sales and only one lot was sold in the following decade. Sales recommenced by 1905 and most lots in the subdivision were sold during the inter-war period (Certificate of Title, Vol. 2044, Fol. 685).

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

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

## References

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008  
Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Land Victoria, Certificates of Title, Vol. 3456, Fol. 003; Vol. 2044, Fol. 685.  
MMBW Detail Plan No.3271 viewed online (16 November 2009) at [www.slv.vic.gov.au/cgi-bin/map\\_item.pl](http://www.slv.vic.gov.au/cgi-bin/map_item.pl)  
Sands and MacDougall Directories, 1912-1929

## Relevant Historical Australian Themes

### 5. Building Suburban Darebin

- 5.1 Patterns of settlement
- 5.3 Developing the suburban ideal

## Description

### Physical Description

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

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

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

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

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

## Recommended Management

### Policy Basis

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

### Objectives

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

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

### Guidelines (General)

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

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

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

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

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

# HERITAGE CITATION REPORT

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## Guidelines (Specific)

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

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

## Review of significance and policy

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

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

## Comparative Analysis

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

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

## Statement of Significance

### *What is significant?*

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

Later alterations and additions including the lean-to extension and other outbuildings to the rear are not significant.

### *How is it significant?*

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

### *Why is it significant?*

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



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

## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

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

## HERITAGE CITATION REPORT

<b>Name</b>	HOUSE	
<b>Address</b>	664 BELL STREET, PRESTON	<b>Significance Level</b> Local
<b>Date</b>	Circa 1916	
<b>Place Type</b>	Residence	
<b>Citation Date</b>	2011	



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

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

## History and Historical Context

### History of Preston

#### *Early settlement*

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

occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

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

### *The 1880s boom*

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

### *Twentieth century recovery*

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

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

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

### **Place history**

As noted above, prior to the 1890s, Preston remained primarily rural in character, dominated by small farming allotments

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

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

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

## References

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

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

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

Sands and McDougall directories (SM), 1918-1920

## Relevant Historical Australian Themes

### 5. Building Suburban Darebin

5.1 Patterns of settlement

5.3 Developing the suburban ideal

## Description

### Physical Description

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

## HERITAGE CITATION REPORT

<b>Name</b>	HOUSE (LA REEQUE OR LA ROCQUE)	
<b>Address</b>	82 BRUCE STREET, PRESTON	<b>Significance Level</b> Local
<b>Date</b>	Circa 1890	
<b>Place Type</b>	Residence	
<b>Citation Date</b>	2011	



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

**Architectural Style** Victorian Period (1851-1901)

## History and Historical Context

### History of Preston

#### *Early settlement*

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

## HERITAGE CITATION REPORT

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

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

### *The 1880s boom*

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

### **Place history**

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

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

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

# HERITAGE CITATION REPORT

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

## References

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008  
Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Land Victoria, Certificates of Title, Vol. 2269, Fol. 784; Vol. 1654, Fol. 782; Vol. 750, Fol. 920.  
MMBW Detail Plan No.2384 viewed online (9 December 2009) at [www.slv.vic.gov.au/cgi-bin/map\\_item.pl](http://www.slv.vic.gov.au/cgi-bin/map_item.pl)  
Sands & McDougall Directories (SM), 1892-1900, 1905, 1910

## Relevant Historical Australian Themes

### 5. Building Suburban Darebin

5.1 Patterns of settlement

5.3 Developing the suburban ideal

## Description

### Physical Description

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

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

## Recommended Management

### Policy Basis

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

### Objectives

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

# HERITAGE CITATION REPORT

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## **Guidelines (General)**

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

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

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

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

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

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

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

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

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

## **Guidelines (Specific)**

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

None specified.

## **Review of significance and policy**

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

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



## Comparative Analysis

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

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

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

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

## Statement of Significance

### *What is significant?*

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

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

### *How is it significant?*

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

### *Why is it significant?*

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

## HERITAGE CITATION REPORT

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### Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None specified
<b>Aboriginal Heritage Place</b>	No

### Other Recommendations

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

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

## HERITAGE CITATION REPORT

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<b>Name</b>	STABLES (FORMER)	
<b>Address</b>	43 CARLISLE STREET, PRESTON	<b>Significance Level</b> Local
<b>Date</b>	Circa 1890	
<b>Place Type</b>	Stables	
<b>Citation Date</b>	2011	




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

**Architectural Style** Victorian Period (1851-1901)

## History and Historical Context

### History of Preston

#### *Early settlement*

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

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

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

### *The 1880s boom*

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

### **Place history**

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

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

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

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

# HERITAGE CITATION REPORT

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

## References

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

## Relevant Historical Australian Themes

### 5 Building suburban Darebin

#### 5.3 Developing the suburban ideal

## Description

### Physical Description

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

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

## Recommended Management

### Policy Basis

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

# HERITAGE CITATION REPORT

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## Objectives

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

## Guidelines (General)

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

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

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

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

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

## Guidelines (Specific)

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

- None specified.

## Review of significance and policy

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

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

# HERITAGE CITATION REPORT

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appropriately qualified professional.

## Comparative Analysis

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

## Statement of Significance

*What is significant?*

The former stables at the rear of No.43 Carlisle Street, Preston are significant. Later alterations and additions to the stables and the house is not significant.

*How is it significant?*

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

*Why is it significant?*

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

## Recommendations 2011

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

None specified

Aboriginal Heritage Place

No

## Other Recommendations

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

## References

Literature title: **Detail Plan 2373**

Literature type: General Reference

## HERITAGE CITATION REPORT

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Literature author: Melbourne and Metropolitan Board of Works

Literature publisher: Shire of Preston

Literature year: 1909



## HERITAGE CITATION REPORT

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<b>Name</b>	SANDLAND FAMILY HOUSES	
<b>Address</b>	36 Cooper Street PRESTON 40 Cooper Street PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	



# HERITAGE CITATION REPORT

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

**Architectural Style**      Interwar Period (c.1919-c.1940)

**Maker / Builder**      No information held

## History and Historical Context

### Thematic context

- . Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement
- . Theme: 4 Peopling Darebin; Sub-theme: 4.1 Grazing and farming
- . Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston

#### *Early development - from first land sales to the 1880s land boom*

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

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

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

#### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial

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and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

The northern and eastern extremities of Preston remained rural or semi-rural until the second half of the twentieth century, and some parts that were formerly used for large psychiatric institutions, are even now being converted to residential suburbia.

## **History of 36 and 40 Cooper Street, Preston**

As noted above, little urban settlement took place in the northern parts of Preston before the First World War, and even after, the area to the north of Murray Road and West of High Street was district of dairy farms, poultry farms and market gardens (Carroll & Rule, 1985:124).

One of the earliest settlers in Cooper Street was Arthur W. Sandland, who was first listed in Sands & McDougall Directory in 1911 and owned what would become No.36. In 1912 he was joined by Charles A. Sandland next door at the present No.40. Charles A. Sandland died in 1939 and his property was transferred to Charles George Sandland (his son?). After Arthur W. Sandland died in 1957 his property was also transferred to Charles George.

The exact date of the present houses is not known, but they are shown on an undated (possibly 1928) MMBW plan that shows the north side of Cooper Street, and surrounding streets by now almost fully settled, with small houses on suburban blocks. The site of the present No.40 is a large block extending approximately to the present Paywit Street. At the front is what appears to be the present house, with a long shed along the eastern boundary. The rear section of the property is covered by ten more long sheds and one small square building. What appears to be the present house on Charles' property next door at No.36 is shown as are similar large long sheds in the rear yard.

These two properties constituted the 'home farm' of Premier Poultry Farms, run by the Sandlands family. In 1920 the family also had poultry farms in Hawthorn Park and Coburg, producing about a quarter of a million eggs annually (see picture, Jones, 1984:4). Premier Poultry Farms were still operating at the site in the late 1950s; however, by 1962 No.40 was subdivided into suburban lots creating Graham Court (LP 57443). Members of the Sandland family still occupied the house at No.36 in 1974 (Sands & McDougall).

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Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston, City of Darebin, Preston, 1994*  
*Victorian Year Book 1973*

## Description

### Physical Description

The house at 40 Cooper Street is a rendered brick Inter-war villa with a hipped roof clad in terracotta tiles. A smaller hipped roof projects forward at centre forming a porch, with Roman Doric columns. The front door of the house is accessed from this porch, and to the right of the front door is a projecting curved bay with diamond-shaped glazing in its sashes. The windows flanking the verandah are Chicago-style timber frame double-hung sash windows. There are solid courses of clinker brick above the heads of these windows. A low brick fence extends along the street boundary, which is contemporaneous, with the house, and it has a combination of face brick and rendered surfaces. The house is set in a mature garden with typical inter-war plantings including Bhutan Cypress (*Cupressus torulosa*) in the rear yard, an Italian Cypress (*Cupressus sempervirens*) near the front fence, and a Canary Island Palm.

The house at 36 Cooper Street is a rendered brick Inter-war villa with a hipped roof clad in terracotta tiles. Two projecting bays flank a central porch. The bay to the right has a curved wall at the corner of the building, with a hood above its window. The upper walls of the house are rendered brick and the bases of the walls are face brick. The windows of the house are steel frame, with one on the corner, contributing to the Moderne character of the dwelling. The house's original boundary fence is extant. It has a brick base, rendered brick pillars and wrought iron railings between each pillar.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the inter-war appearance and garden setting of the pair of houses when viewed from Cooper Street.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

These houses are significant as fine and well-detailed examples of inter-war residential architecture. The relatively high level of integrity is an integral part of the significance of the houses, as is the garden setting and associated features such as the early front fences.

### Guidelines (General)

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

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the

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elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

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

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

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

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

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

## Guidelines (Specific)

None specified.

## Review of significance and policy

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

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

## Comparative Analysis

Historically, the houses at 36 and 40 Cooper Street are two of three examples of buildings associated with the poultry farmers in Darebin. The other is the house at 40 Gloucester Road, Reservoir, which was constructed by 1916.

Architecturally, the houses at 36 and 40 Cooper Street, Preston are fine and well-detailed examples of inter-war residential architecture, which have a high degree of external integrity. Houses of this scale and quality are more common in middle-class suburbs of Melbourne, but relatively rare in working-class Preston where bungalows and other Inter-war housing were generally more modest in scale and character.

One of the most popular housing styles in suburban Melbourne during the inter-war period was the 'bungalow' and

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

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

The house at No.40 is a fine example of the inter-war bungalow style, which is complemented by a contemporary front fence and a mature garden with typical inter-war plantings.

The house at No.36 is an example of the Moderne style, which also retains an early front fence.

In terms of their design and integrity they compare with similar examples already within the HO. Comparative examples identified by this Study and recommended for inclusion in the HO include:

*House, 30 Regent Street, Preston.* This is a large and well-detailed Craftsman Bungalow. It has a similar level of integrity, but is in poor condition. The garden contains a pair of mature Canary Island Palms.

*House and surgery (former), 662 High Street, Reservoir.* This is a substantial inter-war house in the Georgian Revival style. It has a similar level of external integrity and is in good condition.

*House and surgery (former), 572 Plenty Road, Preston.* This is a substantial inter-war house in the Georgian Revival style. It has a similar level of external integrity and is in good condition.

### Statement of Significance

*What is significant?*

The houses, constructed for the Sandland family, and the associated front fences and mature gardens at 36 and 40 Cooper Street, Preston are significant.

The house at 36 Cooper Street is a rendered brick Inter-war villa with a hipped roof clad in terracotta tiles. Two projecting bays flank a central porch. The bay to the right has a curved wall at the corner of the building, with a hood above its window. The upper walls of the house are rendered brick and the bases of the walls are face brick. The windows of the house are steel frame, with one on the corner, contributing to the Moderne character of the dwelling. The front boundary fence is complementary and has a brick base, rendered brick pillars and wrought iron railings between each pillar.

The house at 40 Cooper Street is a rendered brick Inter-war villa with a hipped roof clad in terracotta tiles. A smaller hipped roof projects forward at centre forming a porch, with Roman Doric columns. The front door of the house is accessed from this porch, and to the right of the front door is a projecting curved bay with diamond-shaped glazing in its sashes. The windows flanking the verandah are Chicago-style timber frame double-hung sash windows. There are solid courses of clinker brick above the heads of these windows. A low brick fence extends along the street boundary, which is contemporaneous with the house, and it has a combination of face brick and rendered surfaces. The house is set in a mature garden with typical inter-war plantings including Bhutan Cypress (*Cupressus torulosa*) in the rear yard, a Cedar,

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an Italian Cypress (*Cupressus sempervirens*) near the front fence, and a Canary Island Palm (*Phoenix canariensis*).

Later alterations and/or additions to the houses are not significant.

## *How is it significant?*

The houses, gardens and front fences at 36 and 40 Cooper Street, Preston are of local historic, architectural and aesthetic significance to Darebin City.

## *Why is it significant?*

Historically, the houses at 36 and 40 Cooper Street are significant as evidence of the development of small farms in Preston and Reservoir just prior to the suburban development of the area. They are important for their associations with the locally important Sandland family. The significance of the houses is enhanced as a result of their rarity values as among the few surviving houses associated with farms, and as rare examples of substantial inter-war houses in Preston. (AHC criteria A.4, D.2, H.1)

The houses at 36 and 40 Cooper Street are architecturally significant as fine and well-detailed examples of inter-war residential architecture. The house at No.40 is a fine and well-detailed example of the bungalow style, while the house at No.36 is one of the best examples of the Moderne style in Preston and is complemented by the front fence. The aesthetic qualities of the house at No.40 are enhanced by the mature garden plantings and the complementary front fence. (AHC criteria E.1, F.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The houses at 36 and 40 Cooper Street, Preston are considered to meet Criterion A.4 as they are associated with the development of rural industries, in this case poultry farming, in Reservoir in the early twentieth century in the era just prior to suburban development

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The houses at 36 and 40 Cooper Street, Preston are considered to meet Criterion B.2 as they are rare surviving examples of inter-war houses associated with farms in Darebin. They are also significant as examples of substantial and well-detailed inter-war houses, which are relatively rare in predominantly working class suburbs such as Preston.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The houses at 36 and 40 Cooper Street, Preston are considered to meet Criterion D.2 as they are relatively intact and representative examples of more substantial inter-war houses constructed for prosperous business people in Darebin. The houses are complemented by features such as the front fences.

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The houses at 36 and 40 Cooper Street, Preston are considered to meet Criterion F.1 as fine examples of inter-war residential architecture in Darebin. The house at No.40 is a fine and well-detailed example of the bungalow style, while the house at No.36 is one of the best examples of the Moderne style in Preston.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The houses at 36 and 40 Cooper Street, Preston are considered to meet Criterion H.1 as they associated with the locally important Sandland family, who operated the successful Premier Poultry Farms from this address for over 40 years.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

The house at 40 Cooper Street, Preston is considered to meet Criterion E.1 as a fine example of an inter-war house with a complementary front fence in a mature garden setting with typical inter-war plantings. The garden is one of the best examples identified by the study and is notable for its mature plantings including a Bhutan Cypress (*Cupressus torulosa*), Italian Cypress (*Cupressus sempervirens*) and a Canary Island Palm (*Phoenix canariensis*).

## **Recommendations 2011**

### **External Paint Controls**

No
No
Yes
Yes Front Fence
No
None Specified
No

### **Internal Alteration Controls**

### **Tree Controls**

### **Fences & Outbuildings**

### **Prohibited Uses May Be Permitted**

### **Incorporated Plan**

### **Aboriginal Heritage Place**

## **Other Recommendations**

It is recommended that the houses at 36 and 40 Cooper Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.



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<b>Name</b>	PRESTON CITY OVAL	
<b>Address</b>	BRUCE STREET, PRESTON MARY STREET, PRESTON 11-21 CRAMER STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Playing Ground/ Field,Picnic Ground/ Recreation reserve,Hall, Club/Hall, Social,Planting exotic	
<b>Citation Date</b>	2011	





**Recommended  
Heritage Protection**

**VHR - HI - PS Yes**

## History and Historical Context

### Thematic context

Theme: 5. Building suburban Darebin; Sub-theme: 5.5 Creating public landscapes

Theme: 7. Community and culture; Sub-theme: 7.5 Pursuing common leisure interests, Playing Sport, Making Music (Brass Bands)

### History of Preston

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

Entrepreneurs took advantage of Preston's isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works. The availability of water along the pipeline from the Yan Yean Reservoir from 1857 was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms in South Preston.

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivision were successful and many estates remained as open paddocks for two or three decades more. Preston continued to be an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters.

Preston experienced much more rapid suburban growth during the post First World War boom era of the 1920s. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain.

### **Place history**

The provision of open space for fresh air and recreation was a response to the overcrowded industrial towns of nineteenth century Britain, and the concept was established early in the European settlement of Victoria. Parks, gardens and recreational grounds were considered essential to public health and social harmony.

It was usual for government surveyors laying out townships and villages to set aside areas as reserves for public recreation in each township. However, nineteenth century Preston was a rural district with no official township, therefore it lacked a recreation reserve. In the land boom of the 1880s large areas of Darebin were subdivided and offered for sale, although many were left unsold after the boom collapsed in the early 1890s leaving few houses amongst the open paddocks. In the frenzy of the boom, little attention was given in both Preston and Northcote to the need for open space and parkland.

Nonetheless, settlers in Darebin's small communities began to play organised sport, with cricket, always popular in Victoria, being one of the first and most popular games. It is believed that Preston had a cricket club as early as 1869. In the 1870s the newly formed Shire of Joka Council took on the responsibility of providing a sports ground. With settlement in Preston divided between two main centres, each with equal representation on Council, it was difficult for Joka Shire Council to choose a site that would be acceptable to both communities. A site in Cramer Street was agreed upon, its central location and flat terrain proving ideal.

The site in Cramer Street formed part of Allotment 144 Parish of Joka Joka sold at the Crown land sales in August 1839. This half square mile between Bell Street and Murray was leased for grazing sheep, and was known as Shepherd's Run. The land was subdivided in the 1870s and, in 1876, the Shire of Joka purchased four of the blocks for £20 per acre, for use as a sportsground (Carroll & Rule, 1985:18, 23-5).

This price was considered excessive by some Councillors and ratepayers. Shire President J.C. Clinch and other Councillors who supported the purchase lost their Council seats in the following election. However by 1876 Preston Park Cricket Club was playing on the oval. Preston's cricket and football clubs have used the ground continuously since 1882. It is still the home of the Preston Cricket Club, and the Northern Bullants Football Club-the present day name of the Preston Football Club.

The ground has been known as Preston Park, Cramer Park, Preston Oval and Preston City Oval, and has for over a century been Preston's hub of sport. The oval was also used for open-air entertainment, including limelight showings in the 1890s, and for picnics by people from all over Melbourne. When the Whittlesea Railway was established (opening in 1889), it was aligned to bend around the oval, rather than cut through it (Aquilina, 1999). Preston Park was the hub of activity to celebrate the end of the First World War. Celebrations included a thanksgiving service held by the Protestant churches, and a procession with a fireworks display. The Park was also the location for the official proclamation of the City of Preston in 1926 by the Governor of Victoria. Following the end of Second World War in 1945 a two week Grand Victory Carnival was held at the oval, with part of the money raised going to the fund for the future Preston and Northcote Community Hospital (PANCH) (Darebin Historical Encyclopaedia)

In the mid-1920s at the time that Preston was elevated to the status of a City and was experiencing significant population growth, the Council began acquiring new reserves and making improvements to existing ones. The foundation stone for

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the new grandstand at Preston Park was laid by the Mayor (Cr. W.J. Adams) on 18 April, 1925 and it was opened by the Mayor, Cr. L. Jones, in the 'presence of a large gathering' on Saturday 12 December of that year. The stand had accommodation for 500-600 person and was erected at a cost of 3,698 pounds. 'Large and well-equipped' training rooms were attached to the pavillion (*The Argus*, 14 April and 14 December 1925). In 1931 further improvements were made including additional shelter in the stand, perimeter seating around the oval and filling depressions in the playing field (*The Argus*, 27 March 1931, p.9).

The date of the trees that now line the oval's perimeter is now known, but they can be clearly seen in a 1945 aerial photograph. *Preston Band Hall*

A tradition of community music-making is the brass band, which originated in industrial centres in nineteenth century Britain as an expression of working class pride. Both Northcote and Preston had bands, although Northcote's seems to have lasted for a only few years in the 1890s. They were present to welcome the Governor with a playing of the National Anthem when he came to proclaim the Town of Northcote in 1890 (Lemon, 1983:109). Preston also had bands associated with lodges such as the Foresters and the Australian Natives Association and the Salvation Army.

Prior to 1931 there were also bands in Reservoir and East Preston, as well as the Preston Citizens Band. It seems that these three bands amalgamated to form the Preston Municipal Band in 1934, with W.S. May as musical director. The Band established a fine record in competitions and also performed locally. The senior A Grade Band is now called Darebin City Brass, and there is also a C Grade band called Northern Brass and a junior group ready to provide continuity (Forster, 1968:102, 118-9; Kelly; [www.darebincitybrass.com](http://www.darebincitybrass.com)).

Prior to the construction of the Band Hall, the Preston Band rehearsed in the Shire Hall. In 1965 Preston Council built this cream brick band room in conjunction with the public toilet block in the one building. The Band Room was opened on 23 May 1965. It was originally intended as a rehearsal space for the Preston Orchestra as well as the Band, but the Orchestra found it inadequate for its needs.

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*Victorian Year Book* 1973

[www.darebincitybrass.com](http://www.darebincitybrass.com)

Information provided by Jack Kelly, Secretary Darebin City Brass, May 2008

## Description

### Physical Description

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Preston City Oval is located to west of, and in close proximity to, the commercial and civic centre of Preston. It is bounded by Cramer Street to the north, Mary Street to the east, Bruce Street to the south, and the railway (Epping Line) to the west.

The oval is defined by low bluestone edging and a low fence. Mounded earth embankments provide spectator seating / screening, at the Bruce and Cramer Street ends of the oval, and in the centre of the Mary Street (east) side. Bluestone retaining walls and a post-WWII era sign ('PRESTON CITY OVAL', white lettering on black) mark the entry off Cramer Street.

On the west side of the oval is a cluster of three buildings; the grandstand (one of which is presumed to be the 1925 stand, though now altered), an adjacent smaller building with a hip roof, and a small two storey brick building with a tiled hip roof (scoreboard?).

The Preston Band Hall and a scoreboard occupy the Cramer and Mary Street corner of the site. The band hall dates from the post-WWII period. It is a low, single story, red brick building with a shallow pitch gable roof, and large timber-framed windows in the north facade. The rear of the building comprises public toilets. The Band Hall stands adjacent to an earlier building; a small, red brick interwar building with more steeply pitched gable roof. Its windows and doors have been in-filled with brick. Concrete lintels remain visible on the external facade.

The frontage setbacks to Cramer and Bruce Streets are more generous than to Mary Street. They are publicly accessible and landscaped with lawn areas. 23 elm trees are planted around the perimeter of the oval (*Ulmus x hollandica*). Some of these trees may date from the early twentieth century. The spacing of those remaining suggest they were originally evenly spaced (confirmed by the 1945 aerial photograph). The elm on Mary Street, two of the three elms on the Cramer Street boundary, and the three elms along the Bruce Street boundary, have their root flares covered by the moulded earth, grassed embankments suggesting the trees date before the embankments were formed. Some of these elm trees are in moderate condition (those which are less mature). The more mature elms are in moderate to fair condition. Some build up of earth around the base of the trunks has covered the root flare of some of these trees. A combination of drought, age, and change in ground level may contribute to senescence (or increase the rate of).

There are three Canary Island Palms (*Phoenix canariensis*), a single tree planted in three corners of the site (not the Bruce/Mary Street corner which is occupied by a recently constructed children's playground). These trees are relatively young and appear to be in good condition.

A new cyclone wire fence surrounds the site. A children's playground has recently been constructed at the Bruce and Mary Street corner of the site. There is new landscaping along the Bruce Street frontage of the site (seating, tree planting).

## Conservation Policy

### Objectives

- . To conserve the surviving fabric and uses that contribute to the historic appearance and significance of the Preston City Oval.
- . To ensure that the elms survive in good condition according to their normally expected lifespan.
- . To maintain and enhance the integrity of the elm tree perimeter planting.

### Policy Basis

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This place is important as the earliest recreational space in the City of Darebin that has been in continual use in this capacity from 1876 to the present. It is important that it is retained as a record of the historic development of this area and a hub of the community's sporting and social life. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The place is relatively intact, including its use, and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric and use, with an emphasis upon the elements that are visible from Cramer, Mary, and Bruce Streets.

## **Guidelines (General)**

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

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

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

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

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

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

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

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

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

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

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

. Undertake regular maintenance including monitoring condition, pruning, pest and disease and roadside weed management.

. Undertake incidental replacement of individual dead, dying or dangerous specimens and develop a strategy for major cyclical replacement. When trees are replaced the process should be documented (photographs and written record before, during & after) for future record.

# HERITAGE CITATION REPORT

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. Maintain the integrity of the perimeter planting by:

- replacing trees 'like with like' species (i.e. Dutch Elm, *Ulmus x hollandica*) unless an alternative planting scheme has been devised in accordance with an approved management plan.
- removing inappropriate or historically inaccurate species.

. Ensure that any future development or changes in immediate environmental conditions, adjacent to the trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

. Manage surrounding vegetation and landscape to maintain the integrity and condition of the tree/s. Remove weed vegetation species.

## Guidelines (Specific)

None specified.

## Review of significance and policy

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

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

## Comparative Analysis

Preston City Oval, Cramer Street, Preston, is the earliest of a small number of reserves in Darebin that were set aside as open space for public recreation and parkland in the nineteenth century; the others being Oldis Gardens\* and Northcote Cricket Ground\* (formerly Northcote Park), Westgarth Street, Thornbury (1880s), and Edwardes Lake Park\*, Edwardes Street, Reservoir, the Lake used from boating from the c.1890s and both lake and an area of surrounding land donated to the citizens of Preston for use as a park, in this case for the expressed purposes of general public recreation in 1913. All three reserves have been used continuously since their creation for active and passive recreation. There are no similar examples already within the HO. Comparative examples include:

\*This place has also been assessed by this Study and is proposed for inclusion in the HO.

## Statement of Significance

*What is significant?*

Preston City Oval, Cramer Street, Preston was reserved for use as a sporting and recreational venue in 1876. Preston's cricket and football clubs have used the ground continuously since 1882. It is still the home of the Preston Cricket Club, and the Northern Bullants Football Club-the present day name of the Preston Football Club. It has also been used by the community as a venue for social events and celebrations. The following elements contribute to the significance of the place:

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- the oval and the use of the space as a sporting venue
- the mature Elm (*Ulmus x hollandica*) trees
- Canary Island Palms (*Phoenix canariensis*)
- the mounded embankments
- the bluestone retaining walls
- the sign; and
- Preston Band Hall

Later additions including: the fences, grandstands and other ancillary buildings, recent landscaping works and children's play area and alterations to the contributory elements are not significant.

## *How is it significant?*

Preston City Oval, Cramer Street, Preston, is of local historic and aesthetic significance to Darebin City.

## *Why is it significant?*

Historically, Preston City Oval is significant as the earliest recreational space in the City of Darebin and, one of the longest-standing, continuously used principal sporting and social venues in Darebin. (AHC criteria A.4, B.2)

It has aesthetic significance as a fine cultural landscape within Preston City. (AHC criterion E.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The place as a whole has historic significance as the earliest recreational space in the City of Darebin in continuous use as Preston's principle sporting and social venue from 1877 to the present. Preston City Oval has historic significance as the hub of sport in Preston for over 100 years (with Edwardes Lake in the north of the municipality). The Band Hall has historic significance for its long association from 1934 with Darebin City Brass, formerly Preston Municipal Band, and the tradition of community music-making, originating in industrial centres in nineteenth century Britain, and linked to expressions of working class pride.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

As the earliest recreational space in the City of Darebin and longest-standing principle sporting and social venue in Darebin (since 1877), Preston City Oval is considered to meet criterion B.2.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

Preston City Oval provides important evidence of the earliest phase in Darebin of providing open space and parkland for



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its community, which was otherwise given little attention until the first decades of the twentieth century.

As the home of both the Preston Football Club, formed 1882, and the Preston Cricket Club, claimed to have been formed in the 1860s, since the park was opened, Preston City Oval continues to demonstrate the use and range of sports for which the oval was intended.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

No important or significant associations have been established for owners, occupiers or creators of the Preston City Oval, Cramer Street, Preston. However, it has local interest as the longstanding home of the Preston Football Club, formed 1882, and the Preston Cricket Club, claimed to have been formed in the 1860s, since the park was opened in 1887.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Preston City Oval, Cramer Street, Preston is not considered to meet Criterion E.1.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Preston City Oval, Cramer Street, Preston is not considered to meet Criterion F.1.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted. However, as the longstanding home of the Preston Football Club, and the Preston Cricket Club, since the park was opened, and Darebin City Brass since 1934, Preston City Oval may have social significance for past players, visiting teams, and their supporters and other members of the community who use the place.

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the Preston City Oval at Cramer Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	HOUSE (SOMERSET)	
<b>Address</b>	93 CRAMER STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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**Recommended** VHR No HI No PS Yes  
**Heritage Protection**

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

### History and Historical Context

#### Thematic context

Theme 5: Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

#### History of Preston

The city of Preston developed around two early clusters of settlement as outlined below. The history of Preston reflects three important eras of residential, commercial and community development:

- the land boom of the 1880s - as much in its collapse as its success
- the recovery period around the turn of the twentieth century
- the post World War 1 boom, when Preston really began to thrive.

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## *Early development - from first land sales to the 1880s land boom*

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

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

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

## *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

## **Place history**

This property was once part of 19 acres of land purchased in January 1884 by William John Seabrook. It included most of the land bounded by Cramer Street, Jessie Street, Bruce Street and Elizabeth Street (V.1526 F.005). In 1885 Seabrook subdivided the land creating suburban allotments along Cramer Street and fronting a new east-west street, Collins Street (V.1526 F.005, LP 549). This property, lot 21, was one of two lots purchased in June 1885 by Charlotte Hood. The next owner by July 1888 was William Henry Taylor. He died in 1894 and subsequent owners were Eleonora Forbes followed by John Ager, both in 1902 (V.1709 F.697). William Ferris became the owner in December 1907; however it was several years before a house was built.

In 1915 Sands & McDougall lists three houses on the south side of Cramer Street between Jessie and Elizabeth Streets, third one being occupied by Alfred E. Ferris. A 1915 MMBW plan of the area shows little urban settlement at the western end of Cramer Street. The subject site, shown as *Somerset*, is one of only three houses on the south side of Jessie Street, and corresponds with the present No.93. Lotte Hilda Ferris was the owner from 1916 to 1949 (V.1709 F.697, V.3244 F.789).

## **References**

Land Victoria Certificates of Title V.1526 F.005, V.1526 F.005, LP 549, V.1709 F.697, V.3244 F.789

# HERITAGE CITATION REPORT

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Melbourne & Metropolitan Board of Works (MMBW) Detail Plan 2384, dated 1915  
Sands & McDougall Directory  
Shire of Preston Rate Books, VPRS 8228

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
*Victorian Year Book* 1973

## Description

### Physical Description

The house at 93 Cramer Street, Preston is a substantial single-storey Edwardian villa set back from the street behind a mature garden. The house is built of brick and has a hipped and gabled roof with slate tile roofing. There is a terracotta finial and terracotta ridge capping on the roofs. The tall brick chimneys of the house have terracotta chimney pots. A bay projects towards the street at one side of the street facing elevation and a verandah with a timber frieze and brackets continues across the remainder of this facade, and another bay projects from the side of the house. The front door has sidelights and highlights, and the windows are timber double hung sash. The house is relatively intact and is in reasonably good condition. A timber palisade fence, of a design typical of the Edwardian period but possibly of more recent construction, extends along the street boundary.

## Conservation Policy

### Objectives

To conserve the early or original fabric that contributes to the Edwardian appearance of the house when viewed from Cramer Street.

To conserve the garden setting of the house.

### Policy Basis

This place is one of a limited number of substantial brick Edwardian villas in Darebin, which are in good condition and reasonably intact and is important that it is retained as a record of the historic development of this area. The house is relatively intact externally and this contributes to its significance, as does its garden setting. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Cramer Street.

### Guidelines (General)

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

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

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

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evidence.

- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

## Guidelines (Specific)

None specified.

## Review of significance and policy

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

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

## Comparative Analysis

Architecturally, this house is a relatively rare example of a type of finely detailed brick Edwardian villa that is more commonly found in middle class Melbourne suburbs such as Kew and Hawthorn, but is less common in Darebin. Most examples are found in Northcote, and are predominantly in weatherboard rather than brick. In terms of its design and integrity it compares with similar examples already within the Heritage Overlay including No 151 Clarke Street, Northcote (HO16), which is of red brick construction with a hipped slate roof with a projecting gabled bay, and 1 Flinders Street, Thornbury (HO122). Other examples identified by this Study and recommended for inclusion in the HO include the similarly detailed Edwardian villa at 648 Bell Street, Preston.

## Statement of Significance

### *What is significant?*

The house known as *Somerset*, at 93 Cramer Street, Preston, constructed c.1915, is significant. It is a substantial single-storey Edwardian villa set back from the street behind a mature garden. The house is built of brick and has a hipped and gabled roof with slate tile roofing. There is a terracotta finial and terracotta ridge capping on the roofs. The tall brick chimneys of the house have terracotta chimney pots. A bay projects towards the street at one side of the street facing elevation and a verandah with a timber frieze and brackets continues across the remainder of this facade, and another bay projects from the side of the house. The front door has sidelights and highlights, and the windows are timber double hung sash.

The front fence, outbuildings and later alterations and additions to the house are not significant.

### *How is it significant?*

The house, *Somerset*, at 93 Cramer Street, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, the house is significant as evidence of the first phase of suburban development in this part of Preston in the early years of the twentieth century. Its scale and grandeur, not common in housing in Preston during that period demonstrates the diversity of its residents and their means. (AHC criteria A.4, D.2)

The house is architecturally significant as an unusually substantial brick Edwardian villa, not commonly found throughout Darebin and a good representative example of Edwardian villa design. Its significance is heightened by the house's intactness and good condition. The house has aesthetic qualities as a villa within a garden setting (AHC criteria D.2, F.1)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 93 Cramer Street, Preston is considered to meet Criterion A.4 as it provides evidence of the first phase of suburban development of this part of Preston during the early twentieth century.

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## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 93 Cramer Street, Preston is considered to meet Criterion D.2 as it is a representative example of a substantial middle class house erected in Melbourne during the late nineteenth and early twentieth century.

## **Aesthetic**

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The house at 93 Cramer Street is considered to meet Criterion F.1 as a relatively substantial and intact example of an Edwardian villa with fine architectural embellishment and other elements that are typical of this style and period.

## **Recommendations 2011**

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

-

**Incorporated Plan**

-

**Aboriginal Heritage Place**

No

## **Other Recommendations**

It is recommended that the house at 93 Cramer Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below.



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<b>Name</b>	HOUSE (EASTWOOD)	
<b>Address</b>	7 EASTWOOD AVENUE, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	



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

**Architectural Style** Victorian Period (1851-1901)

## History and Historical Context

### Thematic context

- Theme: 2 Peopling Darebin; Sub-theme: 2.5 Promoting settlement
- Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston

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

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Melbourne well into the twentieth century.

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

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom.

## History of 'Eastwood', 7 Eastwood Avenue, Preston

The half square mile between Bell Street and Murray Road to the west of High Street was known as Shepherd's Run and leased for grazing sheep until 1872 when it was first subdivided it into six farming blocks. These blocks were further broken down into smaller farms, one of which was acquired by Sussanah Clinch, the wife of John C. Clinch in January 1885 and the house was built sometime after this. Clinch was still residing in the house in 1894. Susannah owned the property until her death in 1925. Probate was granted to Martha and Hannah Clinch. In 1927, the land was subdivided, creating Eastwood Avenue.

Clinch, a native of Gloucestershire, was one Preston's early settlers, and a trustee of the Particular Baptist Church built in Percival Street in 1856. The Particular Baptists are credited with naming Preston. Clinch became a Councillor of the Joka Shire and served three terms as Shire President in 1876, 1877 and 1880. He was responsible for the Council's acquisition of the Preston Sports Ground (Forster, 1968:24-6, 36 & 42).

John Clinch's homestead *Eastwood* originally faced Murray Road. It was approached via a long driveway, which is now Redford Avenue. The MMBW Detail Plan 2390 of 1915 shows a tennis court diagonally across what is now the northern section of Eastwood Avenue, and some sheds at the southern end of the block (See Figure 1). At that time it was the only house on the south side of Murray Road between St Georges Road and Jessie Street. To the west was the West Preston State School.

By 1930 much of the pocket immediately to the west of Preston Station was closely settled, including Eastwood Avenue (Carroll & Rule, 1985:135), which was carved out of the *Eastwood* property.

## References

### Primary sources

# HERITAGE CITATION REPORT

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Land Victoria, Certificates of Title and Subdivision plans, as cited  
MMBW Detail Plan 2390, dated 1915, VPRS 8601  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

## Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston : lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

The house, formerly known as 'Eastwood', at 7 Eastwood Avenue, Preston is a Victorian weatherboard villa. It is oriented to face north towards Murray Road, which was the original frontage of the property. It has a hipped, corrugated iron roof and a separate ogee profile verandah with cast iron frieze on the east and north elevations. There are three rendered brick chimneys with moulded tops and there are paired eaves brackets. The windows are tall double hung sash that extend to the floor on the east elevation. The front door, situated in the north elevation facing toward Murray Road, has sidelights and highlights. The north and east elevations are clad in ashlar boards with weatherboards to the other walls. At the south-west corner there is a small projecting room with a skillion roof, which appears to have been an early addition as it appears to be shown in the 1915 MMBW plan.

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the Victorian era appearance of the house when viewed from Eastwood Avenue.

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

### Policy Basis

This place is one of a small number of rural homesteads surviving in Preston and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Albert Street.

### Guidelines

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

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

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

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

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

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

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

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

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

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

## Guidelines (Specific)

None specified.

## Review of significance and policy

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

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

## Comparative Analysis

This house is among a small number of late nineteenth century houses in Preston, which are associated with the subdivision of the area into small farms in the late nineteenth century. These types of buildings are more common in Northcote, but relatively rare in Preston. In terms of their design and integrity it is comparable with similar examples already within the HO. Comparative examples identified by this Study and recommended for inclusion in the HO include the house at 418 Murray Road, which is a large Victorian rendered brick house in the Italianate style. Other examples include the block-fronted weatherboard house at 1 Wild Street in Reservoir and the house at 268 Tyler Street in Preston.

## Statement of Significance

### *What is significant?*

The house, formerly known as 'Eastwood', at 7 Eastwood Avenue, Preston constructed c.1890 for John C. Clinch and the c.1915 addition is significant. It is a Victorian weatherboard villa with a hipped iron roof and a return ogee profile verandah with cast iron frieze. It is oriented to face north towards Murray Road, which was the original frontage of the property. There are ashlar boards to the north and east elevation and paired eaves brackets. The windows are double hung sash that extend to the floor in the east elevation and the front door with sidelights and highlights is in the north elevation facing toward Murray Road. There are three rendered chimneys with moulded detailing. The dwelling was once situated on a large allotment with a frontage to Murray Road, but now occupies a much-reduced lot with a frontage to Eastwood Avenue.

The later alterations and additions, front fences, and roof material are not significant.

### *How is it significant?*

'Eastwood' at 7 Eastwood Avenue, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, it is significant as a representative example of a nineteenth century house that provides evidence of the early phase of settlement prior to the suburban development of the west area of Preston in the twentieth century. The significance of the place is enhanced by its rarity value as one of a small number of surviving examples of these houses. It is also significant for its associations with John Clinch. (AHC criteria A.4, B.2, D.2, H.1)

The house is architecturally significant as a good example of a late Victorian weatherboard house typical detailing such as the ashlar cladding to the facade, French windows, return verandah, hip roof and rendered chimneys, which is notable for its relatively high degree of external integrity. The ogee profile verandah is of note as one of the few examples in Preston. (AHC criteria D.2)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 7 Eastwood Avenue is considered to meet Criterion A.4 as it provides evidence of development of the rural areas of Preston during the late nineteenth century prior to suburban development in the early twentieth century.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 7 Eastwood Avenue is considered to meet Criterion B.2 as one of a small number of late nineteenth century rural dwellings within Preston.

#### *RNE Criterion D.2*

# HERITAGE CITATION REPORT

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*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 7 Eastwood Avenue is considered to meet Criterion D.2 as it is a representative example of a Victorian Italianate timber villa with typical detailing such as the ashlar cladding to the facade, French windows, return verandah, hip roof and rendered chimneys. The relatively high degree of external integrity adds to its significance.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The house at 7 Eastwood Avenue is considered to meet Criterion H.1 due to its strong associations with John C. Clinch.

## Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

-

**Aboriginal Heritage Place**

No

## Other Recommendations

It is recommended that 'Eastwood' at 7 Eastwood Avenue, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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**Name** WEST PRESTON PROGRESS HALL  
**Address** 523 Gilbert Road PRESTON  
**Date** Early 1930  
**Place Type** Hall, Club/Hall, Social  
**Citation Date** 2011

**Significance Level** Local



# HERITAGE CITATION REPORT

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

**Architectural Style**      Interwar Period (c.1919-c.1940)

**Maker / Builder**      No information held

## History and Historical Context

### Thematic context

Theme: 2. Peopling Darebin. Sub-theme: 2.3 Promoting settlement

Theme: 5. Building suburban Darebin. Sub-theme: 5.3 Developing the suburban ideal

### Contextual History

Progress Associations began forming in new suburban areas in the early part of the twentieth century. The associations were volunteer groups that worked to gain facilities for their suburbs, mainly by pressuring governments to provide necessary infrastructure such as street lighting, road improvements and schools. Some Progress Associations built Progress Halls as community centres and meeting places. In the 1920s and 30s Darebin had several active progress associations working for the various communities in the area. Although Progress Associations were not usually involved in party politics, it seems that there were some connections between associations in Preston and the local branch of the Australian Labor Party in campaigning for facilities. A number of Progress Association members went on to become Preston Councillors (Brown-May, 2005:253; Forster, 1968:89-90). There was also an umbrella body for local associations called the Central Council of Affiliated Progress Associations, which was active in the area.

### History of West Preston Progress Hall

Prior to the First World War urban settlement to the west of Gilbert Road was sparse and there was no suburban development north of Benambra Street. The impetus for development in West Preston was the extension of the tramway system along Gilbert Road, which opened in 1920a. While the West Preston tram-line was under construction, prominent Melbourne property developer, T.M Burke, took the opportunity to promote the Regent Park Estate, consisting of 177 'splendid lots' near the terminus of the Gilbert Road tram (brochure for Regent Park Estate). Although the post First World War period was a boom time for Preston, it seems that settlement of the estate, was not particularly rapid at first, and by 1930 the pocket between Gilbert Road and the border with Coburg was still only partially settled (Carroll & Rule, 1985:135).

Nevertheless there were sufficient urban settlers in West Preston to form a Progress Association. The West Preston Progress Association, presumably formed in the 1920s, 'languished for a time', but was reorganised by 1930, when it was claimed to have 'probably the largest membership of any similar body in the metropolis' (*Leader*, 15 February 1930).

The Association acquired one of the allotments on the Regent Park Estate, at the corner of Gilbert Road and Jacka Street, and built a Progress Hall. The hall, which measured 60 feet by 36 feet, was designed by J. Christie, who was the Association president, in 1930. The hall had a panelled interior with fibrous plaster above the panelling. There was a stage, with dressing rooms each side, a kitchen underneath, a 'splendid' dance floor and 'ladies and gentlemen's rest rooms' either side of the front porch. When declaring the hall open in February 1930, the Mayor of Preston, G.E. Robinson, noted that the building had been completed in 'one hit' and the whole scheme was made possible by the 'efforts of the Ladies Committee'. It was built by the volunteer labour of Association members during weekends, and was testament to the enthusiasm and energy of the group. (*Leader*, 15 February 1930)

The hall had many uses besides meetings of the Progress Association and dances. During the 1930s it was used for the kindergarten children from the Gilmore Collage, a local private school. It was also used for showing movies, including children's Saturday matinees. At least one, possibly two, churches held worship services in the hall. St Raphael's



# HERITAGE CITATION REPORT

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Catholic Church used it while their church was being built in Hardy Street. (Luly) It also appears to have been as temporary accommodation for the newly formed West Preston Church of Christ (now Arabic Baptist Church q.v.) before it moved to its own building in 1933 (Sands & McDougall Directory).

The date of the later building on this site, constructed in front of the 1930 hall is not known, and it is not known whether it was constructed as an addition to the hall for the WPPA or as a separate building. Further research would be desirable.

## References

### *Primary sources*

#### *Northcote Leader*

Real Estate plan and advertising brochure for Regent Park Estate (Darebin Libraries Local History Collection)

Information supplied by Lexie Luly.

Sands & McDougall Directory

### *Secondary sources*

Brown-May, Andrew & Swain, Shurlee (ed) *The Encyclopedia of Melbourne*, Cambridge University Press, Port Melbourne 2005

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

Forster, Harley W., *Preston: lands and people, 1838-1967*, Cheshire, Melbourne, 1968

## Description

### Physical Description

The former West Preston Progress Hall, constructed in 1930, is a gabled weatherboard building, which is now almost fully concealed behind what may be either a later addition to the hall or a separate building. The 1930 hall has a projecting section at the front, which is narrower than the main hall and presumably contained the entry porch and cloakroom. This is now connected to the front building by a latterskillion roofed addition. It has a simple timber door in the side wall. The gable end has half-timbering. Windows are double hung nine-paned sash - there are two in the front wall of the main hall - one either side of the projecting section and several in the side walls. There are also a pair of timber doors with four-paned highlight windows above in the south elevation (the north elevation was not inspected). Access to the 1930 hall is via pathways at either side of the front building, which have identical wrought iron gates at the Gilbert Road entrance that incorporate the acronym 'W P P A' of the West Preston Progress Association.

The c.1950 addition/separate building at the front is clad in weatherboards and has a Modernist brick front. There are small square high set windows in the side elevations. The symmetrically composed facade has a recessed centrally located entrance flanked by large high set metal framed windows divided into 12 panes.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the significance of the Progress Hall, including any surviving interior elements.

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

# HERITAGE CITATION REPORT

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## Policy Basis

This place is a rare surviving example of an inter-war hall associated with a progress association and it is important that it is retained as a record of the historic development of this area. The hall is intact, but appears to be in poor condition and the ability to see and understand the significance of the hall is affected by the construction of the later factory building directly in front. As a public building used by the community it is possible that the interior, if it is intact, will be significant for its association with community events.

## Guidelines (General)

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

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

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

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

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

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

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

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

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

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

## Comparative Analysis

The Progress Hall is one of a small number of public/community buildings associated with the suburban development of West Preston during the inter-war period. The others include St Mark's Anglican Church at 19 Beatty Street, and the West Preston Baptist church at Cramer Street.

This building one of the few inter-war public halls identified by this Study. Other examples such as at Reservoir have

been demolished.

## Statement of Significance

### *What is significant?*

The former West Preston Progress Hall, constructed in 1930 and the c.1950 addition, is significant. The facade of the 1930 hall, which is now partly covered by the rear of the newer building, has a projecting section (presumably containing the entrance and cloakroom) that is narrower than the main hall, which has half-timbering to the gable end and is a single timber door in the side wall. The windows are double-hung sash, with nine panes in each sash - there are two in the facade (one on either side of the projecting section) and several in the side wall. There are small paired timber doors in the south side with highlight windows above divided into four panes. The building at the front is clad in weatherboards at the side and has a Modernist brick front. The side walls have small square high set windows. The symmetrically composed facade has a recessed centrally located entrance flanked by large high set metal-framed windows divided into twelve panes. Also significant are identical wrought iron gates with the letters 'W P P A' incorporated into the design which provide access to the 1930 hall via pathways leading down the side of the front building.

Later alterations and additions are not significant.

### *How is it significant?*

The West Preston Progress Hall is of local historic and social significance to Darebin City.

### *Why is it significant?*

The Hall is significant as a representative example of a simple inter-war public hall that is associated with an important phase in the suburban development of West Preston and Reservoir during the inter-war period. It is socially and historically significant as a place that has direct and strong associations with the West Preston Progress Association, a resident group that played an important role in the formation of the suburban community in West Preston and Reservoir during the inter-war period. It is significant as an early community building that has been known, valued and remembered by the local community over a 70 year period. The significance of the hall is enhanced by its rarity value as one of a small number of buildings with a direct association to one of the many progress associations that were operating in Darebin during the inter-war period. (AHC criteria A.4, B.2, D.2, G.1, H.1)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The West Preston Progress Hall is considered to meet Criterion A.4 as a place that is associated with an important phase in the suburban development of West Preston and Reservoir during the inter-war period.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The West Preston Progress Hall is considered to meet Criterion B.2 as one of a small number of buildings with a direct association to one of the many progress associations that were operating in Darebin during the inter-war period.

# HERITAGE CITATION REPORT

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## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The West Preston Progress Hall is considered to meet Criterion D.2 as it is a representative example of a simple inter-war public hall.

## *RNE Criterion H.1*

*Importance for close associations with individuals or organizations whose activities have been significant within the history of the nation, State, or region.*

The West Preston Progress Hall is considered to meet Criterion H.1 as a place that has direct and strong associations with the West Preston Progress Association, a group that played an important role in the formation of the suburban community in West Preston and Reservoir during the inter-war period.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The West Preston Progress Hall is considered to meet Criterion G.1 as a place that has been known, valued and remembered by the local community over a 70 year period.

## **Recommendations 2011**

**External Paint Controls**

No

**Internal Alteration Controls**

Yes

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

None Specified

**Aboriginal Heritage Place**

No

## **Other Recommendations**

It is recommended that the West Preston Progress Hall at 523 Gilbert Road, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSES	
<b>Address</b>	244-46 GOWER STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Terrace	
<b>Citation Date</b>	2011	




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

**Architectural Style** Victorian Period (1851-1901)

### History and Historical Context

#### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

#### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

- the land boom of the 1880s - as much in its collapse as its success
- the recovery period around the turn of the twentieth century
- the post World War 1 boom, when Preston really began to thrive.

### *Early development - from first land sales to the 1880s land boom*

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

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

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

The northern and eastern extremities of Preston remained rural or semi-rural until the second half of the twentieth century, and some parts that were formerly used for large psychiatric institutions, are even now being converted to residential suburbia.

### **History of 244-6 Gower Street**

Abel Gower, a London investor, purchased the 537 acre Crown Allotment 145 Parish of Jika Jika on 1 August 1839. The land is situated between the present Bell Street and Murray Road and east of High Street. Gower held onto the land until his death in 1859, when it passed to his widow. In 1860 Mrs Gower, through her agent David Ogilvy, commenced selling the Gowerville Estate (Carroll & Rule, 1985:17-8).

# HERITAGE CITATION REPORT

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In 1888 the Heart of Preston Estate Company Limited was formed to acquire land for subdivision in Preston. Two of its shareholders were prominent 'land boomers' Lawrence Baillieu and Benjamin Fink, who were involved in land deals throughout Melbourne. This Company acquired a large area bounded by High Street, Gower Street, Plenty Road and Murray Road and subdivided it into hundreds of building blocks. Few were settled before the end of the nineteenth century. It seems that the Heart of Preston Estate was divided into smaller estates, one of which was the Town Hall Reserve Estate, adjoining the Town Hall reserve in Gower Street, and stretching to Plenty Road. (Carroll & Rule, 1985:70-3, see map of estates p.70. Rate book for 1892 shows the subject site in the Heart of Preston Estate, Town Hall Reserve.)

By 1891 only two residences were listed in the Sands & McDougall Directory on the north side of Gower Street west of Plenty Road, and one of them was Michael O'Connor, a farmer, who was already a resident of Gower Street in 1890, and probably living there before the estate was subdivided. The other was William Pittard, a few doors to the east of O'Connor. The 1892 Rate Book shows that lot 192 was owned by John Sullivan, a farmer, and that the lot had two brick houses. One was unoccupied; the other was occupied by Timothy Chreighton, a carter. Over the following six years the Directory lists several changes of tenants. Clearly this pair of houses was built as an investment for farmer Sullivan. In 1898 the pair of houses was still the only settlement in on the north side of Gower Street between High Street and Plenty Road, apart from O'Connor and Pittard who still lived towards the Plenty Road end of the street (Sands & McDougall Directory 1892-98).

The pair of houses at 244-6 Gower Street represent the small degree of successful development achieved by developers in Preston during the land boom just before the economic crash of the 1890s. Its closeness to the new Shire Hall, built in 1893-5, shows the beginnings of urban settlement close to Preston's new civic precinct.

## References

### Primary sources

Land Victoria, Certificates of Title and Subdivision plans, as cited  
MMBW Detail Plans for Shire of Preston, VPRS 8601  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston : lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
*Victorian Year Book* 1973

## Description

### Physical Description

A pair of single-storey, single-fronted brick Victorian cottages, set back a short distance from their street boundaries by small gardens. Both houses have hipped roofs clad in corrugated galvanised steel sheeting. The house at 246 Gower Street has two original polychromatic brick chimneys, with unusual diagonal decorative elements at their corners, towards their tops, while the chimneys have been removed from No. 244. The houses have timber eaves brackets, and below these, verandahs extend across their south (Gower Street) elevations. The houses are faced in brick, with a polychromatic detail around the timber tripartite windows, doors and the ends and corners of walls. The ends of the party

wall and the east wall of 244 Gower Street have moulded cement figures (caped masks), lion heads and consoles. The houses' timber picket fences, and the metal lattice of 244 Gower Street, are of recent origin.

## Conservation Policy

### Objectives

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

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

### Policy Basis

This place is located within the Preston Central Structure Plan area and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The pair of houses are relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Gower Street.

### Guidelines

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

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

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

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

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

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

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

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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

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

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

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

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



significance, but is clearly contemporary in approach.

## Review of significance and policy

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

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

## Comparative Analysis

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

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

Many of the early houses within these areas have been demolished and this pair is one of a small number of surviving nineteenth houses constructed just prior to the 1890s depression. Comparable examples, which have a similar level of external integrity, include 392 Bell Street, 82 Bruce Street, 43 Jessie Street, and 7 and 9 Mount Street (Refer to separate citations in this Study). By comparison the other surviving nineteenth century house at No.86 Bruce Street is significantly altered, as are an attached pair of brick cottages at 51 and 53 Leicester Street.

Other comparative examples within Preston include the houses within the Carlisle Street, Garnet Street, Mary Street, Milton Street and Livingstone Parade precincts, which include semi-detached Victorian cottages, as well as a terrace row of contemporary date to the Gower Street houses. The level of integrity is similar. By comparison Gower Street, Murray Road & Preston Street contain a number of other late nineteenth or early twentieth century houses; all have been significantly altered.

## Statement of Significance

### *What is significant?*

The Victorian polychromatic brick houses at 244-6 Gower Street, Preston were constructed c.1892 as investment properties for John Sullivan, a farmer on land that formed part of the Heart of Preston estate, which was one of the largest estates in Preston during the land boom of the late 1890s. The chimneys to no.244 have been removed, but the houses otherwise remain relatively intact when viewed from Gower Street. The following elements contribute to the significance of the place:

- the c.1892 house and fabric including the chimneys
- the form of the roof (but not the material)

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Later, non-original alterations and additions, including the front fence are not significant.

## *How is it significant?*

The houses at 244-6 Gower Street, Preston are of local historic and architectural significance to Darebin City.

## *Why is it significant?*

Historically, the pair of houses is significant as evidence of the small degree of successful development achieved by developers in Preston during the land boom just before the economic crash of the 1890s. The closeness to the former Preston Shire Hall, built in 1893-5, shows the beginnings of urban settlement close to Preston's new civic precinct. (AHC criteria A.4, D.2, H.1)

Architecturally, the pair of houses is significant as a representative example of Victorian polychromatic brick cottages, with typical features that are externally relatively intact. The detail to the surviving chimneys to no.246 is of note. (AHC criterion D.2)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The pair of houses at 244-6 Gower Street is considered to meet Criterion A.4 as they provide evidence of the earliest phase of suburban development of Preston during the late nineteenth century land boom just before the economic crash of the 1890s. It's closeness to the new Shire Hall, built in 1893-5, shows the beginnings of urban settlement close to Preston's new civic precinct

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The pair of houses at 244-6 Gower Street is considered to meet Criterion B.2 as one of a relatively small number of intact late nineteenth century dwellings within Preston. They appear to be the only surviving houses associated with the 'Heart of Preston' estate to the east of the Town Hall.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The pair of houses is considered to meet Criterion D.2 as it is a representative example of the type of speculative workers' housing erected in Melbourne during the late nineteenth century.

#### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

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No important or significant associations have been established for owners or occupiers of the houses. They are of interest as houses associated with the Heart of Preston estate in Gower Street during the nineteenth century.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The pair of houses at 244-6 Gower Street is considered to meet Criterion F.1 as relatively intact examples of Victorian bi-chromatic cottages with typical decorative features. The decoration to the surviving chimneys at no. 246 is of note.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Not applicable.

## **Recommendations 2011**

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

-

**Aboriginal Heritage Place**

No

## **Other Recommendations**

It is recommended that the houses at 244-6 Gower Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	REG PARKER SCULPTURE (UNTITLED 8/73)	
<b>Address</b>	266 GOWER STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Sculpture	
<b>Citation Date</b>	2011	



**Recommended**      **VHR No HI No PS Yes**  
**Heritage Protection**

## History and Historical Context

### Thematic context

- . Theme: 5. Building suburban Darebin; Subtheme: 5.5 Creating public landscapes
- . Theme: 7. Community and culture
- . Theme: 8.10 Pursuing excellence in the arts and sciences

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

- . The land boom of the 1880s - as much in its collapse as its success
- . The recovery period around the turn of the twentieth century
- . The post World War 1 boom, when Preston really began to thrive.

#### *Early development - from first land sales to the 1880s land boom*

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

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

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions

were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

The northern and eastern extremities of Preston remained rural or semi-rural until the second half of the twentieth century, and some parts that were formerly used for large psychiatric institutions, are even now being converted to residential suburbia.

### **Contextual History of 266 Gower Street, Preston**

Nineteenth century Preston had a number of small community-run and private libraries before a purpose-built public library was constructed on land donated by Council next to the post office in 1908. The new library was a subscription library until 1945, when it became free municipal library (Forster, 1968:63-5). Its replacement was built next to the Municipal reserve in Gower Street and opened in August 1973.

The sculpture, Untitled 8/73, is situated in front of the Preston Library. It was commissioned by the City of Preston at a time when funding was available from the Australia Council for the Arts to place contemporary Australian art in communities which had been overlooked in the past.

The sculpture's creator, Reg Parker, was born in Melbourne in 1925 and trained as an art and craft teacher at Melbourne Teachers College. He taught art in secondary schools, lectured in sculpture at Melbourne Stage College, and completed a Fellowship Diploma in Sculpture at RMIT. Parker, who is considered an early practitioner of classic formalist work, began to receive commissions in the early 1970s. (Scarlett, p.502; [www.darebin.vic.gov.au](http://www.darebin.vic.gov.au))

Another piece from Parker's Untitled series is in the collection of the University of Melbourne, located in the ERC plaza. The 1970s saw the acquisition of a number of abstract steel sculptures by the university, such as Reg Parker's Untitled 7/73, which has a simple abstract form of welded mild steel that encourages physical interaction (*UniNews*, 2004:17-31).

Parker is also represented at regional galleries in Mildura, Langwarrin (McClelland Gallery), ANU, Canberra, and state colleges in Ballarat and Burwood (McCulloch, 1994:555).

### **History of 266 Gower Street, Preston**

Reg Parker's sculpture, Untitled 8/73, was installed in July 1974, a little under a year after the Preston Library was opened. The artist created the abstract steel sculpture to have a close relationship with the Library building. In Parker's own words:

*it is an object made of pretty simple forms which relate together - which go together- in what I aimed to be a pretty dynamic way, a way which took into consideration the energies which each lump of material had. The relationship it sets up with the simple south wall of the library is quite an active one, I feel, with the movement of the energies throughout the*

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*sculpture gaining strength as they bounce back from the wall in quite an exiting way. The strong, simple horizontal and vertical feeling of the building creates an effective foil for the more liting and dynamic rhythms of the sculpture, and the tensional relationship so formed between the building and the sculpture tie the two together to the mutual benefit of both.* (Interview July 1974, cited in Scarlett, pp 502-3)

## References

### Primary sources

National Trust of Australia (Vic) classification report for Reg Parker - Untitled 8/73' Sculpture, File Number: B6677

### Secondary sources

McCulloch, Alan and McCulloch, Susan, *The Encyclopaedia of Australian Art* (3rd Edition), Allen & Unwin, St Leonards, NSW, 1994.

Scarlett, Ken, *Australian Sculptors*, West Melbourne, 1980

[www.darebin.vic.gov.au](http://www.darebin.vic.gov.au)

[www.uninews.unimelb.edu.au](http://www.uninews.unimelb.edu.au)

## Description

### Physical Description

The Reg Parker sculpture, Untitled 8/73, is a classical formalist sculpture of steel, situated in the forecourt of the Preston Library. It comprises a series of simple, welded together, three-dimensional rectangular forms. A white masonry panel in the library's facade provides a minimalist foil against which the sculpture is viewed.

A plaque with the following inscription is set into one of the forecourt pavers:

*Reg PARKER*

*Untitled 8/73 1973*

*steel*

*This sculpture is classified by the National Trust of Australia (Vic)*

[City of Darebin logo]

The City of Darebin logo suggests the plaque was installed sometime after 1994, the year the City of Darebin was formed, amalgamating the Cities of Northcote and Preston.

## Conservation Policy

### Objectives

. To conserve the surviving fabric of the sculpture.

. To conserve the forecourt setting of the sculpture and its relationship to the south facade of the Library, in particular as viewed from Gower Street.

### Policy Basis

This sculpture and its setting is an unusual, important and early example of abstract public art in Darebin. It is important that it is retained as a record of the historic development of public art in Darebin, for its artistic merit and as evidence of

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cultural policy. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The sculpture, its forecourt setting and relationship to the south facade of the Library building is relatively intact and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric of the sculpture, its setting and the relationship between the sculpture and the Library, with an emphasis upon how it is viewed from the south, i.e. from Gower Street.

## **Guidelines (General)**

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

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to



the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

### Comparative Analysis

The majority of sculptures and public art installations in Darebin were commissioned, created and installed from the last decade of the 20th century. Commissioned in 1973, *Untitled 8/73* is a relatively early example and heralds the beginnings of the placement of public art in the community in Darebin. Unlike later commissions, *Untitled 8/73* is unusual in Darebin, in that it is a piece of abstract Australian art, in the classical formalist style. The other examples are more representational, often developed in consultation with the community, and referring to Darebin's cultural diversity, and natural and cultural history. There are no comparable examples on the HO.

In terms of its design and integrity, location or commissioning body it compares with the following examples:

#### *Untitled 7/73*

HO: No

Another piece from the *Untitled* series by Parker, also located in a public forum and also simple forms of mild welded steel.

#### *Well Place Preston*

HO: No

Commissioned by the State government (Victorian Health Promotion Foundation) and also located at the Preston Library. It is much more recent than *Untitled 8/73* and, unlike the abstract Reg Parker sculpture, 'Sailing down the steps' is representational, referring to the Preston's industrial history.

#### *All Nations Park*

HO: No

Also funded by the Federal government, the Australia Council, All Nations Park is a much more recent project and larger scale, involving the creation of a number of artworks within the former landfill site. The brief was to design artwork that expressed and reflected Darebin's cultural diversity and history, unlike Parker's sculpture which is abstract.

#### *Sailing down the steps, 2003*

HO: No\*

Works by Simon Normand, commissioned by the City of Darebin and located within 'The Steps' reserve in Thornbury, as part of the 2002 Art in Public Places program. The Art in Public Places program is a local government public art initiative, that commenced in Darebin in 1996.

\*This place has also been assessed by this Study (as part of a larger reserve system), and is proposed for inclusion in the HO.

## Statement of Significance

### *What is significant?*

The sculpture Untitled 8/73 at 266 Gower Street, Preston, by Reg Parker was commissioned by the City of Preston at a time when funding was available from the Australia Council for the Arts. It was commissioned in 1973, the same year a replacement Preston Library opened. The abstract mild steel sculpture was designed to have a close relationship with the Library building, in particular the south wall. Located in the forecourt of the library on the south side of the building, the sculpture is in good condition and maintains its close relationship with the library building. The sculpture, its forecourt setting and the relationship between the sculpture and the Library building is significant.

The plaque dating from c.1994 with inscription and City of Darebin logo is not significant.

### *How is it significant?*

The sculpture Untitled 8/73 at 266 Gower Street, Preston is of local historic and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, the Reg Parker sculpture Untitled 8/73 is significant to the City of Darebin as a relatively early piece of abstract public art, that is important for the evidence it provides of federally-funded visual arts policy under the Whitlam government, the objective of which was to place contemporary Australian art in communities which were overlooked in the past, and from which the City of Preston benefited (AHC criteria A.4). Untitled 8/73 is important for its association with its creator, artist and sculptor Reg Parker, one of the early practitioners in the classic formalist style and an artist of note working in Melbourne and Victoria (AHC criterion H.1).

Aesthetically, the Reg Parker sculpture Untitled 8/73 provides important representative evidence of classic formalist art practiced in 1970s Melbourne, commissioned for public spaces. Untitled 8/73 is unusual in Darebin as an early example of public art. Aesthetically, it is also unusual in Darebin, as an example of public art in an abstract style. (AHC criterion F.1).

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Reg Parker sculpture Untitled 8/73 is significant in Darebin for its association with a program of funding made available by the Australia Council for the Arts, under the Whitlam Government, whose aim was to place contemporary Australian art in public spaces and communities where this was lacking.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The Reg Parker sculpture Untitled 8/73 does not meet this criterion.

#### *RNE Criterion D.2*

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*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Reg Parker sculpture Untitled 8/73 provides important representative evidence of classic formalist art practiced in 1970s Melbourne, commissioned for public spaces. It is an unusual in Darebin as an example of abstract art of this period and style[d1][c2].

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

Untitled 8/73 is important for its association with its creator, artist and sculptor Reg Parker, one of the early practitioners in the classic formalist style and an artist of note working in Melbourne and Victoria

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The Reg Parker sculpture Untitled 8/73 does not meet this criterion.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

## **Recommendations 2011**

**External Paint Controls**

**Internal Alteration Controls**

**Tree Controls**

**Fences & Outbuildings**

**Prohibited Uses May Be Permitted**

**Incorporated Plan**

**Aboriginal Heritage Place**

Yes
No
No
No
No
-
No

**Other Recommendations**

It is recommended that the sculpture Untitled 8/73 at 266 Gower Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	TRUBY KING BABY HEALTH CENTRE	
<b>Address</b>	270 GOWER STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Other - Community Facilities	
<b>Citation Date</b>	2011	




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<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
	<b>Architectural Style</b>	Interwar Period (c.1919-c.1940)
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

- . Theme: 7. Community & Culture. Sub-theme: 7.4 Providing Health & Welfare Services
- . Theme: 5. Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

- . The land boom of the 1880s - as much in its collapse as its success
- . The recovery period around the turn of the twentieth century

. The post World War 1 boom, when Preston really began to thrive.

### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **Contextual history of the infant welfare movement in Victoria**

During the First World War concerns over the falling birthrate in Australia and the health of babies, especially amongst working class people, led to formation of the infant welfare movement. The Victorian Baby Health Centres' Association commenced in 1918 was a voluntary organisation, which with charitable contributions and limited State government and municipal funding, began to establish baby health centres, particularly in working class suburbs, where infant mortality rates were highest (Brown-May, 2005:365-6).

Around the same time a rival organisation - the Society for the Health of Women and Children of Victoria - commenced. This Society followed the teachings of an influential New Zealand doctor, Dr Frederick Truby King. The Truby King approach to mothering was particularly rigid and disciplined, especially regarding feeding. Victoria's first Truby King Infant Welfare Centre was opened in Coburg in 1919 (Brown-May, 2005:365-6, 157).

In 1919 the Victorian Baby Health Centres' Association urged Northcote Council to provide health advice to mothers of babies. Discussions with Preston council followed. Northcote Council opened a Baby Health Centre at the Town Hall in 1921 (Lemon, 1985:206-7). Around the same time Cr. G.E. (Gilbert) Robertson inspected the Coburg Truby King Baby Health centre soon after it opened and was 'so impressed' that he brought the matter before Preston Council (Crockett, xxiv). When Preston's first Baby Health Centre (which was based on the Truby King method) commenced in the Rechabite Hall in 1921 there was an attendance of 48 babies per month (Priestley, 1984:155).

In 1926 the Victorian Department of Public Health established its Infant Welfare Division, making possible the expansion of services, and enabling the provision of purpose-built centres.

### **History of Truby King Baby Health Centre, Preston**

As noted above Cr. Gilbert Robertson has been credited with playing an instrumental role in establishing the new Preston Truby King Infant Welfare Centre (DHE), which was constructed on the Town Hall Reserve and opened on 14 December 1929 and replaced the temporary centre in the Rechabite Hall. Cr Robertson was Mayor at the time of the building was commenced. It was the second purpose-built Truby King Centre in Victoria (after Coburg, built in 1926) and is notable as the first centre built exclusively for baby health centre use (Coburg was and continues to be shared with the Coburg City, while the Thornbury Baby Health Centre, built two years earlier, was not a Truby King Centre.) (Heritage Victoria). In March 1930 Dr Sir Truby King and Dr Springthorpe visited the centre (*Leader*).

As Priestley (1984:155) has pointed out, Baby Health Centres were 'designed to have a comfortably domestic air in tune with their suburban locations'. Preston's Truby King Centre was no exception to this. It was a 'spacious building for the comfort of Preston citizens .[of] neat double-fronted design'. There was a large waiting room opening onto a consulting room on the left and a room for weighing and measuring babies on the right. There was also a board-room. (*Leader*, 20 December 1929) The closed-in verandah accommodated prams. The building is of similar design to the Coburg Truby King Centre and the Thornbury Baby Health Centre (q.v.).

Such was Preston's growth, that the new Centre was soon seeing a thousand babies a month. Later a free dental clinic for pre-school children was held at the Centre, with the dentists provided by the Dental Hospital (Forster, 1968:116; Priestley, 1984:155).

### **References**

#### **Primary sources**

*Preston Leader*, 14 February 1930

#### **Secondary sources**

Brown-May, Andrew & Swain, Shurlee (ed) *The Encyclopedia of Melbourne*, Cambridge University Press, Port Melbourne 2005

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

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Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983

Priestley, Susan, *The Victorians: Making Their Mark*, McMahon's Point, 1984

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*Victorian Year Book 1973*

## Websites

Heritage Victoria website Coburg Baby Health Care Centre VHR H2042 [http://www.heritage.vic.gov.au/page\\_239.asp?](http://www.heritage.vic.gov.au/page_239.asp?)  
(viewed 30 May 2008)

## Description

### Physical Description

A brick Inter-war baby health centre designed in a domestic style and of a domestic scale, situated on the northwest corner of Gower Street and Kelvin Grove. The building is set back from its street boundaries behind a mature garden. The building has a hipped roof clad in terracotta tiles. The roof extends down at its southeast corner to form a verandah on the south elevation and deep eaves on part of the east elevation. The roof above the verandah is supported by brick piers with timber posts with brackets at their tops. The windows on the building are timber frame double-hung sashes of a domestic character. Some wall openings on the south elevation are new, or are original openings that have been altered.

A cream brick public toilet block has been built in Kelvin Grove that abuts the centre, which has compromised the integrity of the building's east elevation.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the inter-war bungalow appearance and setting of the Truby King Baby Health Centre when viewed from Gower Street and Kelvin Grove.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

The Truby King Baby Health Centre at 270 Gower Street, Preston is a relatively rare example of an early infant welfare centre and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The centre is relatively intact and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from both Gower Street and Kelvin Grove.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the



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elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

. The following specific actions are recommended, should the opportunity arise.

- reinstate original wall openings on the south elevation
- remove or mitigate the visual impact of the public toilet block that abuts the rear of the centre.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

The Truby King Baby Health Centre at 270 Gower Street, Preston is among a small number of baby health centres in Darebin and is among the earliest and most intact. Comparative examples include the Thornbury Baby Health Centre built two years before the Truby King Centre and the Coburg Centre, which is on the Victorian Heritage Register.

## Statement of Significance

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## *What is significant?*

In 1919 the Victorian Baby Health Centres' Association urged Northcote Council to provide health advice to mothers of babies. Discussions with Preston Council followed. Northcote Council opened a Baby Health Centre at the Town Hall in 1921. It seems that Preston Council followed suit - it is believed that Cr. G.E. (Gilbert) Robertson inspected the Coburg Truby King Baby Health centre soon after it opened in 1919 and was 'so impressed' that he brought the matter before Preston Council. When Preston's first Baby Health Centre (which was based on the Truby King method) commenced in the Rechabite Hall in 1921 there was an attendance of 48 babies per month.

In 1926 the Victorian Department of Public Health established its Infant Welfare Division, making possible the expansion of services, and enabling the provision of purpose-built centres. With the support of Cr. Gilbert Robertson the new Preston Truby King Baby Health Centre was constructed on the Town Hall Reserve and opened on 14 December 1929. It was the second purpose-built Truby King Centre in Victoria (after Coburg, built in 1926) and is notable as the first centre built exclusively for baby health centre use (Coburg was and continues to be shared with the Coburg City Band). In March 1930 Dr Sir Truby King and Dr Springthorpe visited the centre. Such was Preston's growth, that the new Centre was soon seeing a thousand babies a month. Later a free dental clinic for pre-school children was held at the Centre, with the dentists provided by the Dental Hospital

The 1929 Baby Health Centre and the original and early landscaping are significant.

Later alterations and additions to the building are not significant.

## *How is it significant?*

The Truby King Baby Health Centre at 270 Gower Street, Preston is of local historic, architectural and social significance to Darebin City.

## *Why is it significant?*

The Truby King Baby Health is historically significant as a place that is associated with the beginnings of the baby health movement in Victoria and one that pioneered the introduction of these services to Preston at a time when it was experiencing significant growth. It is believed to be the second baby health centre based on the Truby King method to have been established in Victoria and the significance of the place is enhanced by its rarity value as the only centre to be within a building e used exclusively for this purpose. The Truby King Centre is also significant for its association with Dr Sir Frederick Truby King of New Zealand, who became famous worldwide for his promotion of the 'Plunket Nursing system' which advocated a complicated feeding formula and a strict routine for babies. His methods were largely ignored by the Victorian Baby Health Care Association who chose to promote other expert opinions. King is known to have visited this centre early in its operation and provided advice to employees and mothers. (AHC criteria A.4, B.2, H.1)

The Truby King Baby Health Centre is architecturally significant as a representative example of the type of baby health centre erected in Melbourne during the first half of the twentieth century. The design is of note, particularly its domestic scale and character, which was a deliberate intention in order to make the centre inviting to women and children and demonstrates the philosophic association between early baby health centres and domestic housing design (AHC criterion D.2).

The Truby King Baby Health Centre is socially significant as a facility that is known, used and valued by the Darebin community for eighty years. As a baby health centre, the building is socially and culturally important for marking phases in the lives of mothers and infants. Designed to resemble a typical middleclass suburban house, the purpose-built centre was a symbol of domesticity. It was also symbolic of a culturally progressive caring society, a place associated with new scientific ideas, and professionally designed programs designed to improve the health education of women raising families in the developing suburbs. (AHC criterion G.1)

## **Assessment Against Criteria**

# HERITAGE CITATION REPORT

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## Historic

### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Truby King Centre at 270 Gower Street, Preston is considered to meet Criterion A.4 as a place that is associated with the beginnings of the baby health movement in Victoria and one that pioneered the introduction of these services to Preston at a time when it was experiencing significant growth. It is believed to be the second baby health centre based on the Truby King method to have been established in Victoria and is notable as the only building to be used exclusively for this purpose.

### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The Truby King Baby Health Centre at 270 Gower Street, Preston is considered to meet Criterion B.2 as one of a relatively small number of intact early childcare and infant welfare centres in Darebin and the only one to have used the Truby King method.

### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Truby King Baby Health Centre at 270 Gower Street, Preston is considered to meet Criterion D.2 as a representative example of the type of baby health centre erected in Melbourne during the first half of the twentieth century. The design is of note, particularly its domestic scale and character, which was a deliberate intention in order to make the centre inviting to women and children and demonstrates the philosophic association between early baby health centres and domestic housing design.

### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The Truby King Centre at 270 Gower Street, Preston is considered to meet Criterion H.1 for its association with Dr Sir Frederick Truby King of New Zealand, who became famous worldwide for his promotion of the 'Plunket Nursing system' which advocated a complicated feeding formula and a strict routine for babies. His methods were largely ignored by the Victorian Baby Health Care Association who chose to promote other expert opinions. King is known to have visited this centre early in its operation and provided advice to employees and mothers.

## Social

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

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The Truby King Baby Health Centre at 270 Gower Street, Preston is considered to meet Criterion G.1 as a facility that is known, used and valued by the Darebin community for eighty years. As a baby health centre, the building is socially and culturally important for marking phases in the lives of mothers and infants. Designed to resemble a typical middleclass suburban house, the purpose-built centre was a symbol of domesticity. It was also symbolic of a culturally progressive caring society, a place associated with new scientific ideas, and professionally designed programs designed to improve the health education of women raising families in the developing suburbs.

### Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

None Specified

**Aboriginal Heritage Place**

No

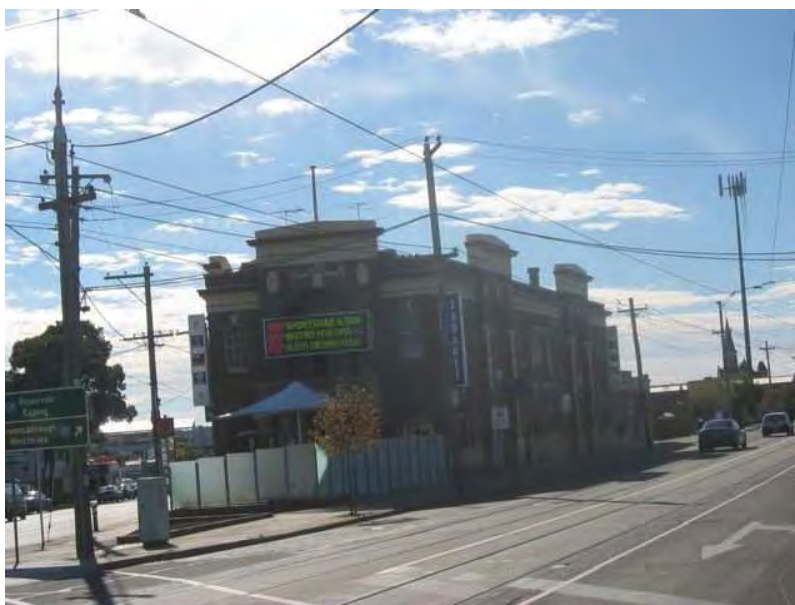
### Other Recommendations

It is recommended that the Truby King Baby Health Centre at 270 Gower Street, Preston be retained in the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	JUNCTION HOTEL	
<b>Address</b>	002-4 HIGH STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Hotel	
<b>Citation Date</b>	2011	




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<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
<b>Designer / Architect</b>	McIntyre, Robert & Associates	<b>Architectural Style</b> Interwar Period (c.1919-c.1940)

## History and Historical Context

### Thematic context

Theme: 4. Developing Darebin's Economies; Sub-theme: 4.6 Retailing, hospitality and entertainment.

Theme: 3. Transport and communications; Sub-theme: 3.1 Establishing road routes

### History of Preston

The history of Preston in the late nineteenth and early twentieth centuries reflects three important eras of residential, commercial and community development:

- the land boom of the 1880s - as much in its collapse as its success
- the recovery period around the turn of the twentieth century
- the post World War 1 boom, when Preston really began to thrive.

### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **Contextual history of hotels in Darebin**

Hotels served a variety of functions, providing accommodation for travellers, entertainment and a meeting place for the local community and refreshments after a day's work. The earliest hotels were those serving the passing trade on the area's main roads. Just outside Darebin, the Darebin Bridge hotel opened in 1844 to cater for teamsters and other travellers. It is believed that another inn, the Traveller's Rest Hotel, later known as the Woodcock, was opened nearby in 1855, but it only lasted a couple of years. In 1860 Thomas Freeman opened the Alphington Hotel just west of the Darebin creek crossing. The licence was taken over by Joseph Foulkes in the following year. After his death, his widow Abigail ran the hotel until 1902. Hotel keeping was one of few respectable livings open to women in the nineteenth century, and it was common for widows, or deserted wives to take over their husbands' licences (Edge, 2004:6).

In many parts of Victoria early municipal bodies held their meetings in hotels before they acquired their own council premises. At Northcote, early Council meetings were held in a room adjoining the Peacock Inn, while the Junction Hotel in Preston was used by the Shire of Jika for over two decades (Edge, 2004:42).

The influence of the Protestant churches through the temperance movement in the early part of the twentieth century led to the closure of many of Melbourne's hotels and also reduced opening hours. As noted in Chapter 7 of the 'Darebin Thematic Environmental History', the Methodist and Baptist churches were particularly strong in nineteenth century and early twentieth century Preston. These Protestant non-conformist churches, together with the Congregationalist and Presbyterian churches, were strong in Victoria generally, and were the driving force behind the temperance movement which strove to reform society by restricting the consumption of alcohol. The temperance movement, through the Licenses Reduction Board, succeeded in reducing the number of hotels in Victoria, mainly suburban Melbourne, by around fifty percent (Priestley, 1984:158). The Prince Alfred Hotel, which traded from 1865 to 1922, was to be one of those hotels closed by the Licenses Reduction Board. The hotels that retained their licenses were upgraded to meet new regulations (Edge, 2004:46-7).

### **History of Junction Hotel, 2-4 High Street, Preston**

There has been a hotel on this site for almost 140 years. James Pellet was granted the liquor licence for the first Junction Hotel on 16 April 1861. The hotel was a way station for the Cobb & Co coaches travelling to the Plenty District and beyond. In 1864 Edward Poole became the publican. The licence was taken over by Frederick Stewart in 1879, then Thomas Harris in 1884. Harris moved to the Council Club Hotel in Preston in 1890 (Edge, 2004:34).

The new licensees in 1890 were Elizabeth and John Ralph, who ran the hotel until 1918. The hotel was run by three generations of the Ralph family until 1968, except for a few years in the 1920s and 1950s when it passed into other hands. Elizabeth's son Thomas purchased the hotel in the early 1920s. After he died in 1952, his sister, Ada Mullins, ran it for six years. Ralph Moffitt, who purchased the hotel in 1962, was the grandson of Elizabeth Ralph. 1968 Moffitt sold the hotel to Mr Mooney.

The original 1860s hotel building was demolished by Elizabeth Ralph, owner and licensee, who had the present building constructed in 1928. A newspaper article described the new hotel as containing 14 bedrooms and a 'very large' dining room and, when completed, would be 'one of the most imposing in the northern section of the city' (*The Argus*). The architect was Mr R. McIntyre of Joy & McIntyre. Mr Mooney added the lounge and bottle shop to the 1926 building in the late 1960s (Edge, 2004:34).

As one of the Preston's earliest public buildings, the first Junction Hotel was used for important public purposes. The northern part of the hotel had offices running from High Street to Plenty Road, which were used as Council Chamber and Court House for over two decades. The Shire of Jika, had its offices and Council Chamber in the hotel from 1872 until Council, then the Shire of Preston, moved its headquarters to the new Shire Hall in 1895. The Preston Court of Petty Sessions was also held at the hotel until 1895 (Forster, 1968:39; Edge, 2004:34). Part of the original 1860s building, these rooms are no longer standing.

Preston community member, Lexie Luly remembers that the hotel had Preston's only public clock, which "was high up in the south facade facing down High Street".

### **References**

*The Argus*, 'Preston Hotel. Court approves rebuilding', 24 April 1928, p.3  
Information provided by Lexie Luly.

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Edge, Gary, *Surviving the six o'clock swill: a history of Darebin's hotels*, City of Darebin, Preston, 2004  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Cheshire, Melbourne, 1968

# HERITAGE CITATION REPORT

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Priestley, Susan, *The Victorians: Making Their Mark*, McMahon's Point, 1984

## Description

### Physical Description

A clinker brick Inter-war hotel built on a wedge of land at the junction of Plenty Road, High, Miller and Dundas Streets in Preston. Its prominent site and its architectural character make it a landmark in the district, particularly when approaching this junction along Plenty Road from the south. The hotel is two-storey and has had various alterations and additions made to it, both externally and internally, which, although extensive, have managed to retain the building's integrity. The substantial addition at the rear is faced in similar brick and is relatively sympathetic to the character of the earlier building.

The original building is designed in a Free Classical style. The south elevation, which faces the junction, is symmetrically composed. It has a porch on its lower level, which forms a balcony on the first floor. The porch has three arches at its front and one at each side. On the entablature are the words 'Junction Hotel'. Forming a backdrop to this balcony is a large arch with rendered mouldings on the walls surrounding it. There is a flagpole above the parapet. Much of the ground floor porch is obscured from view from surrounding streets by a fenced in beer garden built in front and of recent origin.

Elsewhere on the building face brickwork is embellished with rendered mouldings including an entablature and projecting cornice and on keystones above window openings. Entrances to the hotel along Plenty Road and High Street are recessed into slightly projecting bays with raised parapets. Some entrances have been altered. On the first floor, above these entrances are timber frame double-hung sash fanlight windows. Between these bays are recessed balconies on the upper level. Below window cill level on the ground floor walls are glazed tiles, which have been fitted in the mid-twentieth century.

## Conservation Policy

### Objectives

. To conserve the surviving original and early fabric that contributes to the inter-war Free Classical appearance of the hotel.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features and removal of intrusive elements such as accretions that conceal or distort the original scheme.

### Policy Basis

The Junction Hotel at 2-4 High Street, Preston is a fine example of a substantial Inter-war hotel and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The hotel is relatively intact externally and this contributes to its significance, however, later accretions detract from its setting and appearance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from surrounding streets and to avoid further additions where they would affect the setting of the Hotel, particularly when view looking north from the intersection of High Street and Plenty Road

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:



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. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the ongoing conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

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The Junction Hotel at 2-4 High Street, Preston is the finest inter-war hotel in Darebin. Hotels in Northcote and Thornbury generally date from the nineteenth century and are stylistically different, or have been altered in the twentieth century and are less architecturally accomplished. Comparative examples in Preston identified by this Study include:

*Preston Hotel, High Street, Preston.* Of a similar scale to the original Junction Hotel building. The Preston Hotel is also designed in a Free Classical style, but is not as finely detailed and is not recommended for inclusion in the Heritage Overlay.

*Former Prince Alfred Hotel, 113 High Street, Preston.* This hotel is also in the Free Classical style, but dates from the late nineteenth century and is stylistically different. The Prince Alfred Hotel is no longer licensed.

## Statement of Significance

### *What is significant?*

The Junction Hotel at 2-4 High Street, Preston, designed by Joy & McIntyre and built by 1926, is significant. It is an Inter-war hotel in the Free Classical style built on a wedge of land created by the junction of Plenty Road, with High Streets in Preston. Its prominent site and its architectural character make it a landmark in the district, particularly when approaching this junction along Plenty Road from the south.

Later alterations and additions to the building are not significant.

### *How is it significant?*

The Junction Hotel at 2-4 High Street, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, the Junction Hotel at 2-4 High Street, Preston is significant as a commercial building that is associated with the important phase of development of Preston in the 1920s. It demonstrates the improvements that were made to hotels following the review of hotel licenses by the Licenses Reduction Board in the early decades of the twentieth century. It is also significant for the long associations of this site as a hotel, and provides evidence of the pattern of stopping places along an early transport route through Darebin in the nineteenth century. (AHC criteria A.4)

Aesthetically, the Junction Hotel at 2-4 High Street, Preston is architecturally significant as a representative example of a substantial Inter-war hotel, designed in the Free Classical style, a style popular for hotel buildings of the period. The building is finely detailed and addresses its prominent corner site in a dignified and well designed manner. (AHC criterion F.1)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Junction Hotel at 2-4 High Street, Preston is considered to meet Criterion A.4 as a representative example of a commercial building that is associated with the important phase of development of Preston in the 1920s. It demonstrates the improvements that were made to hotels following the review of hotel licenses by the Licenses Reduction Board in the early decades of the twentieth century. It is also significant for the long associations of this site as a hotel, and provides evidence of the pattern of stopping places along an early transport route through Darebin in the nineteenth century

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## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Junction Hotel at 2-4 High Street, Preston is considered to meet Criterion D.2 as a representative example of a hotel establishment in Darebin from the Inter-war period.

## **Aesthetic**

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The Junction Hotel at 2-4 High Street, Preston is considered to meet Criterion F.1 as a representative example of a substantial hotel building designed in a Free Classical-style built during the Inter-war period. The building's facade is well detailed and addresses its prominent corner site in a responsive and aesthetically pleasing composition.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The Junction Hotel at 2-4 High Street, Preston is considered to meet Criterion G.1 as a hotel establishment that is known, used and valued by the local community.

## **Recommendations 2011**

### **External Paint Controls**

No
No
No
No
No
-
No

### **Internal Alteration Controls**

### **Tree Controls**

### **Fences & Outbuildings**

### **Prohibited Uses May Be Permitted**

### **Incorporated Plan**

### **Aboriginal Heritage Place**

## **Other Recommendations**

It is recommended that the Junction Hotel at 2-4 High Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	SHOPS and RESIDENCES	
<b>Address</b>	107-09 HIGH STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Shop	
<b>Citation Date</b>	2011	




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<b>Recommended Heritage Protection</b>	VHR No HI - PS Yes	
	<b>Architectural Style</b>	Federation/Edwardian Period (1902-c.1918)

## History and Historical Context

### Thematic context

Theme: 4. Developing Darebin's Economies; Sub-theme: 4.6. Retailing, hospitality and entertainment

### History of Preston

The city of Preston developed around two early clusters of settlement as outlined below. The history of Preston reflects three important eras of residential, commercial and community development:

- The land boom of the 1880s - as much in its collapse as its success
- The recovery period around the turn of the twentieth century
- The post World War 1 boom, when Preston really began to thrive.

# HERITAGE CITATION REPORT

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## *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

## *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

## **Place history**

As noted above, South Preston, around the junction of High Street with Plenty Road was one of the early centres of Preston's commercial, residential and industrial development. There was a bacon factory at the junction in the early 1860s and the first Prince Alfred Hotel (q.v.) opened on the corner of High and Showers Streets in 1864. Some nineteenth century residential development took place in the vicinity, but there was little retail development between Warr's Avenue and Showers Street until after the turn of the century.

MMBW plans of the South Preston area (dating from 1909), show the extent of development by that time. There are villa residences along High Street and in Garnet Street and the south side of High Street, and rows of attached cottages in Warrs Avenue and Milton Street. The Prince Alfred Hotel, which was rebuilt in the late nineteenth century to incorporate

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a shop is still at the corner of Showers Street. The site of these two shops is occupied by two houses. On the other side of the houses, to the south, was a house with a tannery (later the site of Howe's tannery).

This building containing three shops with residences above, which replaced the two houses, first appeared in the directory in 1912. Two of the shops were vacant, the third, No.83, was Jack Barnard's butcher shop. By 1913 all the shops were occupied. Miss I. Nelson, draper, was at No.79, W.G. Nicol, a hairdresser at No.81, and No.83 still a butcher, now operated by James Fyfe. The shops evidently served the local needs of residents living in the South Preston area and would continue to do so for almost 50 years.

By 1922 J.E. Maskiell was the proprietor of a greengrocer at No.79, W.G. Nicol was still at No.81, while the butcher was operated by Jager & Webster with Albert W. James living upstairs. Next door to Jager was John Clack, drapery in a shop that was part of the Prince Alfred Hotel building. Ten years later the numbering had changed to the present system, and the three shops were occupied by W.T. Williams grocer (105), Mrs M.E. Williams tobacconist (107), while Jager & Webster were still running the butchers with a new tenant, Harold Judd, upstairs.

During the inter-war period, a new shopping centre developed around the Town Hall in Preston, while High Street in Thornbury south of Dundas Street also developed shops along its length. In the post-war era, much of the housing in the surrounding area, which would have provided the trade for these shops was replaced by industrial and commercial development. As a result this small group of shops seems to have declined. By 1966 only No.107 was operating as a shop. It was occupied by Mrs Neylon, confectioners, with J.F. Neylon at the same address (Sands & McDougall Directory). Presumably Mr and Mrs Neylon lived above the shop. The rest of the building was used by Howe's leather factory for storage.

## References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans 2372, 2375, 2377, 2378, dated 1909  
Sands & McDougall Directory  
Shire of Preston Rate Books, VPRS 8228

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

The buildings at 107 and 109 High Street, Preston are a pair of early twentieth century two-storey brick shops. The shops are designed in a restrained Classical Revival style, a form of architectural expression that had become uncommon on commercial buildings in metropolitan Melbourne by this time. Classical detailing on these shops is limited to the upper level's arched double-hung sash windows and Classically-inspired cornices and other mouldings. The upper level has face brickwork and the brick parapet is high and has no ornamentation. The ground floor facades of the shops have been altered unsympathetically and now have aluminium or steel frame shopfronts.

The shop at 105 High Street is part of this group, but has had its facade altered unsympathetically on both its upper and lower floors.

## Conservation Policy

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## Objectives

To conserve the surviving fabric that contributes to the Victorian Classical-Revival style appearance of the pair of shops when viewed from High Street.

## Policy Basis

This place is a rare surviving example of an early twentieth century commercial building in this part of High Street and should be retained as a record of the historic development of this area as the first commercial area in Preston. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The shops at first floor level are relatively intact externally and this contributes to their significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from High Street.

## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or

- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

. Reinstatement of original shopfronts based on historic evidence.

. If documentary evidence indicates that the existing parapet is not original, reinstate the original parapet based on this documentary evidence.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This pair of shops is among a small number of early twentieth century shops in Darebin, which are built in a Victorian-style Classical Revival composition. The use of the Classical Revival-style was more commonly found on Victorian buildings, but continued into the early decades of the twentieth century. At this time Classicism had begun to lose popularity with architects, builders and designers, who were practicing more and more in new styles such as Arts & Crafts, and English Vernacular. Other examples of Classical Revival-inspired buildings identified by this Study include the Shops at 804-810 High Street Thornbury, which were commenced during the 1890s, with later additions completed as a Classical composition, but more in keeping with the Federation/Edwardian period - i.e., use of 'blood and bandage'. Also 846 High Street Thornbury, which was built later in the 1920s, the two-storey shop complex displays a Free Classical composition.

## **Statement of Significance**

### *What is significant?*

The pair of shops and residences at 107-109 High Street, Preston erected c.1912, is significant. The shops are designed in a restrained Classical Revival style, a form of architectural expression that had become uncommon on commercial buildings in metropolitan Melbourne by this time. Classical detailing on these shops is limited to the upper level's arched double-hung sash windows and Classically-inspired cornices and other mouldings. The upper level has face brickwork and the brick parapet is high and has no ornamentation.

The parapet (which may not be original) and the altered ground floor shopfronts are not significant.

### *How is it significant?*

This pair of shops and residences at 107-109 High Street, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, it provides evidence of the urban development of the South Preston by the early twentieth century. While much of the early residential development that once surrounded this centre and provided its customer base has now been lost, the shops remain as a tangible reminder of the early period of development in South Preston. They are a



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representative example of the scale of shops of small retailers, with dwellings above them, which were built in the early twentieth century in Darebin and recall the small centres that developed within walking distance of residential areas. (AHC criteria A.4, D.2)

It is architecturally significant as a good representative example of the continued use of the Classical Revival-style for commercial buildings into the twentieth century, in a composition more commonly found on Victorian buildings (AHC criterion D.2).

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The pair of shops at 107-109 High Street, Preston is considered to meet Criterion A.4 as it provides evidence of the continuing development of the southern part of High Street, as part of Preston's first commercial centre during the early twentieth century.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The pair of shops at 107-109 High Street, Preston is considered to meet Criterion D.2 as a representative example of the scale of shops of small retailers, with dwellings above, which were built in the early twentieth century.

The pair of shops at 107-109 High Street, Preston is considered to meet Criterion D.2 as good examples of the continued use of the Classical Revival-style into the twentieth century, in a composition more commonly found on Victorian buildings.

## Recommendations 2011

### External Paint Controls

No
No
No
No
No
None specified
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

It is recommended that the shops at 107-109 High Street, Preston be added as an individual place to the Heritage Overlay

of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	PRINCE ALFRED HOTEL (FORMER)	
<b>Address</b>	111-13 HIGH STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Hotel, Shop	
<b>Citation Date</b>	2011	



<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
		<b>Architectural Style</b> Victorian Period (1851-1901) Free Classical
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

. Theme: 4. Developing Darebin's Economies; Sub-theme: 4.6 Retailing, hospitality and entertainment

### History of Preston

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an

important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

In 1861 Preston's population was less than 200, mainly small farmers. Most of them were living in the area south of Bell Street, where commercial development clustered around High Street. The Prince Alfred Hotel was one of five early hotels in Preston serving travellers and local residents (Edge, 2004:34; Carroll & Rule, 1985:31).

### **Contextual history of hotels in Darebin**

Hotels served a variety of functions, providing accommodation for travellers, entertainment and a meeting place for the local community and refreshments after a day's work. The earliest hotels were those serving the passing trade on the area's main roads. Just outside Darebin, the Darebin Bridge hotel opened in 1844 to cater for teamsters and other travellers. It is believed that another inn, the Traveller's Rest Hotel, later known as the Woodcock, was opened nearby in 1855, but it only lasted a couple of years. In 1860 Thomas Freeman opened the Alphington Hotel just west of the Darebin creek crossing. The licence was taken over by Joseph Foulkes in the following year. After his death, his widow Abigail ran the hotel until 1902. Hotel keeping was one of few respectable livings open to women in the nineteenth century, and it was common for widows, or deserted wives to take over their husbands' licences (Edge, 2004:6).

In many parts of Victoria early municipal bodies held their meetings in hotels before they acquired their own council premises. At Northcote, early Council meeting were held in a room adjoining the Peacock Inn, while the Junction Hotel in Preston was used by the Shire of Jika for over two decades (Edge, 2004:42).

The influence of the Protestant churches through the temperance movement in the early part of the twentieth century led to the closure of many of Melbourne's hotels and also reduced opening hours. As noted in Chapter 7 of the 'Darebin Thematic Environmental History', the Methodist and Baptist churches were particularly strong in nineteenth century and early twentieth century Preston. These Protestant non-conformist churches, together with the Congregationalist and Presbyterian churches, were strong in Victoria generally, and were the driving force behind the temperance movement which strove to reform society by restricting the consumption of alcohol. The temperance movement, through the Licenses Reduction Board, succeeded in reducing the number of hotels in Victoria, mainly suburban Melbourne, by around fifty percent (Priestley, 1984:158). The Prince Alfred Hotel, which traded from 1865 to 1922, was to be one of those hotels closed by the Licenses Reduction Board. The hotels that retained their licenses were upgraded to meet new regulations (Edge, 2004:46-7).

### **History of the Prince Alfred Hotel**

According to Edge (2004:34), the first Prince Alfred Hotel was opened on the site in 1864. The name seems unlikely at that time, because Prince Alfred the Duke of Edinburgh did not visit Australia until 1867. After his visit many places, streets, and even a hospital were named in his honour. The present building dates from around 1890. In January 1890 the architectural firm of Upton & McKay announced that a tender had been accepted for the erection of the Prince Alfred Hotel and a two storey brick shop in High Street, South Preston for Charles Showers Esq. (Lewis, cites 'Building Engineering and Mining Journal', 1890, s.p.5).

The original proprietors of the hotel were George Cann and his wife, who managed it for twelve years. Mrs Cann was the licensee from 1874 to 1876. Two years later John Keady took over the hotel, which then became known as Keady's Hotel. When George and Sarah Prior took it over in 1881 it became known as Prior's Hotel, but it reverted to the Prince Alfred when it changed hands again in 1882 (Edge, 2004:46).

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The hotel changed hands many times over the following three decades, until it was taken over by John McNamara in 1910. He ran it until Miss C. Mulqueeny took it over in 1920. So many changes of management suggest that the hotel was not a highly successful business. Perhaps it was too close to other hotels, such as the Junction Hotel. The strength of the teetotal Protestant community in Preston must also be taken into account for its lack of success. The aim of the Licenses Reduction Board was to close hotels that did not pass inspection standards, or were unprofitable. The Board offered compensation to licensees to surrender their licence and close. In 1922 the owners of the Prince Alfred Hotel surrendered their licence to the Board (Edge, 2004:46).

By 1926 the hotel had become Miss B. Hall's boarding house. In 1929 and 1930 Alfred Laffy was the occupant (Sands & McDougall Directory).

The two storey shop and residence (originally No. 85 High Street) has had various occupiers over the years. In 1911 it was Thomas Egryn's grocer shop. By 1922 the shop was run by John Clack, a draper. Clack still had his drapery store there in 1930. In 1932 the numbering had changed. The shop, now No. 111, was vacant perhaps indicating the impact of the Depression or increased competition from the new commercial centre that was emerging close to the Town Hall in High Street north of Bell Street (Sands & McDougall Directory).

In the 1960s Howe's leather factory, a few doors to the south in High Street was using the former hotel and attached shop for storage. In 1974 the building had become apartments. The former hotel was later used for retailing.

## References

### Primary sources

MMBW Detail Plans for Shire of Preston, VPRS 8601  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Edge, Gary, *Surviving the six o'clock swill: a history of Darebin's hotels*, City of Darebin, Preston, 2004  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
Lewis, Miles 'Australian Architectural Index', entries for City of Preston  
Priestley, Susan, *The Victorians: Making Their Mark*, McMahons Point, 1984

## Description

### Physical Description

The former Prince Alfred Hotel comprises brick hotel, at the southeast corner of High Street and Showers Street, Preston and an adjoining two storey shop facing High Street. The building was probably built in two stages incorporating an earlier single-storey hotel/building on this site, as the ground floor bricks are a different bond and type to those of the upper level. The hotel building included a shop at the south end in High Street, but all of the ground floor of the building is occupied by shops now. The two shops at the south end on High Street have shopfronts of recent origin. The corner portion of the ground floor and the upper level retain their original facades, which are designed in a Free Classical-style. The facade facing High Street has a recessed balcony, an element that was popular on hotel building throughout Melbourne around the end of the nineteenth century.

What was probably the former entrance to the residential quarters on the upper level survives on the High Street elevation and inside of this doorway is a timber stair with moulded timber balusters of early origin, which leads to the upper level. The corner entrance of what was probably the former main bar of the hotel survives and is the entrance to a shop. A relatively plain parapet, with pediments above the entrance, the original shop at the south end and the corner, conceals the building's hipped roof that is clad in corrugated galvanised steel sheeting.

## Conservation Policy

### Objectives

- . To conserve the surviving original and early fabric that contributes to the Victorian era Free-Classical appearance of the former hotel and shop when viewed from High Street, Shower Street and the rear lane.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is a rare surviving example of a nineteenth century hotel building in Preston and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. Much of the hotel is intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from High Street, Showers Street and the rear lane. **Guidelines (General)**

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or

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- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

The following specific conservation actions are recommended, should the opportunity arise:

- . Reinstatement the original shopfront based on historic evidence. etc.
- . Remove the shopfront to the shop of more recent origin and reinstate the original design based on historic evidence.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

The former Prince Alfred hotel is the only surviving late nineteenth century hotel in Preston. The other hotels in Preston identified by this study (see below) date from the inter-war era. Hotels in other parts of Darebin range from the grand three storey Italianate boom era hotels in Northcote such as the Grand View at 329 Heidelberg Road and the Albion Family Hotel at 2-10 Charles Street to more modest two storey hotels such the Commercial at 301 High Street and the Croxton Park at 607-17 High Street. Compared to these hotels, the Prince Alfred has a comparable or higher level of integrity and is notable as one of the few examples in the Free Classical style. It is also an example of the work of the architects Upton & McKay. Other comparative examples identified by this Study include:

*Junction Hotel, High Street and Plenty Road, Preston.* The hotel building is more recent, completed in the Inter-war years and its complex is larger. The Junction Hotel continues to trade as a hotel.

*Preston Hotel, High Street, Preston.* The hotel was built later than the Prince Alfred Hotel, but is comparable in scale. The Preston Hotel continues to trade as a hotel.

*House, 172 Albert Street, Preston.* This is a residential building of comparative interest as it was designed by the same architectural firm, Upton & McKay.

## **Statement of Significance**

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## *What is significant?*

The former Prince Alfred Hotel, constructed c.1864 and re-built in 1890 to a design by the architects Upton & McKay, at 111-13 High Street Preston is significant. The building was probably built in two stages incorporating an earlier single-storey hotel/building on this site, as the ground floor bricks are a different bond and type to those of the upper level. The hotel building included a shop at the south end facing High Street, but all of the ground floor of the building is occupied by shops now. The two shops at the south end on High Street have shopfronts of recent origin. The corner portion of the ground floor and the upper level retain their original facades, which are designed in a Free Classical-style. The facade facing High Street has a recessed balcony, an element that was popular on hotel building throughout Melbourne around the end of the nineteenth century.

What was probably the former entrance to the residential quarters on the upper level survives on the High Street elevation and inside of this doorway is a timber stair with moulded timber balusters of early origin, which leads to the upper level. The corner entrance of what was probably the former main bar of the hotel survives and is the entrance to a shop. A relatively plain parapet, with pediments above the entrance, the original shop at the south end and the corner, conceals the building's hipped roof that is clad in corrugated galvanised steel sheeting.

Later alterations and additions including the shopfronts of recent origin are not significant.

## *How is it significant?*

The former Prince Alfred Hotel at 111-113 High Street, Preston is of local historic and architectural significance to Darebin City.

## *Why is it significant?*

Historically the former Prince Alfred Hotel and shop is significant as a representative example of a typical Victorian-era commercial building that is associated with the development of the first commercial centre in Preston in the mid to late nineteenth century and that may contain remnants of the original building constructed c.1864. The significance of the building is enhanced by its rarity value as one of the few nineteenth century commercial buildings in Preston. The de-licensing of the hotel in the 1920s illustrates the strength of the temperance movement, which had particular connections to Preston because of the strength of the Methodist church in the community. (AHC criteria A.4, B.2, D.2)

The hotel and adjoining shop is architecturally significant as a representative example of a medium sized hotel and commercial building in the Free Classical style by the architectural firm of Upton & McKay. Although the use has ceased the original function can still be interpreted through the architecture, which includes rare surviving internal features such as the staircase (AHC criterion D.2)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The former Prince Alfred Hotel and shop at 111-13 High Street, Preston is considered to meet Criterion A.4 as a representative example of a typical Victorian-era commercial building that is associated with the development of the first commercial centre in Preston in the mid to late nineteenth century and that may contain remnants of the original building constructed c.1864. The de-licensing of the hotel in the 1920s illustrates the strength of the temperance movement, which had particular connections to Preston because of the strength of the Methodist church in the community.

#### *RNE Criterion B.2*



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*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The former Prince Alfred Hotel and shop at 111-13 High Street, Preston is considered to meet Criterion B.2 as a rare example of nineteenth century commercial development in Preston.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The former Prince Alfred Hotel and shop at 111-13 High Street, Preston is considered to meet Criterion D.2 as a representative example of a a medium scale hotel building designed in the Free Classical-style by the architectural firm of Upton and McKay.

## Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

Yes

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

None Specified

**Aboriginal Heritage Place**

No

## Other Recommendations

It is recommended that the former Prince Alfred Hotel and shop at 111-113 High Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	FIDELITY TENT NO.75 OF THE INDEPENDENT ORDER OF RECHABITES (FORMER)		
<b>Address</b>	251-53 HIGH STREET, PRESTON	<b>Significance Level</b>	Local
<b>Place Type</b>	Commercial Office/Building		
<b>Citation Date</b>	2011		




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<b>Recommended Heritage Protection</b>	VHR No HI No PS Yes
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<b>Architectural Style</b>	Victorian Period (1851-1901) Free Classical
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## History and Historical Context

### Thematic context

. Theme: 7. Community and culture; Sub-theme: 7.3. Establishing institutions of mutual support

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

- . The land boom of the 1880s - as much in its collapse as its success
- . The recovery period around the turn of the twentieth century
- . The post World War 1 boom, when Preston really began to thrive.

#### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

#### *Becoming a city - Early twentieth century and post- WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped

up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

The northern and eastern extremities of Preston remained rural or semi-rural until the second half of the twentieth century, and some parts that were formerly used for large psychiatric institutions, are even now being converted to residential suburbia.

### **History of Fidelity Tent No. 75 Independent Order of Rechabites, Preston**

#### *Contextual history of the IOOR*

The Independent Order of Rechabites was one of many friendly societies, commonly known as lodges, brought to Australia from Britain in the nineteenth century. With no state welfare, friendly societies were a way of providing self-help and mutual support amongst working people. Members made regular contributions of a few pence to a fund upon which they could draw if unable to work because of illness. Friendly societies paid for medical expenses or provided the services of a lodge doctor, and covered funeral expenses for members and their families. In the 1890s up to one in three Victorians came under the protective umbrella of a friendly society or lodge. (Blainey, 1991:81)

Besides providing welfare for their members, friendly societies provided social activities for their members, and were also concerned with the social improvement of society. They built halls for their meetings and other activities, and these halls proliferated throughout nineteenth century Victoria, especially in mining towns and industrial suburbs.

Preston had a full complement of friendly societies, including Rechabites, Oddfellows, Foresters and Australian Natives Association. The Foresters were the earliest friendly society in Preston, commencing in 1859. Their hall in High Street is no longer in existence. Friendly societies generally promoted temperance, as sobriety was seen as akin to respectability and prosperity in the individual and morality in the community. However membership of the Independent Order of Rechabites required total abstinence from alcohol. Indeed, one of the Rechabites' main goals was the promotion of total abstinence. The Rechabites called their societies 'tents' in honour of a Biblical character who was a total abstainer and tent dweller.

The Independent Order of Rechabites was formed in Saford, England in 1835, and opened their first branch in Australia in 1842. (Green & Cromwell, 1984:6) By 1865 they were Victoria's second largest friendly society, with 43 lodges (Blainey, 1991:22). The Rechabites had close connections with the Protestant churches, particularly the Methodists, who were strong in nineteenth century and early twentieth century Victoria. The actions of the temperance movement was effective in limiting the number of hotels in Victoria in the early twentieth century. This can be seen in the history of hotels in Preston, and Darebin generally. Thus the Rechabites had a larger and more influential role in the community than that of welfare provider.

Preston Fidelity Tent No. 75 commenced in 1868 and met in the South Preston Wesleyan Chapel before they built their own hall in the early 1890s. (Bartlett b) The Star of Northcote Tent commenced in 1876 and built a hall in Westbourne Grove in 1901. (*The Rechabite*, 1 June 1976, pp 168-70, reproduced on DHE) The fact that the Preston Rechabites commenced earlier is probably due to the strength of Methodism, and also the Baptists, amongst the early European settlers in Preston.

#### *History of the site*

The original purchaser of Crown Allotment 144 Parish of Jika Jika in August 1839 was Joseph Mitchell of London. This was half a square mile between Bell Street and Murray Road to the west of High Street. Mitchell leased the land to Timothy Shepherd, who used it for grazing sheep. The property was known as Shepherd's Run. In 1872 the Mitchell

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family sold the land to Francis Bell, who subdivided it into six blocks and sold them, and it was further subdivided into 107 blocks in 1874 (Land Victoria)

By 1876 the Edwin Bastings, a member of one of Northcote's earliest commercial families, who had founded Northcote's first store, was the owner of the large block extending from High to Mary streets. On 28 June 1883 part of that property containing this site was purchased by the trustees for the Rechabite Fidelity Tent No. 75. The trustees were James Hutton, who had recently established a bacon factory in Preston; Richard Robinson, a police constable; and George Marchall, a carpenter (Land Victoria).

## *History of the Preston Rechabites*

As noted above, Preston Fidelity Tent No. 75 commenced in 1868 and first met in the South Preston Wesleyan Chapel. The Rechabite Chambers were first listed on the west side of High Street in the Sands & McDougall Directory of 1891, which suggests that the hall was built about 1890. At that stage the trustees were Richard Robinson and George Bransgrove, a member of an early Gowerville farming family.

Many influential men in the local community were Rechabites. Trustee James Hutton was a bacon factory owner who employed many workers. Richard Robinson was Senior Constable at the Preston Police Station for many years. Charles Warr, a Preston Councillor for 21 years with two terms as Shire President, was a member of the Preston Rechabite Tent from 1881 to 1935, serving for many years as the Lodge Secretary (4).

In 1905 the trustees were Henry Donaldson, Alexander Porteus and Edward Norton, and the latter two were the surviving trustees on 9 June 1932, when A. Porteous, William Mitchell Tanner and John Edward Thomson were named as the trustees (Certificates of Title Vol. 831 Fol. 048; Vol. 1472 Fol. 340). Thomson owned a plumbing/ironmongers business two doors away, which had been commenced there by J.H. Thomson in about 1898 (Sands & McDougall Directory).

Post-war prosperity and the development of a national health insurance scheme from 1952, private health insurance, and eventually Medicare, led to the decline in the popularity of friendly societies, however Preston's Rechabite Hall was still listed in the Sands & McDougall Directory in 1970.

## *Spectrum Migrant Resource Centre*

The former Rechabite Hall is now occupied by the Spectrum Migrant Resource Centre, which provides community support to newer members of the Darebin community. SMRC was established in 1984 initially to provide settlement regarding services for migrants and refugees living in the Northern region incorporating the municipalities of Yarra, Darebin, Whittlesea, Banyule, Nillumbik Hume and Moreland (SMRC website).

Originally known as the Northern Migrant Resource Centre it was renamed in 2007 as the Spectrum MRC in recognition of new services and programs serving migrants and refugee clients beyond northern metropolitan Melbourne, which include immigration services, education and training, cultural and multilingual aged home care as well as parenting and intergenerational youth programs supporting new refugee and migrant families and children choosing to settle in Victoria (SMRC website).

The SMRC is said to be popular with new migrant and refugee families because it offers a "one stop-shop" for migrants and refugee families and individuals that are new to Australia. It offers over 21 re-settlement and integration services and programs and employs staff fluent in 17 community languages (SMRC website).

## References

### Primary sources

Land Victoria, Certificates of Title Vol. 831 Fol. 048; Vol. 1472 Fol. 340

# HERITAGE CITATION REPORT

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MMBW Detail Plans for Shire of Preston, VPRS 8601  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

## Secondary sources

Bartlett, Syd, "Early Days in Preston", *Memories of Syd Bartlett*, undated typescript/manuscript held by Lexie Luly (Bartlett b).  
Blainey, G., *Odd Fellows: A History of IOOF in Australia*, North Sydney, 1991  
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Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968.  
Green, David, & Cromwell, Lawrence, *Mutual Aid or Welfare State; Australia's Friendly Societies*, North Sydney, 1984.  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
*Spectrum Migrant Resource Centre (SMRC) website [www.mrcne.org.au/](http://www.mrcne.org.au/) viewed January 21 2008*  
*Victorian Year Book* 1973

## Description

### Physical Description

The former Fidelity Tent No.75 of the Independent Order of Rechabites hall is a single storey Victorian building built along its High Street boundary. The significant part of the building includes the facade and the surviving early section of the building between the street frontage and the modern addition, which is set back from the street.

The east (High Street) elevation has cement rendered Corinthian pilasters that divide the elevation into three narrow bays. The central bay contains an arched entrance with a pair of panelled timber doors. The bricks flanking this entrance are splayed at their corners. Early '251' metal numbering is extant on the head of the door and above this, on a glazed fanlight window, the letters 'MRC' have been painted. In the bays flanking the central bay are plain timber double-hung sash windows with segmental arched heads. There is a similar window on the building's north elevation. The facade is embellished with various elements including cement render wreaths below the parapet and mouldings above the door and windows on the east elevation. The surviving section is in good condition and appears to have a relatively high degree of external integrity.

## Conservation Policy

### Objective

. To conserve the fabric of the c.1890 building constructed associated with the Independent Order of Rechabites.

### Policy Basis

This place is located within the Preston Central Structure Plan area and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. Although the building has been altered and extended at the side and rear, the front part of the 1890 Hall remains largely intact to the front and part of the north side elevation.

### Guidelines

# HERITAGE CITATION REPORT

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In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the ongoing conservation of the building, or
  - it will upgrade the building to meet contemporary standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Ensure that signage does not become a dominant visual element.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

In this instance, it would be highly desirable to undertake an internal inspection of the building to determine how much of the original fabric has survived and to what extent the c.1890 building survives beyond the visible elements facing High Street.

## Comparative Analysis

There are no other known surviving Rechabite Halls within the City of Darebin. Historically, the former IOOR Hall compares with the former Salvation Army Barracks at 57-61 David Street, Preston, which was erected in 1891. It is no longer used by the Salvation Army and has been converted to a residence. The building is somewhat more intact than the Rechabite Hall.

## Statement of Significance

### *What is significant?*

The Fidelity Tent No. 75 of the Independent Order of Rechabites commenced in 1868 and first met in the South Preston Wesleyan Chapel. This hall at 251-3 High Street, Preston was constructed c.1890 and remained the home of the Rechabites until the 1970s. It is now used by the Spectrum Migrant Resource Centre.

The building to the extent of the surviving c.1890 fabric is significant. This includes the facade and that part of the building between the street frontage and the modern rear addition.

Non-original alterations to c.1890 section and the modern rear addition are not significant.

### *How is it significant?*

The former IOOR Hall at 251-3 High Street, Preston is of local historic and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, the former IOOR Hall is significant as a now rare surviving example of a Rechabite Hall. It provides evidence of the Temperance movement, which was a powerful force in Victorian society and also reflects the strength of the Methodist faith in the Preston area. The Rechabites included many people who were prominent figures in the local community. The current use of the Hall by the Spectrum Migrant Resource Centre is also of interest as evidence of the influence of Immigration upon the cultural diversity of Darebin in the post-war era. (AHC criteria A.4, B.2, D.2, H.1)

Aesthetically, the former IOOR Hall is significant as a fine and externally intact example of a Victorian building with notable Classical detailing to the facade. (AHC criterion F.1)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The IOOR Hall is considered to meet Criterion A.4 as it provides evidence of the development of the Preston community in the early twentieth century. This was a time when Preston was experiencing significant growth and the construction of the new Masonic Temple illustrates the formation of community and civic organizations within the city.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*



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The former IOOR Hall is considered to meet Criterion B.2 as a now rare example of a Rechabite Hall in both a local and state-wide context. This is one of two surviving examples in Darebin City.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The former IOOR Hall is considered to meet Criterion D.2 as it illustrates the importance of the Rechabite movement in community life during the late nineteenth and early twentieth century.

## *RNE Criterion H.1*

*Importance for close associations with individuals or organizations whose activities have been significant within the history of the nation, State, or region.*

The former IOOR Hall is important for its associations with the Rechabites, who were a powerful organization during the late nineteenth and early twentieth century. Many of the members were prominent figures in community life in Preston and surrounding areas.

The building is also of interest for its current use as the Spectrum Migrant Resource Centre.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The former IOOR is considered to meet Criterion F.1 as a representative example of Victorian era architecture with Classical detailing. It is notable for the decoration to the facade.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	Yes
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	Preston Central
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the former Fidelity Tent No.75 of the Independent Order of Rechabites hall at 251-3 High Street Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	SHOP and RESIDENCE		
<b>Address</b>	283 HIGH STREET, PRESTON	<b>Significance Level</b>	Local
<b>Place Type</b>	Shop		
<b>Citation Date</b>	2011		




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**Recommended Heritage Protection**      VHR No HI No PS Yes

**Architectural Style**      Victorian Period (1851-1901)

## History and Historical Context

### Thematic context

Theme: 2. Peopling Darebin; Sub-theme: 4.6. Promoting settlement

Theme: 4. Developing Darebin's economies; Sub-theme: 4.6 Retailing, hospitality and entertainment

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

- The land boom of the 1880s - as much in its collapse as its success
- The recovery period around the turn of the twentieth century
- The post World War 1 boom, when Preston really began to thrive.

#### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

#### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent,

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from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### Place history

The original purchaser of Crown Allotment 144 Parish of Jika Jika in August 1839 was Joseph Mitchell of London. This was half a square mile bounded by Bell Street, James Street, Murray Road, and High Street. Mitchell leased the land to Timothy Shepherd, who used it for grazing sheep, and the property was known as Shepherd's Run. In 1872 the Mitchell family sold the land to Francis Bell, who subdivided it into six blocks and sold them. The land was further subdivided into 107 blocks in 1874 (Carroll & Rule, 1985:18, 23-5). Land in the south west corner that is now bounded by Bell, Elizabeth, Bruce and High streets was sold in 1875 and 1876 and this property was part of lots 4 and 5, which were purchased by David Mitchell in March 1875. Mitchell died the following year and the land passed to his widow, Margaret. She held the land until 1884 when it was sold to Alfred Harston (Land Victoria). He sold off the land in five separate parcels between August and November 1885 and what is now 283 High Street was the southernmost portion of the land purchased in October 1885 by Jane Mitchell. She took out a mortgage to the National Bank of Australasia in 1895 and remained owner until her death in 1922. No. 283 was eventually purchased in 1944 by Frank and Ethel Gallachio (Land Victoria).

The exact date of the construction of the shop and residence on this property is unclear, but it appears to have been built c.1895. The 1889 Rate Book listed only three shops and residences along the west side of High Street between Bell and Bruce Streets - bootmaker James Potter, Frederick Sheppard's brick shop and dwelling (which was on the adjoining site to the south at No.281 - since demolished) and Dr William Wilkinson's house. We know that Joseph Bradford's hall and the Rechabite Hall (Refer to separate citation in this Study for the latter building) were also in existence in that year. By 1892 a few more shops had been added, but it appears that this block immediately to the north of Sheppard was still vacant. There was only one more shop between Sheppard and Wilkinson, and that was John Shade (or Slade) the chemist, who also had a brick shop and house, presumably built around 1891 - this is thought to be the building now at No. 291 (Refer to separate citation in this Study). By the turn of the century the block between the Rechabite Hall and Dr Wilkinson had six businesses, although some may have shared two-storey premises.

Not a great deal of commercial development occurred in this strip of High Street over the first three decades of the twentieth century. The few early business - a bootmaker, blacksmith, hairdresser and chemist, were commenced there around the time residential development was taking place in Mary Street (Refer to separate citation in this Study for the Mary Street residential precinct) one block to the west, and along High Street before development was halted by the 1890s depression. During the next spate of urban development in the 1920s this area appears to have been overshadowed by the more rapid development that occurred on both sides of High Street in the next block to the north towards the Town Hall corner (see separate report on High Street Commercial Precinct).

### References

Land Victoria, Certificates of Title and Subdivision plans, as cited  
Melbourne & Metropolitan Board of Works (MMBW) Detail Plans for Shire of Preston, VPRS 8601  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
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Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
*Victorian Year Book* 1973

## Description

### Physical Description

This is a two-storey rendered brick Victorian shop. A relatively high parapet on the east (High Street) elevation, with a central panel flanked by horizontal console elements, conceals the building's corrugated galvanised steel clad roof from view from the street. A projecting cornice extends across the east elevation below the parapet, and below this are the two windows of the upper level. They have timber framed double-hung sash windows, with moulded consoles and a cornice above each. A sill projects out slightly below each window and beneath this are rectangular panels. Part of the south elevation is visible, which is faced in red brick and there is a cement rendered brick chimney with a moulding at its top.

The shop is in good condition and has a moderate degree of external integrity. Electrical wiring and electrical services metal boxes are an intrusive element on this part of the facade. A cantilevered awning, of more recent origin, extends across the east elevation between the ground and first floor. The building's original shopfront has been removed and replaced with a steel framed glazed shopfront.

## Conservation Policy

### Objectives

To conserve the c.1895 fabric of the building and its presentation to High Street.

### Policy Basis

This place is located within the Preston Central Structure Plan area and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The historic character of the building is demonstrated by its intact upper facade and other surviving visible elements such as the chimney. The design of new development should therefore aim to retain these features.

### Guidelines

In order to conserve the heritage significance of this place, the policy is to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary standards such as improving energy efficiency

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach

. Ensure that signage does not become a dominant visual element.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

There is one of a small number of late nineteenth or early twentieth century shops in Preston. Typically, amongst the surviving examples the upper facade remains intact, but the lower shopfront and awning are usually replaced. It compares with 435 High Street, and the larger J. Harvey Store at 626-8 High Street, which also retain relatively intact upper facades. The only other nineteenth century shop in this part of High Street at No.291 retains some detailing to the upper facade, but the window has been replaced significantly altering the appearance.

## **Statement of Significance**

*What is significant?*

The two storey Victorian rendered brick shop and residence, constructed c.1895, at 283 High Street, Preston is significant. A relatively high parapet on the east (High Street) elevation, with a central panel flanked by horizontal console elements, conceals the building's corrugated galvanised steel clad roof from view from the street. A projecting cornice extends across the east elevation below the parapet, and below this are the two windows of the upper level. They have timber framed double-hung sash windows, with moulded consoles and a cornice above each. A sill projects out slightly below each window and beneath this are rectangular panels. Part of the south elevation is visible, which is faced in red brick and there is a cement rendered brick chimney with a moulding at its top.

The ground floor metal-framed shop window and cantilevered awning that extends across the facade between the ground and first floors are not significant.

# HERITAGE CITATION REPORT

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## *How is it significant?*

The shop and residence at 283 High Street, Preston is of local historic significance to Darebin City.

## *Why is it significant?*

Historically, it is significant as evidence of the limited speculative commercial development that occurred in High Street north of Bell Street during the late nineteenth century and recalls the practice of small shops with residences above built to serve local neighbourhoods within walking distance. The significance of the place is enhanced by its rarity value as one of the few surviving examples of this era. (AHC criteria A.4, B.2, D.2)

## **Assessment Against Criteria**

### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The shop and residence at 283 High Street, Preston is considered to meet Criterion A.4 as it provides evidence of the early commercial development of High Street.

### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The shop and residence at 283 High Street, Preston is considered to meet Criterion B.2 as it is a rare example of a nineteenth century commercial building in Preston in the area north of Bell Street, where there was little commercial development before the inter-war period.

### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The shop and residence at 283 High Street, Preston is considered to meet Criterion D.2 as a representative example of a Victorian shop and residence and recalls the practice of the development of small local shops with residences above built to serve residential areas within walking distance.

## **Recommendations 2011**

### **External Paint Controls**

No
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### **Internal Alteration Controls**

No
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### **Tree Controls**

No
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### **Fences & Outbuildings**

No
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### **Prohibited Uses May Be Permitted**

No
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### **Incorporated Plan**

Preston Central
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### **Aboriginal Heritage Place**

No
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## **Other Recommendations**



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It is recommended that the shop and residence at 283 High Street Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	SHOPS	
<b>Address</b>	306-08 HIGH STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Shop	
<b>Citation Date</b>	2011	




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**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Interwar Period (c.1919-c.1940)

## History and Historical Context

### Thematic context

- . Theme: 4. Developing Darebin's economies; Sub-theme: 4.6 Retailing, hospitality and entertainment
- . Theme: 5. Building suburban Darebin; Sub-theme: 5.3 Developing the suburban ideal

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

- . the land boom of the 1880s - as much in its collapse as its success
- . the recovery period around the turn of the twentieth century
- . the post World War 1 boom, when Preston really began to thrive.

#### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

#### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First

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World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

## **Shops & residences - 306-08 High Street history**

The exact date of the shops and residences at 306-08 High Street is not known, but it appears that they were built c.1929 as an investment property for Arthur Sandland, a local farmer who had a poultry farm in Preston.

The site was originally part of the 537 acre Crown Allotment 145 Parish of Jika Jika purchased by Abel Gower, a London investor, on 1 August 1839. This comprised the land situated between the present Bell Street and Murray Road and east of High Street. Gower held onto the land until his death in 1859, when it passed to his widow. In 1860 Mrs Gower, through her agent David Ogilvy, commenced selling the Gowerville Estate (Carroll & Rule, 185:17-8).

Most of C.A. 145 remained in a rural state until well into the twentieth century, with Preston's early retail and commercial sectors clustered around two centres - one in the north at the corner High and Wood Streets extended northwards to Tyler Street, and the other to the south at the junction of High Street and Plenty Road. During the 1880s land boom the small Broadhurst Estate, centred on Preston Street between the two earlier centres, was subdivided and some houses were built on the estate before the economic collapse. The property now known as nos. 306-08 High Street was part of lots 2 and 3 in that subdivision that were situated between Dalgety and Preston streets. These lots were purchased in 1911 by Charles Wilkinson, a timber merchant (Land Victoria), and in September, 1927 ownership passed to Arthur Sandland, a farmer who had a poultry farm in Cooper Street, Preston.

In 1902 there were only two houses on the east side of High Street between David and Preston Streets. In 1927 (the year that Mr Sandland became owner) this property (then known as nos. 240-2) contained a woodyard run by H. Boice and Son, which was the fourth premises north of Dalgety Street and one of nine businesses listed in the strip. In 1929, a 'market' was being built at No. 240, presumably as an investment for Mr Sandland. In 1930 No. 240 was listed as 'Municipal Market', and No.244 next door was vacant. The market had a very short life, because in the following year A.W. Boice was a produce dealer at what was now No. 306. There was no No. 308 and No. 310 was vacant. Boice was still at No. 306 in 1932 (Sands & McDougall Directory).

## **References**

### **Primary sources**

Land Victoria, Certificates of Title and Subdivision plans, as cited  
MMBW Detail Plans for Shire of Preston, VPRS 8601  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

### **Secondary sources**

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston : lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
*Victorian Year Book* 1973

## **Description**

## Physical Description

A symmetrically composed pair of two-storey rendered brick Inter-war shops, with a transverse gabled roof clad in terracotta tiles. The render finish is original. Parapets at the ends of the transverse gable partially conceal the roof when the building is viewed in High Street from the north and south. At the centre of the west (High Street) elevation two smaller gables project from this roof towards High Street. On the upper level of this elevation there are two double-hung sash windows, directly beneath the two street-facing gables, with two sashes that retain the original multi-paned diamond-shaped glazing. Flanking these windows are balconies at the north and south ends of the elevation that have steel balustrades. The balcony at the south end retains its pair of timber doors with multi-paned glazing. The original doors of the north balcony have been altered or removed. A downpipe extends down the centre of the west elevation, beneath a rainwater head at the valley of the two street-facing gables. Clinker brick has been used as architectural embellishment on the upper level of this facade including soldier courses above window and door openings and corbelling beneath the eaves. A cantilevered awning extends across the west elevation between the ground and first floors. The shopfront of 306 is original or early, with a curved glass shopfront leading to a recessed timber framed door with a fixed glazed panel. The shopfront of 308 is of recent origin.

## Conservation Policy

### Objectives

To conserve the 1929-30 fabric of the shops, which is visible from High Street.

### Policy Basis

This place is located within the Preston Central Structure Plan area and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. With the exception of the shopfront to No.308 the building has a good degree of external integrity and this should be maintained. The surviving original doors and windows would enable restoration and reconstruction work to be carried out to the upper facade if the opportunity arises.

### Guidelines

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

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- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Ensure that signage does not become a dominant visual element.

## Specific guidelines

. The following specific conservation actions are recommended, should the opportunity arise:

- the reinstatement of French doors openings to the balcony of No. 308, to the same design as the surviving doors at No.306.
- the reinstatement of diamond patterned leadlight glass in the same pattern as the surviving example and undertake repairs to the original leadlight glass.

NOTE 1: The original rendered finish should be cleaned by an approved method and should not be painted in any circumstance.

NOTE 2: The existing projecting sign to No.308 is inappropriate and detracts from the appearance of the building. The removal of this sign (or replacement with a more sympathetic sign) is encouraged should the opportunity arise (e.g. as a result of change of tenancy or use), however, it is accepted that it is likely to remain for the near future.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This is one of the most architecturally interesting interwar shops in Preston, and in Darebin generally. Stylistically, there is no direct comparison in commercial buildings, but compares with interwar houses in the Old English style.

## Statement of Significance

### *What is significant?*

The pair of shops and residences at 306-08 High Street, Preston constructed in 1929-30 for Mr Arthur Sandland, a local businessman who owned a poultry farm in Preston. The following elements contribute to the significance of the place:

- the upper level of the building, including the facade and parapet walls; and
- the shopfront at No.306
- the rear section of the building dating from 1929-30.

Later alterations and additions, including the shopfront at No.308, are not significant.

### *How is it significant?*

The pair of shops and residences at 306-08 High Street, Preston is of local historic and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, it is significant as evidence of the commercial development associated with the post First World War boom when the population of Preston trebled within a decade. It illustrates the significant development that led to Preston being proclaimed a city by 1926 and cemented the role of this part of High Street as the civic and commercial heart of Preston. It is of interest for its association with local businessman Arthur Sandland (AHC criteria A.4, D.2, H.1).

Aesthetically, it is significant as an interwar commercial building of individual design. The building is notable for the upper facade, which is relatively intact and includes unusual features such as the balconies and the original render finish (AHC criterion F.1)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The pair of shops and residences at 306-08 High Street is considered to meet Criterion A.4 as it provides evidence of the significant commercial development that occurred in Preston in the post-First World War era, which led to it being proclaimed a City by 1926. It illustrates how this part of High Street surrounding the Town Hall was confirmed as civic and commercial heart of Preston.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

Not relevant.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment*

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*(including way of life, custom, process, land-use, function, design or technique)*

The pair of shops and residences at 306-08 High Street is considered to meet Criterion D.2 as it is a representative example of interwar commercial development. This building is notable as the residential use of the upper level is evident from the design features of the building such as the balconies.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

This building is of interest for its associations with Mr Arthur Sandland, a local businessman who owned a poultry farm in Preston. His house still survives at 40 Cooper Street (Refer to separate citation in this Study).

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The pair of shops and residences at 306-08 High Street are considered to meet Criterion F.1 as an interwar commercial building of individual design. The building is notable for the upper facade, which is relatively intact and includes unusual features such as the balconies. The original render finish contributes to the significance of the building.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

## **Recommendations 2011**

**External Paint Controls**

Yes

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

Preston Central

**Aboriginal Heritage Place**

No



**Other Recommendations**

It is recommended that the pair of shops and residences at 306-08 High Street Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	SHOPS	
<b>Address</b>	352-72 HIGH STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Shop	
<b>Citation Date</b>	2011	



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**Recommended  
Heritage Protection**      **VHR - HI - PS** Yes

**Architectural Style**      Interwar Period (c.1919-c.1940)

## History and Historical Context

### Thematic context

. Theme: 4. Developing Darebin's economies; Sub-theme: 4.6 Retailing, hospitality and entertainment

. Theme: 5. Building suburban Darebin; Sub-theme: 5.3 Developing the suburban ideal

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

. The land boom of the 1880s - as much in its collapse as its success

. The recovery period around the turn of the twentieth century

. The post World War 1 boom, when Preston really began to thrive.

#### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or

three decades more (Refer to Figure 2).

### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **History of Shops, 352-372 High Street, Preston**

Abel Gower, a London investor, purchased the 537 acre Crown Allotment 145 Parish of Jika Jika on 1 August 1839. The land is situated between the present Bell Street and Murray Road and east of High Street. Gower held onto the land until his death in 1859, when it passed to his widow. In 1860 Mrs Gower, through her agent David Ogilvy, commenced selling the Gowerville Estate (Carroll & Rule, 1985:17-8)

However, the area remained in a rural state. Even during the land boom of the 1880s when much of the land in the block bounded by between Gower Street, High Street, Murray Road, and Plenty Road was subdivided and offered for suburban development, little settlement took place before the economic collapse of the 1890s. The Preston Shire Hall (now known as the Town Hall) on the corner of High and Gower Streets, completed in 1895, eventually became the focal point for a new town centre in the new century, as a number of public buildings were erected nearby. Next to the Shire Hall, a new library was opened in 1908, and next to that in the same year, 1908 the new Preston Post Office was opened. Further along the new Fire Station was built on the north-east corner of High Street and Roseberry Avenue in 1912. In between the post office and the fire station there was no commercial development until the 1920s.

As previously noted the post First World War era was a boom time for Preston, when many of the 1880s subdivisions in central Preston were fully settled. Commercial development along High Street also grew in this era, when the block between the post office and Roseberry Avenue filled up in just a few years. The Sands & McDougall Directory for 1926 records no settlement along this stretch. However in 1927 there were six new shops listed:

- No. 292 Kennett, Mrs Annie, boot shop
- No. 292a Vacant (had been occupied by Ryan, J.J. estate agent in 1927)
- No. 294 O'Brien, Mrs Mary, music shop and costumer
- No. 296 Swann, Mrs F. confectioner
- No. 298 Henderson, J. butcher
- No. 300 Chatley, Frank, wickerworker
- No. 302 O'Doherty Bros, mercers

These six single storey shops with verandahs can be seen in 1920s photographs reproduced in Carroll & Rule (1985) Figure 2 is one of these images, while in another image looking north from Gower Street, the name 'Kennett's' can just be seen on the side of the first shop (see Carroll & Rule, 1985:120).

By 1929 the whole block from the post office to Roseberry Avenue was filled up with thirteen shops, with the seven newer two storey shops as follows:

- No. 304 Laker, Ernest, H. furniture dealer

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- No. 306 Goldby, Herbt., W. chemist, & Bailey, Geo
- No. 308 Sports Supply Co. O'Doherty, Wltr.
- No. 310 Leslie, Lisle, L. haberdasher & tobacconist
- No. 312 Morton, Mrs Mary, dining rooms, & Morton, Jas.W.
- No. 314 Williams, W.E., & Williams, Mrs Flor., confectioner.
- No. 316 Vacant

Where two tenants are listed on the one property, it is assumed that one lived in the residence above the shop, in most cases. However, the differences in names suggest that the shopkeepers were not all living above the shop.

When the numbering changed in 1932 this group of shops was numbered from 252 to 376. In 1940 374-6 was vacant, and in the following year a bank was being built on the site. (Refer to the separate citation for the bank in this Study)

## References

### Primary sources

Land Victoria, Certificates of Title and Subdivision plans, as cited  
Sands & McDougall Directories, as cited

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
*Victorian Year Book* 1973

## Description

### Physical Description

This strip of two groups of inter-war shops is situated on the east side of High Street to the north of the Town Hall. The group at the northern end are five two-storey shops, each with a stepped parapet. The shops at 364, 366 and 368 High Street retain much of their original facade design on their upper levels, with 364 and 366 having original leadlight in the upper sashes of their windows. The shops at 370-372 High Street have been altered unsympathetically, with much of their original architectural embellishment removed or obliterated. The shop at 372 has been fitted with an unsympathetic Post Modern steel and glass awning, whilst all other shops in this group, except 370 High Street, have standard cantilevered awnings extending across their facades between their ground and first floors. All shops have had their original shopfronts removed and replaced with glazed steel frame shopfronts, except for 370 High Street, which has a shopfront that has been partially infilled, unsympathetically, with brick.

To the south of the group of two-storey shops in this strip, are a group of single-storey shops, with relatively high parapets concealing their roofs. The parapets are uniform with a pilaster at each end and a capping at their tops. There is a plain vertical motif at the centre of the top of each parapet. Cantilevered awnings extend across the shops above their shopfronts. The shopfronts are glazed and have a steel frame and are of recent origin.

The shops are opposite a group of altered two storey interwar shops that were once similar in design to Nos. 364-72, but now have been much altered.

## Conservation Policy

### Objectives

To conserve the 1926-27 fabric of the shops as viewed from High Street.

### Policy Basis

This place is located within the Preston Central Structure Plan area and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. This history of this site is demonstrated by the intact upper facades and these should be conserved and maintained.

### Guidelines

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or

- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

- it will upgrade the building to meet contemporary standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Ensure that signage does not become a dominant visual element.

### Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases

an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This is one of the largest interwar shop rows in Preston. It compares with the double storey row at 274-88 High Street that forms part of the High Street Commercial precinct (Refer to separate citation in this Study) and has a similar level of integrity. The two storey shops at Nos. 364-72 compare with the shops directly opposite, which have been altered and are less intact.

## Statement of Significance

### *What is significant?*

The group of shops at 352-72 High Street, Preston, constructed in two stages from 1927-29, are significant. The following elements contribute to the significance of the place. The surviving 1920s detailing to the upper facades of the two storey buildings and the parapets of the single storey buildings contributes to the significance of the place.

Later alterations and additions, including shopfronts and awnings are not significant.

### *How is it significant?*

The group of shops at 352-72 High Street, Preston is of local historic significance to Darebin City.

### *Why is it significant?*

Historically, the group of shops at 352-72 High Street is significant as evidence of the commercial development associated with the post First World War boom when the population of Preston trebled within a decade. It illustrates the significant development that led to Preston being proclaimed a city by 1926 and cemented the role of this part of High Street as the civic and commercial heart of Preston. (AHC criteria A.4, D.2, H.1)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The group of shops at 352-72 High Street is considered to meet Criterion A.4 as it provides evidence of the significant commercial development that occurred in Preston in the post-First World War era, which led to it being proclaimed a City by 1926. It illustrates how this part of High Street surrounding the Town Hall was confirmed as civic and commercial heart of Preston.

#### *RNE Criterion B.2*

# HERITAGE CITATION REPORT

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*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

Not relevant.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The group of shops at 352-72 High Street is considered to meet Criterion D.2 as it is a representative example of interwar commercial development.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

Not applicable

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Not applicable, the shops are of interest as typical, but not outstanding examples of interwar commercial architecture.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.



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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	Preston Central
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the shop row at 352-72 High Street Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	COMMONWEALTH BANK	
<b>Address</b>	374-76 HIGH STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Bank	
<b>Citation Date</b>	2011	



**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Interwar Period (c.1919-c.1940)  
Moderne

## History and Historical Context

### Thematic context

- . Theme: 4. Developing Darebin's economies; Sub-theme: 4.6 Retailing, hospitality and entertainment
- . Theme: 5. Building suburban Darebin; Sub-theme: 5.3 Developing the suburban ideal

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

- . The land boom of the 1880s - as much in its collapse as its success

- . The recovery period around the turn of the twentieth century
- . The post World War 1 boom, when Preston really began to thrive.

### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **Contextual history of the Commonwealth Bank in Australia**

The Commonwealth Bank of Australia was founded under the Commonwealth Bank Act, enacted by Andrew Fisher's Labor Government in 1911. It was the culmination of a movement, which went back over half a century and became more active following Federation in 1901. (Commonwealth Bank website)

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The Commonwealth Bank Act of 1911 empowered the Bank to conduct both savings and general (trading) bank business, with the security of a Federal Government guarantee. At this time no other institution in Australia was involved in both of these traditionally separate areas of banking, nor did any other bank have a Federal Government guarantee. (Commonwealth Bank website)

The first Governor of the Bank was Mr (later Sir) Denison Miller, an ex-Bank of New South Wales Inspector. He initially headed a staff of twelve. The Commonwealth Bank opened for business on 15 July 1912, offering savings bank facilities at both its solitary branch, 317 Collins Street, Melbourne and at 489 agencies located in post offices throughout Victoria. During the following year branches were established in the other capital cities, as well as in Canberra, Townsville and London. Postal agencies were also established across Australia. (Commonwealth Bank website)

In 1928 the Commonwealth Savings Bank (CSB), previously designated the Savings Bank Department, officially came into being. During the Great Depression years of the 1930's, the Commonwealth Bank grew considerably following amalgamations with the State Savings Banks of both Western Australia and New South Wales (1931). It had previously merged with similar institutions in Tasmania (1912) and Queensland (1920). (Commonwealth Bank website)

The Commonwealth Bank's branch expansion program resumed after World War II. Due to Government restrictions on the building industry and the subsequent shortage of building materials, the majority of branch buildings constructed in 1946 and 1947 were prefabricated structures. Ten branches were opened in 1946, and in 1947, 61 new branches were established. (Commonwealth Bank website)

## **History of the Commonwealth Bank, Preston Branch**

Abel Gower, a London investor, purchased the 537 acre Crown Allotment 145 Parish of Jika Jika on 1 August 1839. The land is situated between the present Bell Street and Murray Road and east of High Street. Gower held onto the land until his death in 1859, when it passed to his widow. In 1860 Mrs Gower, through her agent David Ogilvy, commenced selling the Gowerville Estate (Carroll & Rule, 1985:17-8).

During the land boom of the 1880s much of the area bounded by between Gower Street, High Street, Murray Road, and Plenty Road was subdivided and offered for suburban development, but little settlement took place before the economic collapse of the 1890s. The Preston Shire Hall (now known as the Town Hall) on the corner of High and Gower Streets, completed in 1895, eventually became the focal point for a new town centre in the new century, as a number of public buildings were erected nearby. However it was not until Preston urban boom of the 1920s that commercial development commenced along High Street block between the post office and Roseberry Avenue. Nos. 374-6 was originally one of a row of thirteen shops built between 1926 and 1929.

According to the Sands & McDougall Directory for 1940 the pair of shops at Nos. 374-6 was vacant. Obviously they were soon to be demolished to make way for a new bank that was being built on the site in 1941. As the Sands & McDougall Directories were usually a year or two out of date when published, it is probable that the building commenced in the late 1930s, before the Second World War halted building. This new building was a sign of recovery from the Depression, and was commenced just before the outbreak of war again curtailed any further development for several years.

By 1942 the new Commonwealth Bank on the corner of High Street and Roseberry Avenue was open (Sands & McDougall Directory). It was the first permanent building for the Bank in Preston. The name Jeffrey B. Horne at the same address suggests that the bank included a manager's residence.

## **Primary sources**

Sands & McDougall Directories

## **Secondary sources**

# HERITAGE CITATION REPORT

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Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
*Victorian Year Book* 1973

## Websites

Commonwealth Bank (viewed 15 October 2007)  
[http://about.commbank.com.au/group\\_display/0,1922,NI2054%255FCH2054,00.html](http://about.commbank.com.au/group_display/0,1922,NI2054%255FCH2054,00.html)

## Description

### Physical Description

This is a two-storey rendered brick Moderne branch of the Commonwealth Bank of Australia, situated on the southwest corner of High and Roseberry Streets. With the former Preston Fire Brigade station opposite and the Preston Police Station and Preston Magistrates' Court in Roseberry Street, and the Preston Post Office and Darebin Town Hall in High Street, it forms a precinct of Commonwealth, State and local government buildings.

The building is characteristic in composition, stylistically, and in its use of materials, to suburban and country branches built by the Commonwealth Bank of Australia during the Inter-war period. The west (High Street) elevation and north (Roseberry Street) elevation have a plain rendered brick parapet with a slightly projecting cornice. The walls below are rendered brick, with subtle horizontal bands, and sit upon a brick base. The west elevation is symmetrically composed with a central entrance, which has had its original door(s) removed. The symmetry of the lower level has been diminished by the insertion of an automatic teller machine in one of the windows that flanked this central entrance. The fenestration that remains on the ground floor of the west elevation is an original double-hung sash window with horizontal glazing bars.

An unsympathetic cantilevered awning projects from the west elevation of the building above the ground floor. The upper level of the west elevation has at its centre a row of double-hung sash windows, slightly recessed and separated by brick pilasters, below a projecting hood. These windows have horizontal glazing bars, as do the double-hung sash windows that flank this central bay of windows. Above the hood is signage with the words 'Commonwealth Bank' and the institutions emblem.

The north elevation of the bank is relatively plain, with bays of double-hung sash windows at regular intervals. These windows retain their horizontal glazing bars. There is a pair of windows, of similar detailing, to the east of this facade. One window on the ground floor, closest to High Street, has been obliterated by the insertion of two automatic teller machines into the window opening and the adjacent wall. Above these is an unsympathetic metal frame canopy. At the east end of the facade is a sympathetic single-storey addition, with similar detailing to the adjacent bank.

## Conservation Policy

### Objectives

- . To conserve the external integrity of the c.1940 fabric of the Bank.
- . To support the continuing use of the building as a Bank.

# HERITAGE CITATION REPORT

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## Policy Basis

This place is located within the Preston Central Structure Plan area and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. This Bank has a relatively high degree of external integrity and its siting and form on this prominent corner site provides an important counterpoint to the Fire Brigade directly opposite. New development should be visually recessive (i.e. setback behind this facade) to maintain a clear visual separation between old and new and to ensure that the facade retains its prominence in the streetscape.

## Guidelines

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Ensure that signage does not become a dominant visual element.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This bank is typical of the branches constructed by the Commonwealth Bank during the Inter-war and immediate post-war period. It compares to former branches at High Street, Northcote and at Barkly Street, St Kilda. This branch is notable as it is one of a small number that is still being used for its original purpose by the Commonwealth Bank.

## Statement of Significance

### *What is significant?*

The Commonwealth Bank at 374-6 High Street, Preston, constructed by 1940 is significant. It is a two storey rendered brick building in the Moderne style typical of the buildings erected by the Commonwealth Bank in the inter-war and immediate post-war period.

Later alterations and additions, including the awning and the autoteller, are not significant.

### *How is it significant?*

The Commonwealth Bank at 374-6 High Street, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, it is significant as evidence of the expansion of the Commonwealth Bank during the late inter-war period, just prior to the cessation in branch building caused by the outbreak of World War Two and is one of an increasingly small number of the branches in Victoria constructed prior to 1950 that are still used by the Bank. It provides evidence of the continuing development of Preston as a city during the inter-war period after the interruption caused by the Great Depression. (AHC criteria A.4, B.2, D.2, H.1)

Architecturally, the Commonwealth Bank at 374-6 High Street, Preston is significant as a good example of a late inter-war bank in the Moderne style. (AHC criteria D.2)

## Assessment Against Criteria

### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Commonwealth Bank at 374-6 High Street, Preston is considered to meet Criterion A.4 for the following reasons:

- It provides evidence of the expansion of the Commonwealth during the late interwar period, just prior to the cessation in branch building caused by the outbreak of World War Two.
- It provides evidence of the continuing development of Preston during the inter-war period after the interruption caused by the Great Depression.

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## *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The Commonwealth Bank at 374-6 High Street, Preston is considered to meet Criterion B.2 as it is one of a small number of pre-1950 bank building that are still in use by the Commonwealth Bank. Many branches were closed in the late 1980s after the merger between the Commonwealth Bank and the State Bank of Victoria and are now used for other purposes. For example, the former Commonwealth Banks in High Street, Thornbury is no longer used as a bank.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Commonwealth Bank at 374-6 High Street, Preston is considered to meet Criterion D.2 as it is a representative and intact example of an interwar Commonwealth Bank branch. Its continuing use as a bank by the same organization adds to its significance.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The Commonwealth Bank at 374-6 High Street, Preston is considered to meet Criterion H.1 because of its strong associations with the Commonwealth Bank of Australia. The continuing use of the building as a bank adds to its significance.

## Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

-

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

Preston Central

**Aboriginal Heritage Place**

No

## Other Recommendations

It is recommended that the Commonwealth Bank at 374-6 High Street Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries



## HERITAGE CITATION REPORT

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**Name** METROPOLITAN FIRE BRIGADE - PRESTON (FORMER)  
**Address** 378 HIGH STREET, PRESTON  
**Place Type** Fire Station  
**Citation Date** 2011



# HERITAGE CITATION REPORT

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<b>Condition</b>	Good		
<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes		
<b>Designer / Architect</b>	Ballantyne, Cedric H	<b>Architectural Style</b>	Federation/Edwardian Period (1902-c.1918)

## History and Historical Context

### Thematic context

. Theme: 5. Building suburban Darebin; Sub-theme: 5.3 Developing the suburban ideal

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

- . The land boom of the 1880s - as much in its collapse as its success
- . The recovery period around the turn of the twentieth century
- . The post World War 1 boom, when Preston really began to thrive.

#### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or

# HERITAGE CITATION REPORT

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three decades more.

## *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

The northern and eastern extremities of Preston remained rural or semi-rural until the second half of the twentieth century, and some parts that were formerly used for large psychiatric institutions, are even now being converted to residential suburbia.

## **MFB Preston history**

Preston's first fire brigade, a volunteer body, was formed in 1887, with its headquarters in Bell Street, opposite the site of the Catholic Church. The Metropolitan Fire Brigade, established in 1891 after the implementation of the Fire Brigades Act 1890, provided full time professional fire-fighting services for Melbourne and its suburbs, and absorbed volunteer brigades such as that at Preston (*Encyclopedia of Melbourne*, 2005:476). The Act gave the Metropolitan Fire Brigade Board the ability to form fire fighting units, to train and house firemen, and to accommodate them and their fire vehicles in specially designed buildings.

In 1910 the Preston Brigade moved to the present site on the corner of High Street and Roseberry Avenue, where it was accommodated in a small timber house with stable for the horse (Carroll & Rule, 1985:100-1). In those days, and up until 1950, fire fighters lived at or close to their fire stations and were on continuous duty (*Encyclopedia of Melbourne*, 2005:476).

The new brick Preston Fire Station was built in 1912. It included living quarters for the officers and stables for the horse. It is likely that the new station was designed by noted architect Cedric Ballantyne of the firm Oakden and Ballantyne who designed most of the Metropolitan Fire Brigade's buildings in the early twentieth century (Heritage Victoria). When the Melbourne Metropolitan Fire Brigade replaced its horse-drawn fire carts with motor trucks in 1918 the stables became the garage (Carroll & Rule, 1985:101).

## **References**

- Brown-May, Andrew & Swain, Shurlee (ed) *The Encyclopedia of Melbourne*, Cambridge University Press, Melbourne, 2005
- Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985.
- Darebin Historical Encyclopedia
- Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968. Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994
- Heritage Victoria, File No. 607380
- Victorian Year Book* 1973

## **Description**

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## Physical Description

A two-storey brick early twentieth century former Metropolitan Fire Brigade Station (MFB), situated on the northeast corner of High Street and Roseberry Avenue. With the Commonwealth Bank of Australia, on the opposite corner, and the Preston Police Station and Preston Magistrates' Court in Roseberry Avenue, and the Preston Post Office and the City Hall and Municipal offices in High Street, it is part of a precinct of Commonwealth, State and Local Government buildings.

The station comprises two, two-storey brick early twentieth century buildings. The elevations of the former station-house at the corner of High Street and Roseberry Avenue are asymmetrically composed in a Free Classical-style of restrained use of Classical motifs and elements. Its walls are faced in red brickwork, with render used for architectural embellishment including around doors and window openings, creating a blood and bandage effect.

The west elevation has a plain brick parapet and below this is a cornice with a cement render frieze. A bay projects out slightly towards the centre of the elevation, which has two double-hung sash windows, with a smaller glazed panel above. The upper level of this projecting bay has rendered quoining at its corners. The bay closest to the Roseberry Avenue corner, on its upper level, has a similar double-hung sash window and it has an Ionic-inspired rendered cement pilaster at the street corner. A cornice, with a deep frieze, divides most of the upper level from the lower level of the building. The projecting bay on the ground floor has two pairs of double-hung sash windows, in a similar arrangement to the windows on the upper level, and on the ground floor in the bay closest to Roseberry Avenue is a pair of timber entrance doors with multi-paned glass panels on its upper portion. The bay to the left (north) of the projecting bay has a circular multi-paned window on the upper level, and on the ground floor is an entrance with a timber framed door with a fixed glazed panel (not original). Between this entrance and the upper level circular window is a pair of small double-hung sash windows. Unsympathetic signage has been fixed and painted on this elevation, and there is an unsympathetic retractable awning above the door at the north end of this elevation.

The south elevation is asymmetrically composed and has similar detailing as the west elevation. A bay projects forward, slightly, towards the east end of this elevation. This bay, on the ground floor, contains two entrances to the former fire station garage. The garage entrance is divided into two bays and has Ionic-inspired pilasters/pillar flank the entrances. The original doors of this garage entrance have been replaced in the Post-war years with metal-framed fixed glazed bi-fold doors. The former garage is now used as a café. A deep rendered cornice projects out above this entrance. Above the cornice is rendered signage that reads 'Metropolitan Fire Brigade. The upper level of this projecting bay has two double-hung sash windows, with a smaller glazed panel above each, which flank a circular rendered panel with the MFB emblem. The bay at the High Street corner has a single double-hung sash window on its upper level, and a pair of double-hung sash windows on its lower level, similar in detail to the other sash windows on the building. At the High Street corner, on the upper level is a rendered cement Ionic-inspired pilaster.

At the rear and facing Roseberry Avenue is a two storey brick building with a hip roof, which is built to the front and east side boundary. It has a tall chimney with a rendered cap and terracotta pots. There is a wide bank of white rendered cement under the eaves, which has small brackets. There is a tall double hung sash window with highlight in the ground floor adjacent to a recessed doorway. At the first floor level there is a large rectangular opening framing the balcony, which has centrally placed tall French windows (or doors). This building is connected to the main building by a single storey brick section set back from the street.

## Conservation Policy

### Objectives

To conserve the external integrity of the c.1912 fabric of the Fire Station.

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## Policy Basis

This place is located within the Preston Central Structure Plan area and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. This building has a high degree of external integrity and its siting and form on this prominent corner site provides an important counterpoint to the Commonwealth Bank directly opposite. The spatial arrangement of the buildings on the site is also important in demonstrating its previous use.

## Guidelines

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Ensure that signage does not become a dominant visual element.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is

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affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This is one of two surviving early twentieth century fire stations in Darebin. The other, situated in Northcote was also built in 1912 and has a similar level of integrity.

## Statement of Significance

### *What is significant?*

The former Metropolitan Fire Brigade station at Preston, designed by Cedric Ballantyne and constructed by 1912 is significant. The station comprises two, two-storey brick early twentieth century buildings. The elevations of the former station-house at the corner of High Street and Roseberry Avenue are asymmetrically composed in a Free Classical-style of restrained use of Classical motifs and elements. Its walls are faced in red brickwork, with render used for architectural embellishment including around doors and window openings, creating a blood and bandage effect. At the rear and facing Roseberry Avenue is a two storey brick building with a hip roof, which is built to the front and east side boundary. It has a tall chimney with a rendered cap and terracotta pots. There is a wide bank of white rendered cement under the eaves, which has small brackets. There is a tall double hung sash window with highlight in the ground floor adjacent to a recessed doorway. At the first floor level there is a large rectangular opening framing the balcony, which has centrally placed tall French windows (or doors). This building is connected to the main building by a single storey brick section set back from the street.

Later alterations and/or additions are not significant.

### *How is it significant?*

The Metropolitan Fire Brigade station at Preston is of local historic and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, the former Metropolitan Fire Brigade station at Preston is significant as an intact example of a suburban fire station, which demonstrates the way of life, accommodation and methods of work in fire stations in the early twentieth century. It is also significant as one of a number of civic/community buildings erected in this area in the early twentieth century, which demonstrate the development of Preston as it progressed toward becoming a city. (AHC criteria A.4, D.2, H.1)

Aesthetically, the former Metropolitan Fire Brigade station at Preston is significant as a fine example of an suburban fire station, and as a design by the noted architect Cedric Ballantyne of the firm Oakden and Ballantyne. (AHC criterion F.1)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The former Preston MFB Station is considered to meet Criterion A.4 for the following reasons:

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. It provides evidence of the development of urban services in Preston during the early twentieth century, and is also representative of an important phase of development of the MFB after the implementation of the Fire Brigades Act of 1890.

. It is part of a group of civic buildings that includes the City Hall and Municipal offices in High Street and the former police station and court house in Roseberry Avenue.

## *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

This is one of two surviving early twentieth century fire brigade stations in Darebin and one of a small number of surviving early twentieth century fire brigade stations in the Melbourne metropolitan area.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The former Preston MFB Station is considered to meet Criterion D.2 as it is a good and intact representative example of an early twentieth century suburban fire station. It retains its typical layout with the living quarters, which were a standard feature of stations constructed prior to 1950, still intact. The intact survival of this station demonstrates this integration of work and accommodation for the fire-fighter in the early twentieth century.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The former Preston MFB Station is considered to meet Criterion H.1 because of its associations with the Metropolitan Fire Brigade, which provided an essential urban service in Preston.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The former Preston MFB Station is considered to meet Criterion F.1 as a fine example of early twentieth century Fire Station architecture. It exemplifies the high standard of design that reflected the pride of the MFB and was typical of public/civic buildings of this era.

## **Social**

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## *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

## **Recommendations 2011**

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	Preston Central
<b>Aboriginal Heritage Place</b>	No

## **Other Recommendations**

It is recommended that the former MFB station at 378 High Street Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.



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<b>Name</b>	ALL SAINTS ANGLICAN CHURCH COMPLEX	
<b>Address</b>	239 MURRAY ROAD, PRESTON 400 HIGH STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Church,Presbytery/Rectory/ Vicarage/Manse	
<b>Citation Date</b>	2011	



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**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Designer / Architect**

Campbell, Colin, Williams, LR

**Architectural Style**

Victorian Period (1851-1901)  
Italianate, Victorian Period  
(1851-1901) Gothic Revival

**Maker / Builder**

No information held

## History and Historical Context

### Thematic context

- . Theme: 2. Peopling Darebin; Sub-theme: 2.5 Promoting settlement
- . Theme: 5. Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal
- . Theme 7. Community 7 Culture. Sub-theme: 7.1 Worshipping

### Contextual history of the Anglican Church in Darebin

Northcote's early Anglicans worshipped at St Mark's Fitzroy. In 1857, a group of residents met in the Peacock Inn to decide on a place for a church, and they accepted land grant of a reserve in the Township of Northcote. It was usual for the government to assist churches of the major denominations, and a cash grant of £500 was received in 1859. In that year, the Governor Sir Henry Barkly laid the foundation stone of All Saints Church, and the construction work was carried out by local volunteers. All Saints Church at Northcote was opened in 1860.

Preston's first Anglican Church, St Mary's, another bluestone building, was built on land donated by a stockbroker on the corner of Tyler Street and Plenty Road, in 1865. At that stage East Preston was rather isolated from the two centres of Preston's settlement, so in 1889 All Saints was opened on the corner of Murray Road and High Streets. St Mary's was closed during the 1890s Depression, to be re-opened in 1899. All Saints at Preston was part of St Mary's parish until it became a separate parish in 1921 (Carroll & Rule, 1985:111).

Over the years new Anglican churches were built as new communities formed in the further reaches of Darebin, such as St Aiden's in East Northcote, built in the 1920s. At Reservoir, St George's Church (which was within the Parish of St John's church at Epping) was opened in 1917, followed by St Mark's in West Preston in 1930.

### **History of All Saints Anglican Church complex, Preston**

The first All Saints church on the site, constructed in 1889 was a timber building, later enlarged into a brick structure. By 1894 a parsonage had been added, with a Murray Road frontage - the architect was Colin Campbell who on 16 July 1892 announced the acceptance of the tender for the construction of the Church of England parsonage at Preston (Lewis). In 1896, daughters of the vicar of All Saints Preston opened the Preparatory High School, and there was still a school attached to the church in the 1960s (Forster, 1968:60)

As noted above, All Saints became a separate parish in 1921. The 1920s were a period of significant growth in Preston and it soon became evident that a new church would be necessary to meet the growing needs of the congregation. The foundation stone for the new All Saints Church was laid by Archbishop Head in March 1930. The Archbishop's visit was considered a significant event in Preston, and he was given a civic reception in the new Preston Town Hall. Afternoon tea for those attending the laying of the foundation stone was served in the school hall. The architects of the new church were Louis Williams & Cockerell (*Leader* 21 March 1930), prominent church architects. Local people and firms contributed to the building, with Mrs Braithwaite, of the prominent tanning family, giving the memorial sanctuary windows, and Thomas Broadhurst Pty Ltd, another tanning firm, presenting the pulpit (*Leader* 21 February 1930).

Later additions to the building included a porch and tower built by 1956 on the church's west elevation, which was also designed by Louis Williams and constructed by John Sherrif & Son. In c.1980 a new vicarage was erected towards the rear of the complex. A fire in the 1950s destroyed much of the c.1890 church, however part of the building remains and forms part of a hall at the east of the complex (Dudley Harris).

### **Louis Williams, architect**

Louis Williams practised architecture in Melbourne from 1912 until his retirement in 1976, during which time he designed more than 130 churches. Born in Hobart in 1890, Williams developed a keen interest in the old colonial churches of Tasmania and because of this interest Williams finished his articles in Launceston under the supervision of Alexander North, a respected ecclesiastical architect. When North established a Melbourne practice in 1912 Williams joined as a junior partner. Among their first commissions in Melbourne were Trinity College Chapel at the University of Melbourne, and St. Peter's parish hall, Eastern Hill (Trimble, 1992; Coleman, 1996:56)

By 1921, Alexander North had retired and Williams established his own practice. Williams designed churches for a number of different denominations, but his commissions were mainly for Anglican churches (Coleman, 1996:56).

According to Trimble (1992) Williams believed the Gothic style to be mandatory in church design, but rejected the reproduction of established styles and sought instead, to use the idea of the Gothic, and Gothic motifs, in a manner appropriate to the particular requirements of each commission. His early churches also contain some splendid open timber roofs after the traditional medieval manner. Williams' churches were inevitably built in brick and he introduced the use of clinker bricks into local ecclesiastical architecture in 1925. At that time clinker bricks were maligned as a reject from the kiln. Trimble (1992) notes that:

*"The architect's humanism is apparent in his attention to the ladder [gradation] of sizes in the small scale of such details as doors, steps, materials, ceiling heights and levels of sills and dados . The well-crafted quality of his churches is also evident in the care given to fine finish in the details of brickwork and in timber furnishings. .*

*'His integration of contemporary with traditional methods of construction, his interpretation of form, and the evolution of his own style illustrate Williams' capacity for innovation [in contrast to his conservative image]. . The reproduction of*

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*established styles was rejected in favour of a more imaginative and personal approach."*

## References

### Primary sources

MMBW Detail Plans for Shire of Preston, VPRS 8601

Sands & McDougall Directories

Shire of Preston Rate Books, VPRS 8228

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Coleman, I & R et al, 'Twentieth Century Churches in Victoria. A study for the Historic Buildings Council', HBC, 1996

Darebin Historical Encyclopedia (DHE)

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

Lewis, Miles (ed.), 'Victorian churches, their origins, their story and their architecture', National Trust of Australia (Victoria), Melbourne, 1991

Trimble, Judith, 'Louis R. Williams: A Lifetime of Contribution', in 'Victorian Historical Journal', May-Aug 1982, Vol 53, Nos. 2 & 3, pp 152-158.

Dudley Harris pers. comm. to Peter Barrett on 10 June 2008

## Description

### Physical Description

This complex comprises a substantial clinker brick Inter-war church designed in a Gothic Revival style, and associated buildings situated at the southeast corner of High Street and Murray Road, Preston. The church is set back from its two street frontages by a mature garden, which includes a hedge of Bhutan Cypress (*Cupressus torulosa*) along the High Street elevation and an Elm (*Ulmus sp.?*) adjacent to Murray Road. Above a porch facing High Street is a plain tower with a steel cross at its top. The wall on the south elevation of the church has been altered and larger windows are now fitted to this wall, adjacent to the aisle, however the remainder of the church is relatively intact internally and externally. Internally, the walls of the church are face brick and the timber truss roof is exposed. The exterior cladding of the roof is terracotta tiles.

To the east of the church is a hall, which comprises part of the earlier church on the site. It has brick walls and a timber truss roof. The building originally faced Murray Road and much of it was destroyed by fire in the 1950s. Adjoining this is a Modernist addition with a hall and adjacent, at the rear of the former church is the second vicarage, which was built in the 1980s.

Further east along Murray Road is the original vicarage. It is an asymmetrically composed single-storey (painted) brick late-Victorian Italianate villa. The house is set back from its frontage behind a garden. A car park has been built into the eastern portion of this garden. The fence along the Murray Street frontage is bluestone (not original). The house has a hipped and gable roof clad in slate tile. A bay projects towards Bell Street that has a street-facing gable with a timber finial and fretwork at the gable end. A cast iron verandah extends to the west of the projecting bay and returns along the west elevation to a canted-bay. Another verandah extends along the east elevation to a Modernist addition. The former vicarage is now owned by Anglicare.

## Conservation Policy

### Objectives

- . To conserve the surviving original and early fabric of the complex that contributes to aesthetic and historical significance.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing or altered elements.

### Policy Basis

All Saints Anglican Church complex at 400 High Street, Preston is a fine example of an Anglican church complex in Darebin and it is important that it is retained as a record of the historic development of this municipality. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The complex, particularly the 1930 church, is relatively intact externally and internally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from both High Street and Murray Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

The 1930s All Saints Anglican Church was designed by the eminent architect Louis Williams, who had a distinguished career building many churches in Victoria. The majority of the churches were Anglican, but Williams did also design churches for other denominations. St Stephens Church, Ivanhoe was designed by Williams in 1926-27 and is of a domestic scale. Stylistically it is designed in a Gothic Revival style, but it has some Arts & Crafts detailing. In Darebin, Williams designed the Church of the Epiphany at Northcote. The church is a landmark in the district, partially because of its large scale, but also because of its location on top of Ruckers Hill. It is contemporaneous with his All Saints Anglican church. Williams had a long career and was still working as an architect in the 1960s.

From the mid-nineteenth century Gothic remained the predominant style for Anglican churches, which had traditional interiors (Lewis, 1991:8) and All Saints in this tradition albeit interpreted by Williams with his trademark Arts and Crafts detailing. The application of the historic Gothic style to Anglican churches was to endure until when into the post-World War Two period.

In terms of design, scale and integrity, All Saints Anglican Church complex at 400 High Street, Preston is also comparable with:

*Former Congregational Church, Yann Street, Preston.* Designed by the eminent nineteenth century architect Alfred Dunn, the church is large, and while it is sited in a side street south of Bell Street it is situated on one of highest points in Preston giving it a landmark quality. The building was completed in 1888 and is designed in a Gothic Revival style and is more ornate than All Saints Anglican Church. The former Congregational Church is now a Greek Orthodox Church and is included in the HO.

*Sacred Heart Church, 322 Bell Street, Preston.* This is a large Catholic Church complex comprising of a church, two schools (primary and secondary) Nuns' Home and Presbytery. The complex is contemporaneous with the establishment of the Anglican Church in Murray Road. The Sacred Heart Church is designed in a Classical Revival style. Its location on a rise in Bell Street, has given the complex a landmark quality. It is recommended for inclusion in the HO by this Study.

## Statement of Significance

*What is significant?*

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The All Saints Anglican Church complex at 400 High Street and 239 Murray Road Preston. The following elements contribute to the significance of the place:

- the c.1894 vicarage and the surviving c.1890 fabric of the church hall
- the 1930 brick church, its porch and 1956 tower, both designed by Louis Williams
- the Bhutan Cypress hedge along the street boundary and the mature Elm
- the brick fence.

The 1930 church is a substantial inter-war brick church in a Gothic Revival style, which faces west toward High Street. The church is set back from its two street frontages by a mature garden, which includes a Bhutan Cypress hedge along the High Street elevation and an Elm adjacent to Murray Road. Above a porch facing High Street is a plain tower with a steel cross at its top. The wall on the south elevation of the church has been altered and larger windows are now fitted to this wall, adjacent to the aisle, however the remainder of the church is relatively intact internally and externally. Internally, the walls of the church are face brick and the timber truss roof is exposed. The exterior cladding of the roof is terracotta tiles.

To the east of the church is a hall, which comprises part of the c.1890 church on the site. It has brick walls and a timber truss roof. Further east, no longer part of the site, is the original vicarage, an Italianate brick rendered villa with Gothic detailing to the windows.

Later alterations and/or additions to the church and hall, including the Modernist addition to the hall and the second vicarage, constructed in the 1980s at the rear of the former church, are not significant.

## *How is it significant?*

The All Saints Anglican Church complex at 400 High Street and 239 Gilbert Road, Preston is of local historic, aesthetic and social significance to Darebin City.

## *Why is it significant?*

Historically, the All Saints Anglican Church for its associations with the development of Preston into a city from the earliest phase of suburban development of Preston during the late nineteenth century land boom just before the economic crash of the 1890s to the massive growth in the 1920s. The closeness of the c.1889 church and vicarage to the site of the Shire Hall, built in 1893-5, shows the beginnings of urban settlement close to Preston's new civic precinct and the importance of the Anglican Church to the community at that time. The 1930 brick church, built during the Inter-war period, reflects in its scale Preston's growth during these years into a fully developed suburb of Melbourne and the continuing importance of the Anglican church in the historic development of Preston. The 1930 church and its 1956 additions are also significant as an example of the work of prolific church architect Louis Williams. (AHC criteria A.4, D.2, H.1)

Aesthetically, the All Saints Anglican Church at 400 High Street, Preston is significant as a fine example of an Inter-war Gothic Revival Church built in the years just prior to the demise of historicism in church design. The addition of the porch and tower in the Post-war period, designed by the same architect, is a successful and seamless addition to the building, which has maintained its integrity. The aesthetic qualities of the church are enhanced by the low brick fence and the mature landscaping (AHC criteria E.1 & F.1)

Socially, the All Saints Anglican Church complex is significant as a church complex that is known, used and valued by the local community over 110 years. (AHC criterion G.1)

## **Assessment Against Criteria**

### **Historic**

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## *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The All Saints Anglican Church complex at 400 High Street, Preston is considered to meet Criterion A.4 as a church complex associated with the development of Preston into a city from the earliest phase of suburban development of Preston during the late nineteenth century land boom just before the economic crash of the 1890s to the massive growth in the 1920s. The closeness of the c.1890 church and vicarage to the site of the Shire Hall, built in 1893-5, shows the beginnings of urban settlement close to Preston's new civic precinct and the importance of the Anglican Church to the community at that time. The 1930 brick church, built during the Inter-war period, reflects in its scale Preston's growth during these years into a fully developed suburb of Melbourne.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

All Saints Anglican Church complex at 400 High Street, Preston is considered to meet Criterion D.2 as it is a representative and intact example of an Anglican Church complex comprising a church, former church and hall, and two eras of vicarage.

## *RNE Criterion H.1*

*Importance for close associations with individuals or organizations whose activities have been significant within the history of the nation, State, or region.*

All Saints Anglican Church complex at 400 High Street, Preston is considered to meet Criterion H.1 for its associations with the Anglican church, which has played an important role in the history of the Darebin community. The 1930 church and its 1956 additions are also significant as an example of the work of prolific church architect Louis Williams.

## **Aesthetic**

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The All Saints Anglican Church complex at 400 High Street, Preston is considered to meet Criterion F.1 as a relatively intact and fine example of an Inter-war church designed in a Gothic Revival style. The porch and tower of the church built in the Post War period is a notable feature on the building and is a seamless addition to the original design.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

All Saints Anglican Church complex at 400 High Street, Preston is considered to meet Criterion G.1 as a church complex that is known, used and valued by the local community over a 110 year period.



# HERITAGE CITATION REPORT

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## Recommendations 2011

<b>External Paint Controls</b>	Yes
<b>Internal Alteration Controls</b>	Yes
<b>Tree Controls</b>	Yes
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the All Saints Anglican Church complex be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	SHOP	
<b>Address</b>	435 HIGH STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Shop	
<b>Citation Date</b>	2011	




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**Recommended Heritage Protection**      **VHR** No **HI** No **PS** Yes

**Architectural Style**      Victorian Period (1851-1901)

## History and Historical Context

### Thematic context

- . Theme: 4. Developing Darebin's economies; Sub-theme: 4.6 Retailing, hospitality and entertainment
- . Theme: 5. Building suburban Darebin; Sub-theme: 5.3 Developing the suburban ideal

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

- . The land boom of the 1880s - as much in its collapse as its success
- . The recovery period around the turn of the twentieth century
- . The post World War 1 boom, when Preston really began to thrive.

#### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more (Refer to Figure 2).

# HERITAGE CITATION REPORT

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## *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

## **Shop and residence - 435 High Street history**

The original purchaser of Crown Allotment 144 Parish of Jika Jika in August 1839 was Joseph Mitchell of London. This was half a square mile between Bell Street and Murray Road to the west of High Street. Mitchell leased the land to Timothy Shepherd, who used it for grazing sheep, and the property was known as Shepherd's Run. In 1872 the Mitchell family sold the land to Francis Bell, who subdivided it into six blocks and sold them, and it was further subdivided into 107 blocks in 1874 (Carroll & Rule, 1985:18, 23-5). Much of this area remained as farmland, with little commercial development along the central part of High Street in Preston until the twentieth century

The Council Club Hotel was built on the corner of High and Cramer Streets a few years before the Shire Hall was built on the opposite corner. However at that stage much of the retail and commercial development was taking place further south along High Street, and there was a little commercial and retail development in the blocks immediately surrounding the Hotel (Refer to Figure 2). In 1893 there were six new shops between the hotel and Broadbent Street, which was about half way between Cramer Street and Murray Road and it is probable that the present building was one of those shops.

## **References**

### **Primary sources**

Land Victoria, Certificates of Title and Subdivision plans, as cited  
MMBW Detail Plans for Shire of Preston, VPRS 8601  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

### **Secondary sources**

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
*Victorian Year Book* 1973

## **Description**

### **Physical Description**

A two-storey brick Victorian shop on the west side of High Street. The lower level has had its original shopfront replaced with a metal-framed shop window. A cantilevered awning extends across the facade between the ground and first floors.

The upper part of the facade is intact, retaining its original parapet that has a central panel flanked by pressed cement balusters. There are two cornices between the parapet and the heads of a pair of double-hung sash windows. Pilasters flank the window openings. The corners of the building, on the upper level, also have pilasters; the one to the south has been partially removed, probably when the adjoining single-storey Modernist shop was erected.

## Conservation Policy

### Objectives

. To conserve the c.1895 fabric of the building and its presentation to High Street.

### Policy Basis

This place is located within the Preston Central Structure Plan area and it is important that it is retained as an record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The historic character of the building is demonstrated by its intact upper facade and other surviving visible elements such as the chimney. The design of new development should therefore aim to retain these features.

### Guidelines

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or

- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

- it will upgrade the building to meet contemporary standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Ensure that signage does not become a dominant visual element.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

There is one of a small number of late nineteenth or early twentieth century shops in Preston. It compares with 283 High Street, and the larger J. Harvey Store at 626-8 High Street, which also retain relatively intact upper facades. Other early shops in this area such as 291 High Street are more altered. Typically, the upper facade remains intact, but the lower shopfront and awning are more recent replacements.

## Statement of Significance

### *What is significant?*

The Victorian rendered brick shop and residence, constructed c.1895, at 435 High Street, Preston is significant. The upper part of the facade is intact, retaining its original parapet that has a central panel flanked by pressed cement balusters. There are two cornices between the parapet and the heads of a pair of double-hung sash windows. Pilasters flank the window openings. The corners of the building, on the upper level, also have pilasters; the one to the south has been partially removed, probably when the adjoining single-storey Modernist shop was erected.

Later alterations and additions including the ground floor metal-framed shop window and cantilevered awning that extends across the facade between the ground and first floors are not significant.

### *How is it significant?*

The shop and residence at 435 High Street, Preston is of local historic significance to Darebin City.

### *Why is it significant?*

Historically, it is significant as one of a small number of surviving late nineteenth century shops in the High Street shopping centre, which illustrate the first phase of commercial development in the centre. (AHC criteria A.4, B.2, D.2)

## Assessment Against Criteria

### Historic

*RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

# HERITAGE CITATION REPORT

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The shop and residence at 435 High Street, Preston is considered to meet Criterion A.4 as it provides evidence of the first phase of commercial development of High Street. The opposite side of High Street was reserved municipal purposes and this development is typical of the speculative development that occurred just prior to the construction in 1895 of the Preston Shire (later Town) Hall on the opposite side of High Street.

## *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The shop and residence at 435 High Street, Preston is considered to meet Criterion B.2 as it is a rare example of a nineteenth century commercial building in Preston. Only three other nineteenth century commercial buildings have been identified and this is the only surviving example in the block between Gower Street and Murray Road.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The shop and residence at 435 High Street, Preston is considered to meet Criterion D.2 as a representative example of a Victorian shop and residence.

The upper facade of the shop at 435 High Street is considered to meet Criterion D.2 as a fine and intact example of Victorian commercial architecture.

## Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

Preston Central

**Aboriginal Heritage Place**

No

## Other Recommendations

It is recommended that the shop and residence at 435 High Street Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	SHOPS (FORMER)	
<b>Address</b>	471-73 HIGH STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Shop	
<b>Citation Date</b>	2011	



<b>Recommended Heritage Protection</b>	VHR No HI No PS Yes	
<b>Designer / Architect</b>	Sutherland, Gordon & Bruce, Sutherland, G.J.	<b>Architectural Style</b> Interwar Period (c.1919-c.1940) Moderne

## History and Historical Context

### Thematic context

Theme: 4. Developing Darebin's economies; Sub-theme: 4.6 Retailing, hospitality and entertainment  
Theme: 5. Building suburban Darebin; Sub-theme: 5.3 Developing the suburban ideal

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

The land boom of the 1880s - as much in its collapse as its success  
The recovery period around the turn of the twentieth century  
The post World War 1 boom, when Preston really began to thrive.



## *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

## **History of 471-3 High Street**

The original purchaser of Crown Allotment 144 Parish of Jika Jika in August 1839 was Joseph Mitchell of London. This was half a square mile between Bell Street and Murray Road to the west of High Street. Mitchell leased the land to Timothy Shepherd, who used it for grazing sheep, and the property was known as Shepherd's Run. In 1872 the Mitchell family sold the land to Francis Bell, who subdivided it into six blocks and sold them, and it was further subdivided into 107 blocks in 1874 (Carroll & Rule, 1985:18, 23-5). Much of this area remained as farmland, with little commercial development along the central part of High Street in Preston until the twentieth century

The Council Club Hotel was built on the corner of High and Cramer Streets in 1890, a few years before the Shire Hall was built on the opposite corner. However at that stage much of the retail and commercial development was taking place further south along High Street, and there was little commercial or retail development between Cramer Street and Murray Road until the twentieth century. By 1900 there were only six premises between the hotel and Murray Road, but 25 years later several more shops had been added, and more were added over the next few years. The growth seems to have a general trend from south to north (Sands & McDougall Directories).

The two or three properties closest to Murray Road remained as residences well into the mid 1930s, but in 1937 they were replaced by a new development of four shops with 'professional rooms' above as the High Street centre continued to develop. A newspaper article noted that 'A feature of building activities in the suburbs during the year has been the number of shops erected'. This development was described as 'one of several new buildings of this type in the [Preston] district'. The architect was G.J. & B. Sutherland of Collins Street and the builder was Mr. A.S. Cheek (Sands & McDougall Directories; *The Argus*, 'New shops at Preson', 9 December 1937, p.13).

In 1939 the building is listed as business premises for the first time in the Sands & McDougall Directory. The following tenants were listed:

- No. 473 Porter, jeweller
- No. 473a Service Radio Electric Co, electrician
- No. 473b Sweetman's Home Furniture & Preston Beauty Salon.

Over the years tenants of this building included a milliner, a dancing studio, a physiotherapist, Alexander's men's clothing. Porter the jeweller and watchmaker remained in business until 2004 when the business was finally sold. (Lexy Luly, pers comm.)

It is not known when the Bank of Cyprus opened its branch in the building, however it is within the last fifteen years, as this international banking institution first opened in Australia fifteen years ago. The Preston branch is one of its 5 branches in Melbourne (Bank of Cyprus website)

# HERITAGE CITATION REPORT

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## References

### Primary sources

Land Victoria, Certificates of Title and Subdivision plans, as cited  
Sands & McDougall Directories, as cited

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
Luly, Lexy, personal communication, August 2008  
*Victorian Year Book* 1973

### Websites

Bank of Cyprus ([www.bankofcyprus.com.au](http://www.bankofcyprus.com.au) - viewed 15 October 2007)

## Description

### Physical Description

A two-storey Inter-war brick Moderne shop/commercial building, on the southwest corner of High Street and Murray Road. The Bank of Cyprus Australia occupies the corner shop, and there are two other shops that form the complex in High Street, and another in Murray Road. At the street corner the building is splayed and its lower level has a metal frame shopfront of recent origin. A cantilevered awning extends across its east (High Street) elevation and north (Murray Road) elevation between the ground and first floors.

The upper parts of the east and north elevations are relatively intact. They have double-hung sash windows with horizontal glazing bars. These windows are set in a horizontal brick band that extends across both elevations: the dark brickwork of the building complementing the dark clinker brick Anglican church opposite. On the parapet are horizontal and vertical mouldings of a Moderne style. This parapet conceals the building's hipped roof clad in corrugated galvanised steel sheeting. A single-storey wing, either original or a sympathetic addition, extends to the west along Murray Road.

## Conservation Policy

### Objectives

To conserve the building to the extent of the 1939 fabric and its presentation to High Street and Gilbert Road.

### Policy Basis

This precinct is located within the Preston Central Structure Plan area and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does put some limits upon the type of new development. The upper facade is very intact and should be conserved. New development should be visually recessive (i.e. setback behind this facade) to maintain a clear visual separation between old and new and to ensure that the facade retains its prominence in the streetscape.

### Guidelines

In order to conserve the heritage significance of this place, it policy to:

# HERITAGE CITATION REPORT

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. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Ensure that signage does not become a dominant visual element.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This is one of the best and most intact examples of commercial interwar Moderne architecture in Preston and one of the few known to have been architect-designed. The detailing is more accomplished when compared with other interwar shops such as at 274-88 High Street that forms part of the High Street Commercial precinct and the shops at 352-72 High Street (Refer to separate citations in this Study).

## Statement of Significance

### *What is significant?*

The building, designed by G.J. & B. Sutherland and constructed by 1937, at 471-3 High Street, Preston is significant. The following elements contribute to the significance of the place:

- the intact Moderne detailing to the upper facades of the two storey section facing High Street and Murray Road and
- the single storey addition with Moderne detailing along Murray road to the rear of the building.

Later alterations and additions, including shopfronts and street awnings are not significant.

### *How is it significant?*

The building at 471-3 High Street, Preston is of local historic and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, it is significant as evidence of the commercial development associated with the post First World War boom when the population of Preston trebled within a decade. It illustrates the significant development in the decade after Preston was proclaimed a city in 1926 that cemented the role of this part of High Street as the civic and commercial heart of Preston. (AHC criteria A.4 & D.2)

It is architecturally significant as a representative example of an inter-war commercial building. It is notable for its intact upper level detailing, which illustrates the influence of the Moderne style upon inter-war architecture. (AHC criterion D.2)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The shops and residences at 471-3 High Street are considered to meet Criterion A.4 as it provides evidence of the significant commercial development that occurred in Preston in the post-First World War era, which led to it being proclaimed a City by 1926. It illustrates how this part of High Street surrounding the Town Hall was confirmed as civic and commercial heart of Preston.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The shops and residences at 471-3 High Street are considered to meet Criterion D.2 as a representative example of an inter-war commercial building. It is notable for its intact upper level detailing, which illustrates the influence of the Moderne style upon inter-war architecture

# HERITAGE CITATION REPORT

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	Preston Central
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the shops and residences at 471-3 High Street Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	J. HARVEY - GROCER (FORMER)	
<b>Address</b>	626-28 HIGH STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Shop	
<b>Citation Date</b>	2011	



# HERITAGE CITATION REPORT

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**Recommended**      **VHR - HI - PS** Yes  
**Heritage Protection**

**Architectural Style**      Victorian Period (1851-1901)

## History and Historical Context

### Thematic context

. Theme: 4. Developing Darebin's economies; Sub-theme: 4.6 Retailing, hospitality and entertainment

. Theme: 5. Building suburban Darebin; Sub-theme: 5.3 Developing the suburban ideal

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

. The land boom of the 1880s - as much in its collapse as its success

. The recovery period around the turn of the twentieth century

. The post World War 1 boom, when Preston really began to thrive.

#### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or

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three decades more.

## *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

The northern and eastern extremities of Preston remained rural or semi-rural until the second half of the twentieth century, and some parts that were formerly used for large psychiatric institutions, are even now being converted to residential suburbia.

## **J. Harvey Grocer history**

Crown Allotment 146 Parish of Jika Jika, bounded by present day Murray Road, High Street and Summerhill Road and the Darebin Creek, was one of the large allotments sold in the sales of land in what is now the City of Darebin on 1 August 1839. Thomas Walker, a Sydney merchant and speculator who had already purchased thousands of acres in the Port Phillip District, purchased the 1117 acre allotment, and began to sell the land at higher prices soon after. Charles Howard purchased the area between Wood Street and Tyler Street, and rented it to tenant farmer Thomas Farrell. Although Farrall continued to farm in the district until 1883, it is not certain if it was on the same land. By 1860, however a small settlement had formed around the corner of High & Wood Streets, and there were a number of small farms in the surrounding area, with Samuel Jeffrey's larger farm just to the north of Tyler Street. The block on the south east corner of High and Tyler Streets had been severed from Howard's land (Carroll & Rule, 1985:17-8 & 27). The subject site, between Percival and Winifred Streets is located in this block.

By 1889 there were three shops with dwellings in the block facing High Street. James Holmes had a brick store and eight room dwelling, which he rented from William Bartlett, a member of a local family of horticulturists. The other two brick shops with dwellings were owned by Tims (? or Tidd?) & Ferryman, and were occupied by Mrs Hocking, bootmaker and William Wainwright, draper. The 1892 Rate Book introduces some confusion into the matter, because it shows the two brick shops and dwellings owned by Bartlett, with Holmes, storekeeper and John Hunter as tenants. The other shop, now weatherboard, owned by Elizabeth Brown, was run as a greengrocer by Mary Sweeny. In the absence of street numbering, a perusal of Sands & McDougall Directory entries in the 1890s suggest that the two shops occupied by the storekeeper and bootmaker are most likely the subject site at 626-8 High Street.

The bootmaker's business returned to the Hocking family, listed under James Hocking until around 1892. Both shops changed hands a few times during the 1890s, and in 1900 they were listed as Bessie Thomas's store and boot shop and William Lockwood's grocery (Sands & McDougall Directory).

Title records show that Joseph Harvey, Greengrocer, acquired both shops on 15 January 1903 (Land Victoria). Harvey had previously been a grocer with a shop on the west side of High Street, near Station Street (Sands & McDougall Directory). The Darebin Historical Encyclopedia suggests that Harvey ran the business at the subject site from 1896, but neither the title records nor the Directories support this earlier date. Obviously, from the photographs, when Harvey did move to this shop he developed it as a substantial general store, also taking over the smaller shop next door as a grain and



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chaff store. Harvey's store was called Cornwall House, and rivalled the older established Wood's store that had served this part of Preston for decades (DHE).

Thomas Harvey died in 1906 and his widow, Susan became owner. She died in 1930 and James Thomas Harvey (son?), High Street 'Storekeeper' became the owner by 1933. The Harvey family ran the grocer's shop until the end of the Second World War, and there is still an old painted sign 'J Harvey Grocer' on the rear wall of the building. Subsequently it continued to operate for as a grocers for many years, then had a succession of different owners and uses, including a TAB in 1971 and later a real estate agent (DHE).

Lexy Luly remembers the following about the former grocer:...that many elderly Preston residents recall the horse and cart delivery of their groceries from Harvey's Store and the large cheeses cut by Harvey always [came with] a small piece to taste, Also the large cutter boxes with the butter cut and patted into shape with wooden 'paddles' (Lexy Luly, pers. comm)

## References

### Primary sources

Land Victoria, Certificates of Title and Subdivision plans, as cited  
Sands & McDougall Directories, as cited

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia (DHE)  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
Luly, Lexy, personal communication, August 2008  
*Victorian Year Book* 1973

## Description

### Physical Description

The former J. Harvey Grocer Store is a late-Victorian/Federation two-storey rendered brick shop and residence on the southwest corner of High and Winifred Streets. The building has two hipped roofs clad in corrugated galvanised steel sheeting, partially concealed from the street by a low rendered brick parapet with a horizontal console-type motif along its top. The roof of 626 High Street is slightly higher, as its shop is wider. There are two brick chimneys on 628 High Street. The ground floor of the west (High Street) elevation has been modified with the replacement of the original shopfront and verandah shown in early photos, however, but the upper level of this elevation retains its original window openings. A cornice with vermiculated mouldings at its ends, and its centre, extends across the facade between the ground and first floor, directly above an awning. There is also a cornice that projects from the building at the base of the parapet. The building has a landmark quality, particularly when viewed from Regent Street, closing the vista of this street where it intersects with High Street.

The east (rear) elevation has early painted signage 'J. Harvey Grocer', the early occupants of the building (Figure 3). Apart from minor modifications to the chimneys and additions at the ground floor level, the rear section containing the residences remains very intact.

## Conservation Policy

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## Objectives

- . To conserve the c.1890 fabric of the building and the early painted sign on the rear facade.

## Policy Basis

This place is located within the Preston Central Structure Plan area and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. With the exception of the lower facade the building has a high degree of external integrity and this should be maintained. There is good photographic evidence of the early appearance of the building and this would enable restoration and reconstruction work to be carried out if the opportunity arises.

## Guidelines

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Ensure that signage does not become a dominant visual element.

## Specific guidelines

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The following specific actions are recommended, should the opportunity arise:

- . The removal of the inappropriate paint scheme from the facade by an approved method and the reinstatement of an appropriate colour scheme
- . The reconstruction of the front verandah and other missing facade detail such as the urns to the parapet on the basis of the historic photographic evidence (Refer Figure 2, see also another early image on the Darebin Historic Encyclopedia website).

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This is one of the earliest known surviving shops in Preston and one of the largest and most intact. It compares with the surviving single-fronted nineteenth century shops at 283 and 435 High Street and the early twentieth century shops at 107-09 High Street.

## Statement of Significance

### *What is significant?*

The former J. Harvey Grocery Store and residence, also known as Cornwall House, constructed c.1895, at 626-8 High Street, Preston. It is a late-Victorian/Federation two-storey rendered brick building with two hipped roofs clad in corrugated galvanised steel sheeting, partially concealed from the street by a low rendered brick parapet with a horizontal console-type motif along its top. The roof of 626 High Street is slightly higher, as its shop is wider. There are two brick chimneys on 628 High Street. The ground floor of the west (High Street) elevation has been modified with the replacement of the original shopfront and verandah shown in early photos, however, but the upper level of this elevation retains its original window openings. A cornice with vermiculated mouldings at its ends, and its centre, extends across the facade between the ground and first floor, directly above an awning. There is also a cornice that projects from the building at the base of the parapet. The building has a landmark quality, particularly when viewed from Regent Street, closing the vista of this street where it intersects with High Street. The east (rear) elevation has early painted signage 'J. Harvey Grocer', the early occupants of the building. Apart from minor modifications to the chimneys and additions at the ground floor level, the rear section containing the residences remains very intact.

Later alterations and/or additions, including shopfronts and street awnings, are not significant

### *How is it significant?*

The former J. Harvey Grocery Store and residence, also known as Cornwall House, at 626-8 High Street, Preston is of local historic and aesthetic significance to Darebin City.

# HERITAGE CITATION REPORT

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## *Why is it significant?*

Historically, it is significant as a surviving example of a nineteenth century shop and residence that is associated with the later development of one of the first commercial areas within Preston. As the earlier Woods store has been demolished, this building remains as rare evidence of the commercial development that occurred in the northern part of High Street in the nineteenth century. The early painted sign provides evidence of the long association of the building with the Harvey family and is a rare surviving example of this type of external advertising. (AHC criteria A.4, B.2, D.2, H.1)

Architecturally, it is significant as a fine example of a Victorian commercial building, and one that is known and valued by the community as an historic marker. The historic character of the building is also enhanced by the early painted sign on the east elevation. (AHC criteria D.2 & E.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The former J. Harvey Store is considered to meet Criterion A.4 as it provides important evidence of the early development of this part of Preston. As noted in the History, Preston's early European settlers tended to cluster around two centres with one being centred on the corner of High and Wood Streets, where Wood's store opened in 1850, which extended northwards to Tyler Street and the area known as Irishtown, later Regent. While it was not the first shop in this part of Preston, it was one of the earliest and grew to become one of the most important general produce stores in the area. The earliest store, constructed nearby on the corner of Wood Street has been demolished and so this building and the nearby Methodist Church survive as evidence of this early phase of development.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The former J. Harvey Store is considered to meet Criterion B.2 as a rare example of a late nineteenth century store in this part of Darebin. While nineteenth century shop buildings are more common in southern parts of the municipality, this is one of a small number of nineteenth century shop and residences in the area north of Bell Street. The early painted sign is also significant as a rare surviving example of an early form of advertising.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The former J. Harvey Store is considered to meet Criterion D.2 as it is a representative example of an early general and produce store that essentially fulfilled the role now played by supermarkets. The residence lived in by the family can still be seen at the rear, along with an early painted sign that

### **Aesthetic**

#### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

# HERITAGE CITATION REPORT

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The former J. Harvey Store is considered to meet Criterion E.1 as it is a building that is well known and valued in the community. The prominent siting, scale and location of the building gives it landmark qualities. This is demonstrated by its inclusion on the Darebin Heritage Encyclopedia.

## Recommendations 2011

<b>External Paint Controls</b>	Yes
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	-
<b>Incorporated Plan</b>	Preston Central
<b>Aboriginal Heritage Place</b>	-

## Other Recommendations

It is recommended that the former J. Harvey Grocer (Cornwall House) at 626-8 High Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	HOUSE	
<b>Address</b>	10 Hotham Street PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Victorian Period (1851-1901)  
Italianate

## History and Historical Context

### Thematic context

Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston in the nineteenth century

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an

important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### **History of Prestonia, 10 Hotham Street, Preston**

As noted above, South Preston, close to the junction of Plenty Road with High Street, was one of the focal points of the early urban settlement of Preston. In the mid to late nineteenth century it was an area of small farms and brickworks, with a large bacon factory at the junction. There were large clay holes on either side of Hotham Street.

This property is the result of a boom era subdivision of 5 acres of land, which was purchased in February 1888 by the partnership of James William Storey, Samuel Mitchell and George Robert Story. The land was soon subdivided and this property (lot 41 on LP 1813) at the south-east corner of Montague Street was acquired by James Storey by transfer of shares from his partners. The property on the opposite corner (No.12) was acquired in April 1888 by Samuel Mitchell (q.v.) (Land Victoria V.1991 F.169, LP 1813).

The substantial double-storey house on this site, later to be known as *Prestonia*, was built by about 1891. The resident of *Prestonia* was Hector McKenzie from around 1892 to 1900. In 1920 the occupant was J.T. Coles and in 1922 Mrs Harris, a 'ladies nurse', possibly ran a private maternity hospital there. In 1974 the house was listed as Prestonia Private Hospital, run by G. & L.P. Pearsell. The house is shown on a 1909 MMBW plan which illustrates the limited extent of residential settlement at that time. It is one of a small number along Hotham Street, which are situated in two groups - one between the Preston South State School and Bell Street, and this area between Raglan and Dundas Streets (Sands & McDougall).

The map shows a large residential allotment on the south east corner of Hotham and Montague Streets (now No.10), named *Prestonia*. The house has a bay window facing Hotham Street, and a return verandah and is almost identical in layout with the house constructed for Mr Mitchell at No.12 on the other side of Montague Street. At the rear is a hot house with gates next to it opening on to Montague Street. There are other large sheds along the southern boundary and at the back.

### **References**

#### *Primary sources*

Land Victoria, Certificate of Title V.1991 F.169, LP 1813

# HERITAGE CITATION REPORT

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MMBW Detail Plan 2373, dated 1909, VPRS 8601  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

## *Secondary sources*

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston : lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

A substantial rendered brick two-storey Victorian Italianate house built on the southeast corner of the Hotham and Montague Streets. The house has a hipped roof clad in slate tile roofing. A canted bay projects towards Hotham Street at one side, and to the south of this is a two-storey verandah (not original) that extends along the remainder of the west elevation and returns along the south elevation ending at a projecting bay that faces south. Remnants of the original/early garden may survive. The house is similar and contemporaneous to *Crawford* on the northeast corner of the adjacent intersection. The house is flanked by single storey additions on both its north and south sides. The addition to the north, which extends along the Montague Street boundary, is attached to the Victorian house and is unsympathetic.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Victorian era appearance of the house in a garden setting when viewed from Hotham Street or Montague Street.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is one of a small number of boom era mansion villas surviving in Preston and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Hotham Street.

### Guidelines

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.



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- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This house is among a small number of late nineteenth century boom era houses in Preston. These types of buildings are more common in Northcote, but relatively rare in Preston. In terms of their design and integrity it is comparable with similar examples already within the Heritage Overlay. Comparative examples identified by this Study within Preston and recommended for inclusion in the HO include:

*House, 12 Hotham Street.* The house, *Crawford*, is built on the opposite corner of Hotham and Montague Streets, and was built around the same time as the house at 10 Hotham Street, and is similar in scale, form, materials and architectural embellishment. Although *Prestonia* is more intact, it has had its integrity diminished by the addition of an unsympathetic wing along its Montague Street boundary, which is attached to the north elevation of the house.

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*65 May Street, Preston.* The house is similar in scale, form, materials and architectural embellishment to 12 Hotham Street, but has had its integrity diminished by the addition of an unsympathetic garage to the side of the house.

*House, 34 King William Street, Reservoir,* This is a two storey Victorian villa with a similar level of integrity and detailing.

## Statement of Significance

*What is significant?*

*Prestonia*, the house at 10 Hotham Street, Preston, constructed c.1892 for John C. Clinch, is significant. It is a substantial rendered brick two-storey Victorian Italianate house built on the southeast corner of the Hotham and Montague Streets. The house has a hipped roof clad in slate tile roofing. A canted bay projects towards Hotham Street at one side, and to the south of this is a two-storey verandah (not original) that extends along the remainder of the west elevation and returns along the south elevation ending at a projecting bay that faces south. The house is similar and contemporaneous to *Crawford* on the northeast corner of the adjacent intersection.

Later alterations and additions including the single storey additions which flank the house on both its north and south sides, are not significant.

*How is it significant?*

*Prestonia*, the house at 10 Hotham Street, Preston is of local historic and architectural significance to Darebin City.

*Why is it significant?*

Historically, *Prestonia* is significant as evidence of the small degree of successful development achieved by developers in Preston during the land boom just before the economic crash of the 1890s (AHC criterion A.4).

It is architecturally significant as a representative example of a Victorian Italianate villa erected during the land boom of the late nineteenth century. The significance of the place is enhanced by its rarity value as one of a small number of similar substantial villas within Preston. (AHC criteria B.2, D.2).

## Assessment Against Criteria

### Historic

*RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

*Prestonia*, the house at 10 Hotham Street is considered to meet Criterion A.4 as it provides evidence of development of rural areas Preston during the late nineteenth century land boom.

*RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

*Prestonia*, the house at 10 Hotham Street is considered to meet Criterion B.2 as one of a small number late nineteenth century boom era mansions within Preston.

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## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

*Prestonia*, the house at 10 Hotham Street is considered to meet Criterion D.2 as it is a representative example of a large Victorian Italianate villa that is typical of the houses erected during the late nineteenth century boom in suburbs such as Preston.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

Research has not established any significant associations. Further research about early occupants such as Hector McKenzie, however, may be worthwhile.

## **Recommendations 2011**

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

-

**Aboriginal Heritage Place**

No

## **Other Recommendations**

It is recommended that *Prestonia*, the house at 10 Hotham Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	HOUSE (CRAWFORD)	
<b>Address</b>	12 Hotham Street PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Mansion	
<b>Citation Date</b>	2011	




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**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Victorian Period (1851-1901)  
Italianate

## History and Historical Context

### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 2.3 Promoting settlement

. Theme: 5. Building suburban Darebin; Sub-theme: 5.3 Developing the suburban ideal

### History of Preston

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small

holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### ***Crawford, 12 Hotham Street, Preston***

As noted above South Preston, close to the junction of Plenty Road with High Street, was one of the focal points of the early urban settlement of Preston. In the mid to late nineteenth century it was an area of small farms and brickworks, with a large bacon factory at the junction. There were large clay holes on either side of Hotham Street.

This property is the result of a boom era subdivision of 5 acres of land, which was purchased in February 1888 by the partnership of James William Storey, Samuel Mitchell and George Robert Story. This property (lot 41 on PS 1813) at the north-east corner of Montague Street was acquired in April 1888 by Samuel Mitchell by transfer of shares from his partners. The property on the opposite corner was acquired by James Storey (q.v.) (V.1991 F.169, LP 1813). Mitchell, a storekeeper and grazier, was also a prominent boom-time speculator. In October 1888 he transferred ownership to Elizabeth Jane Mitchell (his wife?). In September 1891 Elizabeth took out a mortgage over the property (V.2007 F.252) and in 1892 the Sands & McDougall Directory lists Samuel Mitchell as the first occupier.

Mitchell, a Methodist, was involved with several other local speculators who were also Methodists, in forming the Yann's Estate Coy Pty Ltd in 1888, which bought surplus land from the South Preston Methodist Church (Forster, 1968:54-5). The church constructed an elaborate building in Yann Street in 1889. The estate where *Crawford* is located appears to be part of Yann's Reserve (see map Carroll & Rule, 1985:70), which was one of Preston's more successful subdivisions.

Mitchell did not remain for long in his new house in nearby Hotham Street for long. William Ball occupied it in 1894, and George Grey was the occupant in 1900. On 5 December 1919, the property was sold to William Bryant Howe, 'Patent leather dresser'. Howe had established the factory complex that bore his name in nearby High Street. Soon after the land was subdivided in two with William retaining ownership of the rear lot, while the front lot facing Hotham Street containing the house was transferred to Annie Emma Howe, widow, whose address is given as 12 Hotham Street. Annie died in 1932 and ownership passed to Edward Brighton (V.2007 F.252). In 1974 the house had become Mrs K. Delaney's Carmel Nursing Home.

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The house is shown on a 1909 MMBW plan which illustrates the limited extent of residential settlement at that time. It is one of a small number of houses along Hotham Street, which are situated in two groups - one between the Preston South State School and Bell Street, and this area between Raglan and Dundas Streets.

The map shows a large residential allotment on the north east corner of Hotham and Montague Streets (now No.12) named *Crawford*, which extends through to what is now Cowper Street at the rear. The a house has a bay window facing Hotham Street, and a return verandah, and is almost identical with No.10 on the other side of Montague Street, apart from an additional wing at the back. At the rear of the house is a large U-shaped section, possibly a later addition.

## References

### Primary sources

Land Victoria, Certificates of Title and Subdivision plans, as cited  
MMBW Detail Plan 2373, dated 1909, VPRS 8601  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985.  
Darebin Historical Encyclopedia (DHE)  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

A substantial rendered brick two-storey Victorian Italianate house built on the northeast corner of the Hotham and Montague Streets. The house has a hipped roof clad in slate tile roofing. Two rendered brick chimneys, with mouldings at their tops, extend up from the roof towards its rear. A canted bay projects towards Hotham Street at one side, and to the south of this is a two-storey verandah (not original) that extends along the remainder of the west elevation and returns along the south elevation ending at a projecting bay that faces Montague Street. At the rear of the house is a two-storey timber addition of early origin. Remnants of the original/early garden survive. The house is similar and contemporaneous to *Prestonia* on the southeast corner of the adjacent intersection. It appears to be under renovation.

The garden contains some remnants of early plantings including conifers along the front and side boundaries, old Pepper trees (*Schinus molle* var. *areira*) along the side boundary facing Montague Street and an old Italian Cypress in the rear yard (*Cupressus sempervirens*).

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the Victorian era appearance and garden setting of the house when viewed from Hotham and Montague Streets.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

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## Policy Basis

This place is one of a small number of boom era mansions surviving in Preston and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from both Hotham and Montague Streets.

## Guidelines

In order to conserve the heritage significance of this place, it is policy to:

. Conserve the fabric of the building and other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building; and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This house is among a small number of late nineteenth century boom era houses in Preston. These types of buildings are more common in Northcote, but relatively rare in Preston. In terms of their design and integrity it is comparable with similar examples already within the Heritage Overlay. Comparative examples identified by this Study within Preston and recommended for inclusion in the HO include:

*House, 10 Hotham Street.* The house, *Prestonia*, is built on the opposite corner of Hotham and Montague Streets, and was built around the same time as the house at 12 Hotham Street, and is similar in scale, form, materials and architectural embellishment. Although *Prestonia* is more intact, it has had its integrity diminished by the addition of an unsympathetic wing along its Montague Street boundary, which is attached to the north elevation of the house.

*65 May Street, Preston.* The house is similar in scale, form, materials and architectural embellishment to 12 Hotham Street, but has had its integrity diminished by the addition of an unsympathetic garage to the side of the house.

*House, 34 King William Street, Reservoir,* This is a two storey symmetrical Victorian villa, which appears to be more intact.

## Statement of Significance

### *What is significant?*

The house at 12 Hotham Street, Preston formerly known as *Crawford*, constructed c.1892 for Samuel Mitchell is significant. It is a two storey Victorian Italianate villa with timber additions to the rear that are of original/early origin. Original/early plantings including Pepper trees, an Italian Cypress and conifers also contribute to the significance of the place.

Later alterations and additions are not significant.

### *How is it significant?*

The house at 12 Hotham Street, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, *Crawford* is significant as evidence of the small degree of successful development achieved by developers in Preston during the land boom just before the economic crash of the 1890s. It has strong associations with Samuel Mitchell, a storekeeper and grazier, who was also a prominent boom-time speculator. Mitchell, a Methodist, was involved with several other local speculators who were also Methodists, in forming the Yann's Estate Coy Pty Ltd in 1888, which bought surplus land from the South Preston Methodist Church. This property is part of an estate that appears to be Yann's Reserve, which was one of Preston's more successful subdivisions. (AHC criteria A.4, D.2, H.1).

*Crawford* is architecturally significant as a rare and relatively intact representative example of a substantial Italianate villa in Preston. The remnants of old trees provide an appropriate setting for the house (AHC criteria B.2, D.2).



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## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

*Crawford*, the house at 12 Hotham Street is considered to meet Criterion A.4 as it provides evidence of development of rural areas Preston during the late nineteenth century land boom.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

*Crawford*, the house at 12 Hotham Street is considered to meet Criterion B.2 as one of a small number late nineteenth century boom era mansions within Preston.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

*Crawford*, the house at 12 Hotham Street is considered to meet Criterion D.2 as it is a representative example of a large Victorian Italianate villa that is typical of the houses erected during the late nineteenth century boom in suburbs such as Preston.

#### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

*Crawford*, the house at 12 Hotham Street is considered to meet Criterion H.1 because of its association with Samuel Mitchell, a storekeeper and grazier, who was also a prominent boom-time speculator. Mitchell, a Methodist, was involved with several other local speculators who were also Methodists, in forming the Yann's Estate Coy Pty Ltd in 1888, which bought surplus land from the South Preston Methodist Church. The estate appears to be Yann's Reserve, which was one of Preston's more successful subdivisions.

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that Crawford, the house at 12 Hotham Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	PRESTON SOUTH PRIMARY SCHOOL No. 824		
<b>Address</b>	56B HOTHAM STREET, PRESTON	<b>Significance Level</b>	Local
<b>Place Type</b>	School - State (public)		
<b>Citation Date</b>	2011		




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<b>Recommended Heritage Protection</b>	VHR - HI - PS -		
<b>Designer / Architect</b>	Public Works Department	<b>Architectural Style</b>	Victorian Period (1851-1901), Interwar Period (c.1919-c.1940)
<b>Maker / Builder</b>	No information held		

### History and Historical Context

#### Thematic context

7. Community and culture  
7.2 Educating

#### History of Preston

The early history of Preston reflects three important eras of residential, commercial and community development:

- the land boom of the 1880s - as much in its collapse as its success
- the recovery period around the turn of the twentieth century
- the post World War 1 boom, when Preston really began to thrive.

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## *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

## *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

## **Contextual history of education in Preston**

Before the establishment of the State school system in 1872, education was provided by local community groups, particularly churches, who gained some government funding towards the building and running of schools. In 1864 residents at Preston South, then known as Gowerville, applied to the National and Denominational Board of Education of for funding for a Common school. The closest schools were then at Pentridge (Coburg) and Heidelberg, they claimed - although there was a Wesleyan school and an Anglican school within two miles - and that there were 155 school age children in the district. H. Lane donated land on the south-east corner of Raglan and Albert Streets and some funds had been raised by the community to attract the pound for pound government subsidy. The parents built a small wooden building on the site and it opened in 1865 without a government subsidy. In June 1866 the subsidy was granted to the Gowerville Common School No 824 (not to be confused with Gowerville Primary School, which was constructed later in

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Bell Street). In 1868 there were 47 students on the role and in about 1873 it became Gowerville State School under the *Free, Compulsory and Secular Education Act* 1872. By this stage the school was much too small for the number of children, and it was relocated to a new, more central location, in Hotham Street in 1878 (Carroll & Rule, 1985:39-41; Blake, Vol 3, 1973:49).

The Gowerville State School was the first Government School in Preston and remained the only Government School until the Preston (North) State School No.1494 (q.v.) was opened in 1874 on its present site in Tyler Street. These two schools were to serve Preston until West Preston in Murray Road opened in 1915. The population boom in Preston after World War One placed led to overcrowding, and between 1924 and 1928 three new schools were opened. These included Reservoir in 1924 and two in Preston in 1928 at Sylvester Grove (Preston East State School) and in Oakover Road (Bell State School).

### **History of South Preston (Gowerville) Primary School No.824**

As noted above by the early 1870s the old Gowerville State School No.824 was too small for the growing enrolments. The situation was exacerbated by the closure in December 1874 of the Wesleyan School at the corner of High and Tyler streets and so in 1878 the Education Department purchased the present school site in Hotham Street from local farmer Thomas Bransgrove and built a new school. It was a brick building, about 12 metres by 6 metres, which was built by R. Davies for £692 (Carroll & Rule, 1985:41).

Because of retrenchments during the 1890s depression, Preston (North) School in Tyler Street was amalgamated with Gowerville School with Andrew Hanna as head. Students were only taught to grade 3 at Tyler Street, and had to continue the later years at Gowerville until 1902 (Carroll, 1985:41-2; Blake, Vol 3 1973:69-70).

The school was officially renamed South Preston State School No.824 in 1902, and the building was enlarged in the same year at a cost of £2,000 with the addition of an infants' department comprising four rooms at the rear of the 1878 school. A separate office was built between the two buildings. Further additions were made in 1923 and 1925, to accommodate rising enrolments during Preston's post-war boom (Carroll & Rule, 1985:41). A hall was added in 1957. Much of the school was destroyed by fire in 1968, and rebuilt with eleven classrooms, a library and craft room. In 1969 the enrolment was 426 children (Blake, Vol 3, 1973:49).

The surviving part of the old building is still in use in 2007. The multicultural nature of the school community is recognised with the teaching of Macedonian, Greek and Mandarin languages.

### **Arbor Day**

Arbor Day is a 119 year old tradition of promoting tree planting and getting schools and their local community involved in all the processes of planning and implementing a tree planting project. The first Arbor Day was held on 10 April 1872 in Nebraska, USA, when one million trees were planted. In Australia the first Arbour Day was held on June 20 1889 in the Adelaide parklands with nearly 3500 children participating in the ceremony (NRCLV).

In Victoria, Arbor Day became an important part of the school year and an incentive to participate was the annual school garden prize established in 1903 by the Australian Natives' Association (ADB). Arbor Day occurred in June with such activities as tree-plantings, special lessons, and lectures from visiting speakers and involvement with the larger community (NRCLV).

Arbor Day activities in schools were supported by the State Schools' Nursery, which was established in Hughesdale just prior to the First World War. It provided plants for school gardens and to educate children in horticultural principles. The Nursery was established by Cyril Everett Isaac, a school teacher, conservationist and horticulturalist. Educated at Maldon and Lake Rowan state schools, in 1900 Isaac was sent as a student-teacher to Lee Street State School, North Carlton. From his earliest days there, his ideas on education were entwined with his love of horticulture and it is said that wherever he worked, his schools regularly competed for the annual ANA school garden prize. In 1909 he suggested that

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teacher enthusiasts in the Bendigo inspectorate should exchange plants; Frank Tate, the director of education, became interested, and in August 1910 the Victorian State Schools' Horticultural Society was launched. Isaac was its first executive-secretary and full-time supervisor (1913-22) of school gardening (ADB).

By the late 1950s Arbor Day was no longer observed as a special occasion and it consequently 'disappeared from the school calendar' (NRCLV). However, the Arbor Day concept was revived in the form of Arbor Week in 1982 by Paul Crowe OAM, the former Principal of the State Schools' Nursery (which later became known as the Victorian Schools Nursery). The week became celebration of classroom work on the environment, outdoor activities, including tree planting with various community, local government and statutory authorities. It continues on as an important annual environmental event (NRCLV).

## Sources

MMBW Detail Plans for Shire of Preston, VPRS 8601

Blake, L., *Vision and Realisation: A Centenary History of State Education in Victoria*, Education Department of Victoria, 1973

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Darebin Historical Encyclopedia

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

(ADB) Australian Dictionary of Biography online (viewed 5 July 2008)

<http://www.adb.online.anu.edu.au/biogs/A140611b.htm>

(NRCLV) Natural Resources Conservation League of Victoria website (viewed 5 July 2008)

<http://www.nrcl.org.au/arbor.history.php>

<http://www.prestonsouthps.vic.edu.au/Preston%20South.htm>

## Description

### Physical Description

South Preston Primary School No.824 comprises a complex of buildings erected from the late nineteenth century through to the late twentieth century. The original part of the school, built in 1878, with later additions in 1902 and the 1920s, survives. It has a gabled roof that has been re-clad in corrugated galvanised steel sheeting. The roof projects over the gable ends to form deep eaves that have their soffits lined with timber and are supported by timber brackets. The windows have segmental arched heads, fitted with multi-paned timber frame double-hung sashes. The sills of the windows are bluestone.

A long Modernist brick wing extends along the school's Hotham Street frontage, which conceals the original primary school building from this street. Another Modernist classroom block extends in a parallel arrangement behind the Hotham Street block. Both are of a standard design used for Education Department primary and tertiary school buildings of the 1960s and early 1970s, having a raked roof that forms a series of clerestory windows above each blocks corridor.

To the south of the original building is a cream brick Modernist hall. It has a flat steel deck roof. Of interest are two weatherboard sheds to the rear of the school, which are probably from the early twentieth century. The walls of the sheds are clad in weatherboards and they have gambrel roofs clad in corrugated galvanised steel. They were most probably built as shelter sheds.

The site contains some notable mature exotic trees including English Elms (*Ulmus procera*) planted by students on Arbor Day.

## Conservation Policy

### Objectives

To conserve the surviving original or early fabric of the buildings constructed in the 1920s and any earlier fabric, should it be extant.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing or damaged features.

### Policy Basis

Preston Primary School was established in the early years of permanent settlement of the district and the current buildings are reflective of the growth of Preston into a residential area from the early twentieth century. It is important that Preston Primary School is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The 1920s school buildings are relatively intact externally and this contributes to their significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Tyler, Foch and Killara Streets.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- Discourage the demolition of elements of primary significance except where it can be demonstrated that:
- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

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- It will assist in the long term conservation or maintenance of the place, or
  - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This school is the earliest school complex in Preston. It compares with Northcote Primary School No.1401, which comprises building from 1878-1920 and Wales Street Primary School No.3319, which was developed in stages from 1891 to 1915. Comparative examples identified by this Study and recommended for inclusion in the Heritage Overlay include:

*Preston (North) Primary School, 240 Tyler Street, Preston.* None of the nineteenth century buildings survive.

*Thornbury Primary School, 16-22 Hutton Street, Thornbury.* Built in 1915 with additions in 1925, it is comparable to the 1920s additions in terms of scale, form, materials and design.

*Preston West Primary School, 383 Murray Road, West Preston.* Built in 1915 with additions in 1927, it is comparable to the 1920s additions in terms of scale, form, materials and design.

## Statement of Significance

*What is significant?*

The South Preston Primary School No.824 at 56B Hotham Street, Preston was established on this site in 1878 and was the first State primary school in the Preston area. Additions were made to the original school in 1902 and further



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additions were made in the 1920s at a time when Preston was experiencing significant growth. The following elements contribute to the significance of the place:

- The original part of the school, built in 1878, with later additions in 1902 and the 1920s. This has a gabled roof that has been re-clad in corrugated galvanised steel sheeting. The roof projects over the gable ends to form deep eaves that have their soffits lined with timber and are supported by timber brackets. The windows have segmental arched heads, fitted with multi-paned timber frame double-hung sashes. The cills of the windows are bluestone.
- The two weatherboard sheds to the rear of the school, which are probably from the early twentieth century. The walls of the sheds are clad in weatherboards and they have gambrel roofs clad in corrugated galvanised steel. They were most probably built as shelter sheds.
- Mature trees including Elms (*Ulmus sp.*)

Later alterations and additions and the post-Second World War school buildings are not significant.

## *How is it significant?*

The South Preston Primary School No.824 at 56B Hotham Street, Preston is of local historic and social significance to Darebin City.

## *Why is it significant?*

Historically, the South Preston Primary School No.824 is significant as it provides tangible evidence of the creation and development of the first State primary school in Preston. The site now contains the oldest school building in Preston and the significant growth of Preston in the inter-war period is reflected in the various additions and alterations made to the complex in the 1920s. The mature plantings in the school yard provide evidence of Arbor Day, an important event in the lives of school children in the early twentieth century. (AHC criterion A.4)

Socially, the South Preston Primary School No.824 is significant as an educational facility that has been known, used and valued by the Preston community for over 130 years. (AHC criterion G.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The South Preston Primary School No.824 is considered to meet Criterion A.4 for its associations with the first State primary school in Preston. The site now contains the oldest school building in Preston and the significant growth of Preston in the inter-war period is reflected in the various additions and alterations made to the complex after its completion. The plantings in the school yard provide evidence of Arbor Day, an important event in the lives of school children in the early twentieth century.

### **Social**

#### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

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The South Preston Primary School No.824 is considered to meet Criterion G.1 as it has, and continues to be, known, used and valued by the Preston community.

## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None Specified
Aboriginal Heritage Place	No

## Other Recommendations

It is recommended that the South Preston State School at 56B Hotham Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration includes the 1902 school building and mature trees.

## HERITAGE CITATION REPORT

<b>Name</b>	HOUSE (RAINHAMVILLE)	
<b>Address</b>	4 Hurlstone Avenue PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	



<b>Condition</b>	Good	
<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
	<b>Architectural Style</b>	Victorian Period (1851-1901)

## History and Historical Context

### Thematic context

. Theme: 2. Peopling Darebin, 2.3 Promoting settlement

. Theme: 5. Building suburban Darebin, 5.3 Developing the suburban ideal

### History of Preston

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small

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holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### **History of 4 Hurlstone Avenue, Preston**

As noted above South Preston, close to the junction of Plenty Road with High Street, was one of the focal points of the early urban settlement of Preston. In the mid to late nineteenth century it was an area of small farms and brickworks, with a large bacon factory at the junction, and Hurlston's grain mill nearby.

Prior to the 1970s Hurlstone Avenue was known as Blundy Avenue, but Blundy Avenue was not listed in the Sands & McDougall Directory until 1920. Prior to the creation of Blundy Avenue this property was part of a 2 acre allotment purchased in 1889 by Moses John Blundy, whose address on the title is given as Raglan Street, South Preston (V.1765. F.830). The Blundy family had been living in the area since at least the late 1860s, when Robert Blundy, butcher and Stephen Blundy, farmer, were listed by Sands & McDougall as residents of East Preston. In 1872 Moses Blundy, a farmer, was listed for the first time as a resident of Gowerville, the former name of South Preston. In 1889 his address is shown for the first time as Raglan Street, but it was probably not in the subject house, which appears to have been built shortly after Blundy acquired the property in 1889. The first listing of any residence on the south side of Raglan Street between Hotham and Newcastle Streets was in 1891, when the only house listed was that of Moses Blundy (Sands & McDougall).

A 1927 MMBW map of the area shows a large house called 'Rainhamville', on a large allotment facing Blundy Avenue, although when the house was built there was no Blundy Avenue, so it would have had a frontage to Hotham Street.

Moses Blundy died in 1911 and the land was transferred by June 1913 to Arthur Blundy, builder (his son?) and the Trustees, Executors & Agency Co. Ltd of Collins Street, Melbourne (V.3747 F.315). The land was subdivided in 1914 creating Blundy (now Hurlstone) Avenue. This property, lot 10, was sold in March 1919 to Percival Marsham (V.4191 F.087, LP6236). Marsham was residing in the house in 1920 (Sands & McDougall).

During the 1920s and 30s the property was the home of James Adams, General Manager of the nearby Glen Iris Brick Company. Adams was also a Preston Councillor, serving as Mayor in 1924-25 and 1927-28, and again for a term in the 1930s.

# HERITAGE CITATION REPORT

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## References

### Primary sources

Land Victoria Certificate of Title V.1765. F.830, V.3747 F.315, V.4191 F.087, LP6236  
MMBW Detail Plan 2374, dated 1927  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

## Description

### Physical Description

The house formerly known as 'Rainhamville' is a substantial brick Victorian farm house, which has been altered in the early twentieth century. The house has a hipped roof clad in slate tile, which has had been altered and fitted with a street-facing gable probably around c1910. The walls of the house are polychromatic brickwork on the west and south elevations, which indicates that these were intended to be the primary elevations. The south elevation is now the side of the house, and the north elevation, although also a side elevation, faces a large garden. A cast iron bullnose verandah extends across the west elevation and returns along the south elevation finishing at a projecting bay, which has its walls rendered. The verandah has encaustic tessellated tiles.

The front boundary fence of the property is of recent origin. A notable feature of the garden is a mature Canary Island Palm, which probably dates from the inter-war period. A contemporary, but sympathetic and reasonably well sited pergola and water tank has recently been added to the garden on the north side of the house.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the Victorian era appearance and garden setting of the house when viewed from Hurlstone Avenue.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

The villa at 4 Hurlstone Avenue place is an example of a substantial villa erected in Preston in the years prior to suburban development and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Hurlstone Avenue.

### Guidelines (General)

# HERITAGE CITATION REPORT

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In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the ongoing conservation of the building, or
  - it will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

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This house is among a small number of substantial late nineteenth century villas associated with the small farms that preceded suburban development in Preston. These types of houses are more common in Northcote, but are relatively rare in Preston. In terms of their design and integrity it compares with similar substantial villas and mansions already within the Heritage Overlay. Comparative examples identified by this Study and recommended for inclusion in the HO include:

*House, 7 Pellew Street, Reservoir.* This is a similarly detailed bi-chromatic brick villa, now on a much reduced allotment within a post-war subdivision.

*Houses, 685, 687 and 689 Gilbert Road, Reservoir.* These c.1890 houses are of similar scale and architectural embellishment to 7 Pellew Street and are also associated with the small farms established in Reservoir in the late nineteenth century.

*Howard Park, 172 Albert Street, Reservoir.* This is a double fronted Victorian farm villa of slightly larger scale and higher level of architectural embellishment.

*Houses, 10 & 12 Hotham Street, Preston.* These built around the same time as this house at 4 Hurlstone Avenue, and just around the corner are larger in scale and were designed for a different purpose as the townhouse of a businessman rather than as farm houses. Both have architectural embellishment that is characteristic of their period and respective styles. Additions that flank No.10 are intrusive and have diminished its heritage value.

## Statement of Significance

### *What is significant?*

This Victorian polychromatic brick house, formerly known as *Rainhamville*, at 4 Hurlstone Avenue, Preston, constructed c.1891 for Moses Blundy, and altered c.1910 is significant. It is a substantial brick Victorian house, which has a hipped roof clad in slate tile that has had been altered c.1910 and fitted with a street-facing gable. The walls of the house are polychromatic brickwork on the west and south elevations, which indicates that these were intended to be the primary elevations. The south elevation is now the side of the house, and the north elevation, although also a side elevation, faces a large garden. A cast iron bullnose verandah extends across the west elevation and returns along the south elevation finishing at a projecting bay, which has its walls rendered. The verandah has encaustic tessellated tiles. A notable feature of the garden is a mature Canary Island Palm (*Phoenix canariensis*), which probably dates from the early twentieth century.

The later additions and alterations, including the pergola on the north side of the house and the front fence are not significant.

### *How is it significant?*

The house at 4 Hurlstone Avenue, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

The house at 4 Hurlstone Avenue, Preston is historically significant as it provides evidence of houses associated with small farms that were erected prior to suburban development of Preston. The mature Canary Island Palm is significant as a planting that is associated with early occupation of the house and the development of its surrounding garden. (AHC criteria A.4 & D.2).

It is architecturally significant as it is a representative example of a relatively substantial and well-detailed Victorian polychromatic farm house. The significance of the place is enhanced by its rarity value as one of a relatively small

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number of late nineteenth century farm houses within Preston. (AHC criteria B.2 & D.2)

## Assessment Against Criteria

### Historic

#### RNE Criterion A.4

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 4 Hurlstone Avenue, Preston is considered to meet Criterion A.4 as it provides evidence of houses associated with small farms that were erected prior to suburban development of Preston.

#### RNE Criterion B.2

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 4 Hurlstone Avenue, Preston is considered to meet Criterion B.2 as one of a relatively small number of intact and substantial late nineteenth century farm houses within Preston.

#### RNE Criterion D.2

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 4 Hurlstone Avenue, Preston is considered to meet Criterion D.2 as it is a representative example of a relatively intact substantial and well-detailed Victorian polychromatic farm house built in Melbourne during the late nineteenth century.

## Recommendations 2011

### External Paint Controls

No

### Internal Alteration Controls

No

### Tree Controls

Yes Canary Island Palm

### Fences & Outbuildings

No

### Prohibited Uses May Be Permitted

No

### Incorporated Plan

-

### Aboriginal Heritage Place

No

## Other Recommendations

It is recommended that the house at 4 Hurlstone Avenue, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.



## HERITAGE CITATION REPORT

<b>Name</b>	HOUSE AND SHOP	
<b>Address</b>	65 JESSIE STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House,Shop	
<b>Citation Date</b>	2011	



<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
	<b>Architectural Style</b>	Federation/Edwardian Period (1902-c.1918)
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

. Theme: 5. Building suburban Darebin Sub-theme: 5.3 Developing the suburban ideal

### History of Preston

*Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small

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holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

## *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

## **History of 65 Jessie Street, Preston**

As noted above, although parts of Preston were subdivided into housing estates during the 1880s land boom, most of it remained open farming country until after the First World War, particularly the areas away from the central settlements close to High Street. However there was sufficient development in the West Preston district for a school (q.v.) to be established on the corner of Murray Road and Jessie Street in 1915.

Prior to 1915 there were no residents listed on the west side of Jessie Street between Cramer Street and Murray Road, however a house was being built. An MMBW map of the area dated 1915 shows the subject site opposite the new school. It is a small house with verandahs at the front and back. The small shop is a separate building at the front but to the side of the house, obviously built at the same time as the house. Probably the shop, which was a confectioner's, was built in response to the opening of the school. Confectionary shops were prolific in Preston in the first half of the twentieth century - every shopping centre, no matter how small, had at least one.

In 1920, Mrs Ryan was the confectioner and James Ryan also resided at the property. Mr and Mrs Ryan lived behind the shop. Crawley was the occupant in 1923. Between 1930 and 1966 it was occupied by several different people, including

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Mrs F. Robinson, B.J. Davies and D.M. Morton, all confectioners.

## References

### Primary sources

Land Victoria, Certificates of Title and Subdivision plans, as cited  
MMBW Detail Plan 2391, dated 1915.  
Sands & McDougall Directory

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

The building comprises a weatherboard Federation era residence with a hip iron roof and two brick chimneys. The separate bull-nose verandah has a timber ladder frieze with brackets and turned posts. The centrally located door has sidelights and highlights and is flanked by paired double hung sash windows with timber mouldings. The shop is a small single room structure with a hip iron roof set to the south side and forward of the house with no setback from the footpath. It has a door with a highlight above and a large picture window divided into two panes at the top. The verandah has been removed.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Federation/Edwardian era appearance of the house and shop when viewed from Jessie Street.
- . To ensure that the understanding of the historic relationship between the two buildings is not lost or diminished by development or subdivision.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is a rare surviving example of a house and shop and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. While the buildings are in fair/poor condition, they are relatively intact externally and this contributes to the significance of the place. The overall conservation objective therefore is to undertake essential repairs while conserving and maintaining the historic fabric, with an emphasis upon the elements that are visible from Jessie Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

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. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the ongoing conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

The accurate reconstruction of the verandah on the basis of historic evidence would be supported if the opportunity arose.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This house and shop at 65 Jessie Street, Preston is significant as one of the few surviving early twentieth century neighbourhood shops in Preston and is among the most intact. These types of buildings are more common in Northcote, but relatively rare in Preston. In terms of its design and integrity it compares with similar examples already within the HO

## Statement of Significance

### *What is significant?*

The weatherboard house and shop at 65 Jessie Street, Preston built by 1915, is significant. The building comprises a weatherboard Federation era residence with a hip iron roof and two brick chimneys. The separate bull-nose verandah has a timber ladder frieze with brackets and turned posts. The centrally located door has sidelights and highlights and is flanked by paired double hung sash windows with timber mouldings. The shop is a small single room structure with a hip iron roof set to the south side and forward of the house with no setback from the footpath. It has a door with a highlight above and a large picture window divided into two panes at the top. The verandah has been removed.

The later alterations and/or additions are not significant.

### *How is it significant?*

The house and shop at 65 Jessie Street, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, the house and shop is significant as a representative example of a small neighbourhood shop and dwelling associated with the beginnings of suburban development in the western parts of Preston in the early twentieth century. It is architecturally significant as a good example of an Federation/Edwardian era shop and residence. The significance of the place is enhanced by its rarity value as one of the few surviving examples in Preston and its relatively high degree of intactness. (AHC criteria A.4, B.2, D.2)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house and shop at 65 Jessie Street, Preston is considered to meet Criterion A.4 as a place that is associated with the beginnings of suburban development in the western parts of Preston in the early twentieth century.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house and shop at 65 Jessie Street, Preston is considered to meet Criterion B.2 as one of a relatively small number of early twentieth century neighbourhood shops and residences in Preston.

#### *RNE Criterion D.2*

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*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house and shop at 65 Jessie Street, Preston is considered to meet Criterion D.2 is architecturally significant as a relatively intact example of an Federation/Edwardian era shop and residence. The significance of the place is enhanced by its relatively high degree of intactness.

## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	-
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the house and shop at 65 Jessie Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSE	
<b>Address</b>	65 May Street PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Victorian Period (1851-1901)  
Italianate

## History and Historical Context

### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small

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holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

## History of 65 May Street, Preston

This property once formed part of a large allotment purchased in October 1888 by three men; Henry Heath, John May and George West. They subdivided part of the property creating May Street and in September 1890, this property comprising three lots was transferred to the sole ownership of Henry Heath (V.2063 F.510, LP 3024).[1] He took out a mortgage over the property in July 1891 and Henry Heath was living in this house by 1892 (Sands & McDougall Directory). According to title information, John May and George West were builders, so it is possible that they built the house.

This subdivision, known as the May Estate, was made at the height of the land boom. It failed to attract much development, apart from this house and another similar one at No.36 May Street, which were the first two houses built in the street. May Street was still only 'partially settled' in 1918 (Carroll & Rule, 1985:124)

Heath sold the property to Alice Harding in 1919 (V.2298 F.462, LP 3024, Sands & McDougall Directory). The house is shown on a 1928 MMBW plan occupying three suburban allotments. By this time more than 50% of the lots in the street were developed (Carroll & Rule, 1985:135).

Later occupants were Peter Healin in the 1960s and R.I. Eades in 1974 (Sands & McDougall Directory). The present owners have restored the house, and are said to have the original plan in their possession (Luly).

[1] According to Lexie Luly, the first owner of the house at No.65 was Sampson May, who had bought up much of the land in the area, but lost it all when the boom collapsed, however this account is not supported by the title records. He may have owned the land prior to it being purchased by Heath, May and West.

## References

### Primary sources

Land Victoria Certificate of Title V.2063 F.510, V.2298 F.462, LP 3024



# HERITAGE CITATION REPORT

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MMBW Detail Plan 2392, 1928  
Sands & McDougall Directory  
Shire of Preston Rate Books, VPRS 8228

## Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985.  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
Information provided by Lexie Luly

## Description

### Physical Description

A two-storey rendered brick Victorian Italianate mansion, with a hipped roof clad in slate tiles. The building has a canted bay projecting towards May Street at its east end. A cast iron verandah extends across the street facing elevation to the west of the canted bay. There are vermiculated panels below the windows on the upper level of the canted bay. The windows on the upper level have semi-circular headed arches and the lower levels are segmental arched. Attached to the west of the house is a brick double-garage with large (unsympathetic) arched openings.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Victorian era appearance and garden setting of the house when viewed from May and Bartlett Streets.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is one of a small number of boom era mansions surviving in Preston and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. Despite the addition of the garage, the house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from May and Bartlett Streets.

### Guidelines

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
  - Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements

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of primary significance, but is clearly contemporary in design.

- Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or

- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

If the opportunity arose the removal or modification of the garage and high front fence to reduce their visual impact would be supported, as they diminish the heritage significance of the house.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This house is among a small number of late nineteenth century Boom-style houses in Preston. These types of buildings are more common in Northcote, but relatively rare in Preston. In terms of its design and integrity it is comparable with similar examples already within the HO. Comparative examples identified by this Study and recommended for inclusion in the Heritage Overlay include:

*Crawford, 12 Hotham Street, Preston.* This house was built around the same time and was similarly associated with a boom-era subdivision and was the house of a land speculator. It is similar in scale, form, materials and architectural embellishment to 65 May Street, Preston. It is more intact than 65 May Street.

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*Prestonia, 10 Hotham Street, Preston.* This house was built around the same time and was similarly associated with a boom-era subdivision. The house is similar in scale, form, materials and architectural embellishment to 65 May Street, Preston and also had its integrity diminished by unsympathetic additions.

*House, 34 King William Street, Reservoir.* This house was built around the same time and was similarly associated with a boom-era subdivision. The house is similar in scale, form, materials to 65 May Street, Preston, but is more intact.

This house also compares with the two storey Victorian house on the north side of May Street, which was built at the same time, but now has been extensively altered and has low integrity - it is not recommended for inclusion in the HO.

## Statement of Significance

### *What is significant?*

The house at 65 May Street, Preston, constructed c.1892 for Henry Heath, is significant. It is a two-storey rendered brick Victorian Italianate mansion, with a hipped roof clad in slate tiles. The building has a canted bay projecting towards May Street at its east end. A cast iron verandah extends across the street facing elevation to the west of the canted bay. There are vermiculated panels below the windows on the upper level of the canted bay. The windows on the upper level have semi-circular headed arches and the lower levels are segmental arched.

Later alterations and/or additions, including the garage and the front fence are not significant.

### *How is it significant?*

The house at 65 May Street, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

The house at 65 May Street, Preston is historically significant as a house that is directly associated with the first stage of suburban development of rural areas of Preston during the late nineteenth century land boom. The place is also significant for being the residence of Henry Heath, one of the developers of the estate where it is situated. The house at 65 May Street, Preston is architecturally significant a representative example of a large Victorian Italianate villa that is typical of the houses erected during the late nineteenth century boom in the suburbs of Melbourne including Preston. The significance of the house is enhanced by its rarity value as one of only a small number of these houses to survive in Preston. (AHC criterion A.4, B.2 & D.2)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 65 May Street, Preston is considered to meet Criterion A.4 as it is a house that is directly associated with the first stage of suburban development of rural areas of Preston during the late nineteenth century land boom. The place is also significant for being the residence of one of Henry Heath, the developers of the estate where it is situated.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

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The house at 65 May Street, Preston is considered to meet Criterion B.2 as one of a small number of late nineteenth century boom era mansions within Preston.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 65 May Street, Preston is considered to meet Criterion D.2 as it is a representative example of a large Victorian Italianate villa that is typical of the houses erected during the late nineteenth century boom in the suburbs of Melbourne including Preston. This type of house is relatively uncommon in Preston.

## Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

-

**Aboriginal Heritage Place**

No

## Other Recommendations

It is recommended that the house at 65 May Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	MILLER STREET TRAMWAY BRIDGE	
<b>Address</b>	Miller Street PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Tramway Bridge	
<b>Citation Date</b>	2011	



<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
	<b>Architectural Style</b>	Interwar Period (c.1919-c.1940)
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

Theme 3: Transport & communications. Sub Theme 3.3: Travelling by tram and bus

### Contextual history of tramways in Darebin

Northcote was served by a cable tram system from 1890 to 1940. The trams travelled along High Street to the terminus just south of Miller Street. The Northcote Council took over the service in 1901 and ran it until it was replaced by buses in 1940.

Electric trams, first introduced to Melbourne in the early twentieth century, were able to provide longer and more extensive networks. Melbourne's most successful electric tram system was Prahran-Malvern Tramways Trust, formed in 1907 by two eastern suburban councils. In 1912 Darebin residents began agitating for more tramlines, and in 1915 the

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Fitzroy-Northcote-Preston Tramway Trust was formed to construct two new lines from the North Fitzroy cable tram terminus along St George's Road - one via Miller Street and Plenty Road to Tyler Street East Preston and the other to Regent Street West Preston, but construction was delayed by the First World War. The Trust built its Preston Tram Depot on the north-west corner of St Georges Road and Miller Street. By the time the new lines were opened in 1920, all of Melbourne's tramway systems had been taken over by the newly formed Melbourne & Metropolitan Tramways Board (Carroll & Rule, 1985:137-42).

The East Preston Depot was established as part of the re-arrangement of tram services to Preston and Northcote in 1955. In that year, the bus service to Northcote was replaced by a new electric tram service to East Preston. The service ran via Bourke Street Melbourne, Smith Street Collingwood and High Street Northcote, to link with the East Preston route at the Miller Street junction, and then continued along Plenty Road to Tyler Street as before. At the same time a Northcote tram service commenced from the city via Collins Street, using the former St George's Road and Miller Street route of the East Preston line, terminating at High Street. For the new route a fleet of 39 new 'quiet' trams were designed and built at the Preston Tramway Workshops (MMTB Annual Report 1955, pp. 12-14).

## History of Miller Street tramway bridge

The running of the original East Preston tramline across from St George's Road in 1920 necessitated crossing the Whittlesea railway line. Although there had been a level crossing used by trams crossing the Heidelberg Railway at Clifton Hill in the early years of the century, grade separation between the two rail systems were considered essential for safety, and it had been replaced by an overpass in 1925. The Railways would not allow a level crossing for the new tram route, so grade separation was achieved by the construction in 1920 of a small single line tramway bridge to cross the rail line at Miller Street. The bridge was suggested by Northcote's surveyor, W.C. Howitt (Lemon, 1983:169, 192). Miller Street was then continued across to High Street and the junction with Plenty Road.

The bridge carried the East Preston tramline across the railway until 1955, when it became part of the Northcote tramway as described above. It now provides access for trams leaving from or returning to the Preston Tramway Workshops.

## References

### Primary sources

Melbourne and Metropolitan Tramways Board *Annual Report* 1955

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston: An Illustrated History*, 1985

Fiddian, M. *Clang Clang: a study of Melbourne's tramways*, Pakenham, 1993

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983

## Description

### Physical Description

A road over rail bridge, which now contains two tramlines. The bridge appears to have been altered and extended on the west since it was originally constructed and now also spans a roadway associated with the adjacent Tramway Depot. The brick abutments on either side of the Whittlesea railway appear to be part of the original construction. The reinforced concrete deck and supporting piers appear to be later. The bridge is enclosed by high cyclone wire fences.

## Conservation Policy

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## Objectives

- . To conserve the surviving c.1920s era fabric.
- . To support the continuing use of the bridge as a functioning part of the tramway infrastructure in Darebin.

## Policy Basis

This bridge is the only example of its type in Melbourne and is a rare surviving example of a structure associated with the establishment of the first electric tramway in Darebin in 1920. However, it has been significantly altered and extended since it was first built. While conserving the surviving early fabric should be an overall objective, changes may be made to non-significant fabric, and to significant fabric where it is necessary to ensure the bridge may continue to be used for its intended purpose.

## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the bridge that contribute to the significance of the place:
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that the element is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the continuing use of the bridge by ensuring that it meets appropriate construction and safety standards.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This bridge is unique within Melbourne. Although other bridges were in the 1920s to provide grade separation between trams and trains as a safety measure, this is the only example of a bridge built exclusively for trams.

## Statement of Significance

### *What is significant?*

The Miller Street Tramway Bridge, to the extent of the surviving c.1920s fabric, which includes the brick abutments on either side of the Whittlesea railway is significant.

The post-1945 alterations and additions including the concrete deck, supporting piers and cyclone wire fencing are not significant.

### *How is it significant?*

The Miller Street Tramway Bridge is of local historic significance to Darebin City.

### *Why is it significant?*

Historically, the Miller Street Tramway Bridge is significant as the only dedicated tramway bridge in Melbourne. It provides evidence of the significant improvements made to the electric tramway service by the MMBW during a major expansion of the network and demonstrates the policy of requiring grade separations between trams and railways, wherever possible. (AHC criteria A.4, D.2, H.1)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The tramway bridge at Miller Street is considered to meet Criterion A.4 as one of the few examples of surviving tramway infrastructure in Darebin associated with the Fitzroy-Northcote-Preston Tramway Trust. It is associated with the development of the first electric tramway service in Darebin in 1920.

#### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The tramway bridge at Miller Street is considered to meet Criterion H.1 for its associations with the Fitzroy-Northcote-Preston Tramway Trust and the Melbourne Metropolitan Tramways Board.



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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	EPDPER
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the tramway bridge over the Whittlesea Railway at Miller Street be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSE	
<b>Address</b>	4 MOUNT STREET, PRESTON	<b>Significance Level</b> Local
<b>Date</b>	Circa 1916	
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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**Recommended** VHR - HI - PS Yes  
**Heritage Protection**

**Architectural Style** Federation/Edwardian Period  
(1902-c.1918)

## History and Historical Context

### History of Preston

#### *Early settlement*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between what is now Dundas and Miller streets and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing,

supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms.

### *The 1880s boom*

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged suburban development. Preston joined in the land boom that swept Melbourne in the late nineteenth with enthusiasm with 25 estates on offer, mostly in the central area south of Tyler Street. The arrival of the railway in 1889 stimulated sales, and by 1891 Preston's population had risen from 2054 to 3568. According to Carroll, new residents were mainly newly-weds moving out from Fitzroy, Collingwood and Northcote. They rented, built or bought simple timber double fronted Victorian villas or single fronted cottages. However, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s many of the blocks in the estates remained unsettled, and only the south central part of Preston had begun to take on a suburban character (Carroll & Rule, 1985:69-71).

### **History of 4 Mount Street, Preston**

As noted above, prior to the 1890s, Preston remained primarily rural in character, dominated by small farming allotments that had been carved off larger subdivisions bought by land speculators in the 1860s. The first stage of suburban residential development began during the boom years of the 1880s, as many larger estates were subdivided into smaller residential allotments. One such speculative subdivision was created by Thomas Barrett, a builder of Hawthorn who on the 11th July 1888 acquired 32 acres of land on the north side of Bell Street and bounded by what is now Gilbert Road (Originally known as Elizabeth Street), Bruce Street and James Street. He subdivided the allotment into 120 lots creating Mount, Bischoff and Tasman streets and sales commenced in October 1888. However, this subdivision on the western edge of the municipality was far too distant from transport services and, compared to other subdivisions in central Preston, lots sold slowly during 1888-1890 and by early 1891 only 27 had been sold, most of which were facing Bell Street or in Mount Street. The onset of the 1890s depression halted sales and only one lot was sold in the following decade. Sales recommenced by 1905 and most lots in the subdivision were sold during the inter-war period (Certificate of Title, Vol. 2044, Fol. 685).

One of the first lots sold was lot 19 to William Kerr on the 6th December 1889. Kerr was an insurance broker (Certificate of Title, Vol. 2044, Fol. 685), but he did not build on his land and he eventually sold to Frederick Bird, an electrical engineer, on the 7th March 1916. Bird took out a mortgage over the property on the 1st July 1916, which he probably used as a means of financing the construction of the residence at 4 Mount Street that is listed as 'being built' in the directories of 1917. Bird occupied the residence after construction was completed (Sands and MacDougall Directory, 1917 & 1918).

Much of Preston remained undeveloped at this time and it was not until after the First World War that Preston began to experience substantial growth. The house at 4 Mount Street was one of the first houses to be built in the subdivision as

the economy recovered in the early twentieth century and was probably only the third house in Mount Street at that time (Refer to separate citations in this Study for the houses at 7 and 9 Mount Street, opposite No.4, which were built in the late nineteenth century). It is shown in the 1926 MMBW Detail Plan No.3271 and by then it was one of eleven houses in Mount Street, which was finally experiencing some development as the population of Preston boomed during the inter-war years and the electric tramway was extended along Gilbert Road.

The house and land was bought by Elizabeth Wallace, a married woman, on the 4th November 1920. She sold it to Mary Margaret Sleith on the 21st May 1924 (Certificate of Title, Vol. 2217, Fol. 395) and it was to remain in the Sleith family for the following eighty years (Certificate of Title, Vol. 2217, Fol. 395).

## References

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008  
Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Land Victoria, Certificates of Title, Vol. 2217, Fol. 395; Vol. 2044, Fol. 685  
Sands and MacDougall Directory, 1916-1918  
MMBW Detail Plan No.3271 viewed online (16 November 2009) at [www.slv.vic.gov.au/cgi-bin/map\\_item.pl](http://www.slv.vic.gov.au/cgi-bin/map_item.pl)

## Relevant Historical Australian Themes

### 5. Building suburban Darebin

#### 5.3 Developing the suburban ideal

## Description

### Physical Description

The house at 4 Mount Street is an early twentieth century bungalow of an unusual design that illustrates the transition between Edwardian houses and inter-war periods. Constructed in brick, this single storey dwelling has a low-pitched hipped slate roof, being essentially rectangular in plan apart from a small square entrance porch in the centre of its western frontage. This is sheltered by a large hipped porch roof, also of slate, which is supported at the corners by two brick columns and in the middle by two metal poles. The poles appear to have been inserted at a later date, it probably having transpired that the spacing of the brick columns was too great. The building has tall simple chimneys at each of its rear corners implying that the main living rooms are located at this side of the house. A large fixed light window occupies the western face of the porch and the southern side is of plain brickwork. A two-pane sash window, occupies the bay to the north of the entrance porch. Its upper sash contains leadlight with a stained-glass motif, and this is also true of the bay window, and to another example on the house's southern side which overlooks a driveway running along this side of the building. The house appears to have a combination of two-pane sash and top-hung awning windows on each of its remaining sides, although these are obscured to the rear by two weatherboard lean-tos. The main entrance door, which appears to be original and is overlooked by a transom light, faces north from the porch and opens into a small enclosure created by a stretcher brick lattice wall which runs from the house's north western corner to just past the porch. This walling appears to be mirrored to the south of the porch although it is obscured by a box hedge and a small fruit tree.

As noted above, the house is of an unusual design and is therefore likely to been designed by an architect, although the uncomfortable juxtaposition of the porch with a bay window to its south on the house's main facade suggests otherwise. The house is in good condition (although the porch appears to have sunk somewhat) and has a relatively high degree of external integrity when viewed from Mount Street.

The house is setback behind a cyclone wire fence along the front of the property, which is likely to be a later mid 20th

# HERITAGE CITATION REPORT

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century addition. There is minimal landscaping.

## Recommended Management

### Policy Basis

This place is a good surviving example of an important house type which should be retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Mount Street.

### Objectives

To conserve the surviving fabric that contributes to the Edwardian appearance of the house when viewed from Mount Street.

To maintain the significance of the place by encouraging the restoration or reconstruction of original garden elements and fences.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

### Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

- Reinstatement of the original fence based on historic evidence.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

4 Mount Street is an unusual house without parallel in Darebin. In form and materials it is transitional between Federation and Inter-war, utilizing elements from these styles. In particular the following elements are rare when used in combination:

- low pitched roof clad in slate
- symmetrical roof and plan form with central porch but using different window designs and placement
- use of canted bay windows reaching to the underside of the eaves
- "hit and miss" brickwork balustrade to the porch and tall, slender brick pillars
- streamlined and simplified late interwar form combined with elaborate windows

It is difficult to decide if the house at 4 Mount Street is the work of an amateur designer experimenting with elements of different periods and styles and making an unusual composition, or the work of a skilled designer making deliberate choices to combine different design elements and materials together.

## **Statement of Significance**

### *What is significant?*

The house, constructed by 1917, at 4 Mount Street, Preston, is significant. It is an early twentieth century bungalow constructed in brick with a low-pitched hip slate roof.

Outbuildings, the front fence and gates and later alterations and additions including the skillion at the rear of the house are not significant.

### *How is it significant?*

The house at 4 Mount Street, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

The house at 4 Mount Street, Preston is historically significant as place that provides tangible evidence of the recovery in development in the relatively undeveloped areas of Preston following the economic crash of the late 1890s and prior to the post-First World War boom (Criterion A)

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The house at 4 Mount Street, Preston is architecturally significant as early twentieth century house of unique design, with an unusual combination of features that illustrates the transition in styles from the Edwardian era to the bungalows that emerged during the inter-war period. (Criteria D & F)

## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None specified
Aboriginal Heritage Place	No

## Other Recommendations

It is recommended that the house at 4 Mount Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSES (YARRABERB and LEURA)	
<b>Address</b>	7 & 9 MOUNT STREET, PRESTON	<b>Significance Level</b> Local
<b>Date</b>	Circa 1892	
<b>Place Type</b>	Residence	
<b>Citation Date</b>	2011	





# HERITAGE CITATION REPORT

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**Recommended  
Heritage Protection**      **VHR - HI - PS Yes**

**Architectural Style**      Victorian Period (1851-1901)  
Italianate

## History and Historical Context

### History of Preston

#### *Early settlement*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between what is now Dundas and Miller streets and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms.

#### *The 1880s boom*

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged suburban development. Preston joined in the land boom that swept Melbourne in the late nineteenth with enthusiasm with 25 estates on offer, mostly in the central area south of Tyler Street. The arrival of the railway in 1889 stimulated sales, and by 1891 Preston's population had risen from 2054 to 3568. According to Carroll, new residents were mainly newly-weds moving out from Fitzroy, Collingwood and Northcote. They rented, built or bought simple timber double fronted Victorian villas or single fronted cottages. However, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s many of the blocks in the estates remained unsettled, and only the south central part of Preston had begun to take on a suburban character (Carroll & Rule, 1985:69-71).

### Place history

As noted above, prior to the 1890s, Preston remained primarily rural in character, dominated by small farming allotments that had been carved off larger subdivisions bought by land speculators in the 1860s. The first stage of suburban

# HERITAGE CITATION REPORT

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residential development began during the boom years of the 1880s, as many larger estates were subdivided into smaller residential allotments. One such speculative subdivision was created by Thomas Barrett, a builder of Hawthorn who on the 11th July 1888 acquired 32 acres of land on the north side of Bell Street and bounded by what is now Gilbert Road (Originally known as Elizabeth Street), Bruce Street and James Street. He subdivided the allotment into 120 lots creating Mount, Bischoff and Tasman streets and sales commenced in October 1888. However, this subdivision on the western edge of the municipality was far too distant from transport services and, compared to other subdivisions in central Preston, lots sold slowly during 1888-1890 and by early 1891 only 27 had been sold, most of which were facing Bell Street or in Mount Street. The onset of the 1890s depression halted sales and only one lot was sold in the following decade. Sales recommenced by 1905 and most lots in the subdivision were sold during the inter-war period (Certificate of Title, Vol. 2044, Fol. 685).

The houses at Nos. 7 and 9 Mount Street were the first to be built and remained the only houses in the street until the second decade of the twentieth century. They are shown on the 1926 MMBW Detail Plan No.3271, which identifies No.7 as 'Yarraberb' and No.9 as 'Leura'. By then they were among eleven houses in Mount Street, which was finally experiencing some development as the population of Preston boomed during the inter-war years and the electric tramway was extended along Gilbert Road.

## *7 Mount Street*

John Shea purchased lot 42 of Thomas Barrett's residential subdivision 2160 on the 20th October 1888 (Certificate of Title, Vol. 2082, Fol. 288). Shea was a civil servant who resided in Lilliard Street in Hawthorn and he evidently built a house on this land as an investment. It was first listed in the Directory in 1892, but remained vacant until 1894 when Samuel Steele was listed as the first tenant. By 1901, James E. Stevens was in residence and he was still there in 1914. In 1905, the name of the house was listed as 'Yarraberb' (SM, 1891, 1892, 1894, 1901, 1914).

Shea held the property for a number of years until he sold to Herbert Henkel on the 17th October 1922 (Certificate of Title, Vol. 2082, Fol. 288). Hinkel lived there until 1934, when he sold to William Harding. Harding owned the place until his death on the 28th March 1943, following which probate was granted to Ida Harding, of 5 Mount Street. The property remained in the possession of Ida Harding until she sold it to Lillian Bennett, a spinster, on the 20th July 1955 (Certificate of Title, Vol. 8093, Fol. 039).

## *9 Mount Street*

The house at number 9 Mount Street was purchased from Thomas Barrett's subdivision by the Melbourne Permanent Building Society on the 18th March 1891 (Certificate of Title, Vol. 2339, Fol. 656A). The first Directory listing is in 1901 when Matthew A. Lowe was in residence. At that time it was just the second house in the street (SM, 1900, 1901).

## References

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008 Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Land Victoria, Certificates of Title, Vol. 8093, Fol. 039; Vol. 2082, Fol. 288; Vol. 2339, Fol. 656A.  
MMBW Detail Plan No.3271 viewed online (16 November 2009) at [www.slv.vic.gov.au/cgi-bin/map\\_item.pl](http://www.slv.vic.gov.au/cgi-bin/map_item.pl)  
Sands & McDougall Directories (SM), as cited

## Relevant Historical Australian Themes

### 2 Peopling Darebin

2.3 Promoting settlement

### 5 Building suburban Darebin

5.1 Patterns of settlement

## 5.3 Developing the suburban ideal

### Description

#### Physical Description

##### *7 Mount Street*

Number 7 Mount Street is a late Victorian weatherboard house with ashlar boards to the facade. It has a hipped slate roof supported on decorative corbels. The house has a projecting bay on its north side which, and this is included beneath a verandah which runs across the full width of the facade and around to meet another projecting bay on the its southern side. This has a plain floor of terracotta tiles and a concave metal roof, painted in decorative bands, which is supported on metal posts between which is suspended an ornate cast iron frieze. Opening onto the verandah, the central tripartite door is flanked by pairs of tall two-pane sash windows, with further examples on the southern side. The house has three rendered brick chimneys arranged along the ridge of the roof, although what was probably a central valley between these has been re-roofed.

The house is in excellent condition and has a relatively high degree of external integrity. A small gable roofed extension has been built onto the south western corner of the house, with a further projecting bay to the west. A garage with a hipped slate roof and two small south facing dormers, has been built onto its northern side. This has been rendered in similar fashion to the house, and panelled doors have been employed, and decorated in sympathy with the house.

The rear of the plot includes an open gravel area and an enclosed garden incorporating mature trees and bushes, whilst the front Garden is divided into parterres in the Victorian fashion and the house's street frontage is screened by a high Leylandii Cypress hedge. The hedge encloses a cyclone wire fence supported by timber posts and along a metal tube passing through the top of the fence. The fence extends across the frontage of No.7 and the house at No.5 (and returns along the common boundary between the two properties), possibly indicating the extent of the allotment prior to subdivision.

##### *9 Mount Street*

A late Victorian/Federation symmetrical weatherboard villa which, like that of the adjacent No.7, has ashlar boards to the facade. It has a corrugated metal hipped roof supported at the front on decorative corbels, on which two rendered chimneys sit either side of a central valley. A corrugated metal roofed verandah runs across the full width of the house which, unlike No.7, does not have a projecting bay. Instead, focus is provided by a small decorated gable projecting from the verandah over the approach to the front door, the verandah, which is further decorated with ornate cast iron frieze, being supported on four posts in this central portion and a metal panel at either end. The door itself has sidelights and a transom light and is flanked by two pairs of tall two-pane sash windows.

The house is in good condition and has a relatively high degree of external integrity. A large skillion roofed weatherboard extension lies to the rear of the original house, and a smaller lean-to abuts the rear of this structure. Both the front and back yard are now largely occupied by lawn, the former being separated from the street by a replacement wire fence.

### Recommended Management

#### Policy basis

These are good examples of late Victorian/Federation era villas which are important to retain as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The houses are relatively intact externally and this contributes to its significance.

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## Objectives

To conserve the surviving fabric that contributes to the late Victorian era appearance of the pair of houses when viewed from Mount Street.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

- None specified

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the

significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

Evidence of nineteenth century development in Preston tends to be individual houses or small groups of buildings rather than whole streets or areas as found further to the south in Northcote or parts of Thornbury. Most of the nineteenth century development was concentrated in South Preston south of Bell Street, or in a narrow spine extending north either side of the Whittlesea Railway line (generally between St George's Road and Plenty Road) as far north as Reservoir.

These houses were constructed on one of the somewhat remote late nineteenth century subdivisions of land to the west of St George's Road. These areas were too far from transport networks and did not fully develop until the inter-war period when improvements to transport networks (Electrification of the Whittlesea Railway and progressive extension of the electric tramway along Gilbert Road) finally made suburban development more feasible.

Architecturally, the majority of the houses built on these subdivisions were typical Victorian villas of similar design, either a symmetrical layout with a M-hipped roof or an asymmetrical plan, sometimes with a projecting bay. Some of the more elaborate examples featured Italianate detailing.

Many of the early houses within these areas have been demolished and these are among a small number of surviving nineteenth or early twentieth century houses. Comparable examples identified by this Study, which have a similar level of external integrity and are also recommended for inclusion in the Heritage Overlay, include 82 Bruce Street and 43 Jessie Street (Refer to separate citations in this Study). By comparison, other surviving nineteenth century houses in the surrounding area such as 86 Bruce Street and an attached pair of brick cottages at 51 and 53 Leicester Street, have been significantly altered.

## Statement of Significance

### *What is significant?*

The house (formerly known as *Yarraberb*) constructed c.1892, at 7 Mount Street and the house (formerly known as *Leura*), constructed c.1901, at 9 Mount Street, Preston. The form, original external materials and detailing, and siting of the houses contributes to their significance.

Later alterations and/or additions to the houses, the garage to No.7 and the front and side fences and outbuildings on both allotments are not significant.

### *How is it significant?*

The houses at 7 and 9 Mount Street, Preston are of local historic significance to Darebin City.

### *Why is it significant?*

Historically, the houses are significant as tangible evidence of the beginnings of suburban development in this part of Preston. The house at No.7 illustrates the small degree of successful development achieved during the late 19th century land boom, but prior to the economic crash of the 1890s, while the house at No.9 represents the beginnings of the slow recovery from the early twentieth century. The houses are significant as an illustration of the extent to which speculative subdivision occurred in areas that were remote from transport and services until well into the twentieth century. (Criterion A)

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the houses at 7 and 9 Mount Street, Preston be added to the heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the properties as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	PRESTON WEST PRIMARY SCHOOL NO. 3885		
<b>Address</b>	383 MURRAY ROAD, PRESTON	<b>Significance Level</b>	Local
<b>Place Type</b>	School - State (public)		
<b>Citation Date</b>	2011		




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<b>Recommended Heritage Protection</b>	VHR No HI No PS Yes		
<b>Designer / Architect</b>	Public Works Department	<b>Architectural Style</b>	Interwar Period (c.1919-c.1940) Free Classical

### History and Historical Context

#### Thematic context

*Theme:* 7. Community and Culture

*Sub-themes:* 7.1 Worshipping, 7.2 Educating, 7.4 Providing Health & Welfare Services

#### History of Preston

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **Contextual history of education in Preston**

Before the establishment of the State school system in 1872, education was provided by local community groups, particularly churches, who gained some government funding towards the building and running of schools. Preston's first schools were run by the Wesleyans and Anglicans, both commenced in 1854 (Blake, Vol 3. 1973:69-70).

In 1864 residents at Preston South, then known as Gowerville, applied to the National and Denominational Board of Education of for funding for a Common school. The closest schools were then at Pentridge (Coburg) and Heidelberg, they claimed - although there was a Wesleyan school and an Anglican school within two miles - and that there were 155 school age children in the district. H. Lane donated land on the south-east corner of Raglan and Albert Streets and some funds had been raised by the community to attract the pound for pound government subsidy. The parents built a small wooden building on the site and it opened in 1865 without a government subsidy. In June 1866 the subsidy was granted to the Gowerville Common School No 824. In 1868 there were 47 students on the role and in about 1873 it became Gowerville State School under the *Free, Compulsory and Secular Education Act 1872* (not to be confused with the later Gowerville Primary School in Bell Street). By this stage the school was much too small for the number of children, and it was relocated to a new, more central location, in Hotham Street in 1878 (Carroll & Rule, 1985:39-41; Blake, Vol 3, p.49).

Following the passing of the *Free, Compulsory and Secular Education Act 1872*, the government began building State Schools throughout Victoria. Darebin's first State schools were at Gowerville as noted above and at Northcote, which opened in 1874 in the southern part of Darebin.

The Gowerville State School remained the only State School until the Preston (North) State School No.1494 (q.v.) was opened in 1874 on its present site in Tyler Street. These two schools were to serve Preston until West Preston in Murray Road opened in 1915. The population boom in Preston after World War One placed led to overcrowding, and between 1924 and 1928 three new schools were opened. These included Reservoir in 1924 and two in Preston in 1928 at Sylvester Grove (Preston East State School) and in Oakover Road (Bell State School).



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## History of West Preston Primary School No.3885

The site for the school was a grazing paddock acquired from the Crowe family. The eight-roomed West Preston State School No.3885 was opened on 25 January 1915 with an enrolment of 233 students. The building was used by the West Preston Methodists before they built their church. It was also used as a hospital during the influenza epidemic that followed the First World War (Blake, Vol 3, 1973:125).

By 1917 the school required additional classrooms in rented premises by. By 1925 enrolments were 818 and classes were as big as 69 and 81 at junior levels, which necessitated major additions to the 1915 building, which were opened by the Minister for Education, Sir Alexander Peacock on 3 March 1926. In an address Mr Peacock emphasised 'the rapidity with which the school had grown' and said that:

*Before building, the school accommodated 300 pupils, but this accommodation was found to be inadequate. The building was added to, for the purpose of accommodating another 250 pupils, but this, too, was found insufficient. Further additions were almost immediately necessary. (The Argus, 5 March 1926, p.16)*

At the time the school grounds, which comprised 5 acres were the largest in Melbourne and in August of that year it was reported that the mother's club was making an effort to raise 120 pounds for the purpose of 'improving and beautifying the school grounds'(The Argus). The additions as completed extended the capacity of the school to 950 spread across 22 classrooms at a cost of 10,500 pounds. However, this soon became inadequate as enrolment exceeded 1000 at the height of the post-WWI population boom in Preston, and portable classrooms were added. The caretaker's residence was added in 1928. Bell Primary School, opened in the 1930s, eased the pressure (PWPS; Blake, Vol 3, 1973:125). Over the years, trees were planted as part of Arbor Day celebrations (see below).

The post Second World War baby boom and influx of immigrants again taxed the school's resources. Prefabricated classrooms and a converted army hut provided additional accommodation, and the hut was later converted to a hall. In July 1957 a fire destroyed a first floor classroom on the eastern side of the main school building. Another fire in November 1978 destroyed the art room. (PWPS)

In 1958 West Preston became a training school for teachers. At that stage there were 950 students on the roll. Overcrowding was eased as schools such as Reservoir West and Merrilands opened in the 1960s. As the population aged in the older parts of Darebin, so the pressure moved to the new schools in the developing areas further out (PWPS).

The school is now known as Preston West Primary and has students with backgrounds from over fifty countries (PWPS).

## Arbor Day

Arbor Day is a 119 year old tradition of promoting tree planting and getting schools and their local community involved in all the processes of planning and implementing a tree planting project. The first Arbor Day was held on 10 April 1872 in Nebraska, USA, when one million trees were planted. In Australia the first Arbor Day was held on June 20 1889 in the Adelaide parklands with nearly 3500 children participating in the ceremony (NRCLV).

In Victoria, Arbor Day became an important part of the school year and an incentive to participate was the annual school garden prize established in 1903 by the Australian Natives' Association (ADB). Arbor Day occurred in June with such activities as tree-plantings, special lessons, and lectures from visiting speakers and involvement with the larger community (NRCLV).

Arbor Day activities in schools were supported by the State Schools' Nursery, which was established in Hughesdale just prior to the First World War. It provided plants for school gardens and to educate children in horticultural principles. The Nursery was established by Cyril Everett Isaac, a school teacher, conservationist and horticulturalist. Educated at Maldon

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and Lake Rowan state schools, in 1900 Isaac was sent as a student-teacher to Lee Street State School, North Carlton. From his earliest days there, his ideas on education were entwined with his love of horticulture and it is said that wherever he worked, his schools regularly competed for the annual ANA school garden prize. In 1909 he suggested that teacher enthusiasts in the Bendigo inspectorate should exchange plants; Frank Tate, the director of education, became interested, and in August 1910 the Victorian State Schools' Horticultural Society was launched. Isaac was its first executive-secretary and full-time supervisor (1913-22) of school gardening (ADB).

By the late 1950s Arbor Day was no longer observed as a special occasion and it consequently 'disappeared from the school calendar' (NRCLV). However, the Arbor Day concept was revived in the form of Arbor Week in 1982 by Paul Crowe OAM, the former Principal of the State Schools' Nursery (which later became known as the Victorian Schools Nursery). The week became celebration of classroom work on the environment, outdoor activities, including tree planting with various community, local government and statutory authorities. It continues on as an important annual environmental event (NRCLV).

## References

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ADB) Australian Dictionary of Biography online (viewed 5 July 2008)

<http://www.adb.online.anu.edu.au/biogs/A140611b.htm>

(NRCLV) Natural Resources Conservation League of Victoria website (viewed 5 July 2008)

<http://www.nrcl.org.au/arbor.history.php>

<http://www.prestonsouthps.vic.edu.au/Preston%20South.htm>

## Description

### Physical Description

Preston West Primary School No. 3885 is a substantial two-storey inter-war brick school situated on the southeast corner of Murray Road and Jessie Street. Two distinct stages are evident: The 1915 building, which comprises the front section of the school, and the later additions, comprising the long L-shaped wing extending to the south of this building. The building is typical of the Education Department's suburban schools of this period. It has face red brick, which is rendered in places, and a hipped terracotta tile roof with terracotta ridge cappings and tall red brick chimneys with rendered tops. The north elevation, facing Murray Road, is partially rendered, although unusual in terms of its composition. A rendered band extends across the facades level with the sills of the upstairs windows. Many of the windows on both levels are four sets of timber frame double-hung sash windows that are multi-paned, with a pivot window of three panes at top. Set within the west-facing courtyard created by the buildings is another building, almost three storeys in height under a separate roof. The building is in good condition and has relatively high degree of external integrity.

Also of interest are two weatherboard shelter sheds immediately to the rear of the main building, which may also date from the inter-war period. They have hip iron roofs with gablets.

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The grounds contains a number of mature exotic and native trees, which were likely to have been planted by students as part of Arbour Day celebrations. Notable early plantings include several examples of Italian Cypress (*Cupressus sempervirens*) or Bhutan Cypress (*Cupressus torulosa*) to the west and east of the 1915 school building.

## Conservation Policy

### Objectives

- . To conserve the surviving original and early fabric including buildings and trees that is visible from both Murray Road and Jessie Street, which contributes to its heritage value.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy basis

This place is an intact and representative example of an early twentieth century Education Department school building and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The school is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from both Murray Road and Jessie Street. **Guidelines (General)**

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

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. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This school is a relatively intact and representative example of State Government school buildings built in a transitional period in the early decades of the twentieth century before E. Evan Smith became Chief Architect of the Public Works Department in 1922 and ushered in a new era of school design. In terms of its design and integrity it compares with similar examples already within the HO. Comparative examples identified by this Study include:

*Thornbury Primary School, 16-22 Hutton Street, Thornbury.* Built in 1915 with additions in 1925, it is comparable in terms of scale, form, materials and design, and has similar early plantings.

*Preston (North) Primary School, 240 Tyler Street, Preston.* Built in 1922 with additions in 1927, it is comparable in terms of scale, form, materials and design.

## **Statement of Significance**

### *What is significant?*

Preston West Primary School No.3885 at 383 Murray Road, West Preston was the third primary school to be built in Preston and catered for the massive growth in enrolments in the wake of the population boom in Preston during the 1920s. The first stage of the school building was erected in 1915, and additions were quickly made as enrolments peaked at over 1000 by 1927. The following elements contribute to the significance of the place:

- the 1915 school building and pre-WWII additions. The design is typical of the Education Department's suburban schools of this period, having face red brick, which is rendered in places, and a hipped terracotta tile roof.
- two timber outbuildings with hip roofs to the rear of the complex.
- mature trees within the school grounds.

Later alterations and additions, other buildings, boundary fences and other non-original/early fabric are not significant.

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## *How is it significant?*

Preston West Primary School No.3885 is of local historic, architectural and social significance to Darebin City.

## *Why is it significant?*

Historically, Preston West Primary School No. 3885 is significant as a school associated with an important phase of growth in Preston during the inter-war period, which is reflected in the various additions and alterations made within a decade of its opening in 1915. It is also significant for its association with the history of the local Methodist Church, who used the school to conduct services, prior to the completion of their church, and for its use as a hospital during the influenza outbreak at the end of World War I. The mature plantings in the school yard provide evidence of Arbor Day, an important event in the lives of school children in the early twentieth century. (AHC criteria A.4, D.2, H.1)

Preston West Primary School No. 3885 is architecturally significant as a fine example of an early twentieth century school. Elements of its design, in particular its north (Murray Street) elevation, are unusual and not found on other schools in Darebin (AHC criteria D.2 & F.1).

Socially, Preston West Primary School No. 3885 is significant as an educational facility that has been known, used and valued by the West Preston community for over ninety years (AHC criterion G.1).

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Preston West Primary School No. 3885 at 383 Murray Road, West Preston is considered to meet Criterion A.4 as a school associated with the significant growth in Preston during the inter-war period, which is reflected in the various additions and alterations made within a decade of its opening in 1915. It is historically significant for its association with the Methodist Church in West Preston, which used the complex for services prior to the completion of their church, and its association with the influenza outbreak in Melbourne at the end of World War I, when the complex was used as a hospital facility for victims of the outbreak. The plantings in the school yard provide evidence of Arbor Day, an important event in the lives of school children in the early twentieth century.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

Preston West Primary School No. 3885 is considered to meet Criterion D.2 as a representative example of relatively intact example of an early twentieth century primary school complex. The unusual composition of its north (Murray Road) elevation is of interest, as are the various outbuildings, which may be of early origin.

### **Social**

#### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Preston West Primary School No. 3885 is considered to meet Criterion G.1 as it has, and continues to be, known, used

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and valued by the West Preston community for over 90 years.

## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	No
Incorporated Plan	None Specified
Aboriginal Heritage Place	No

## Other Recommendations

It is recommended that the Preston West Primary School at 383 Murray Road, West Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration includes the 1920s school buildings and all the land between the building and the Murray Road boundary.

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<b>Name</b>	HOUSE	
<b>Address</b>	418 MURRAY ROAD, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Villa	
<b>Citation Date</b>	2011	




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**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Victorian Period (1851-1901)

## History and Historical Context

### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston

#### *Early settlement*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika

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Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between what is now Dundas and Miller streets and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms.

## *The 1880s boom*

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged suburban development. Preston joined in the land boom that swept Melbourne in the late nineteenth with enthusiasm with 25 estates on offer, mostly in the central area south of Tyler Street. The arrival of the railway in 1889 stimulated sales, and by 1891 Preston's population had risen from 2054 to 3568. According to Carroll, new residents were mainly newly-weds moving out from Fitzroy, Collingwood and Northcote. They rented, built or bought simple timber double fronted Victorian villas or single fronted cottages. However, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s many of the blocks in the estates remained unsettled, and only the south central part of Preston had begun to take on a suburban character (Carroll, 1985:69-71). *Development of health and welfare services*

Before the Preston and Northcote Community Hospital (PANCH) opened in 1960 local people were cared for in small private hospitals, usually run by women with nursing qualifications. The main function of these hospitals was maternity services. Prior to the 1930s most private hospitals were known by the owner's name. In the latter part of the twentieth century the increasing sophistication of hospitals meant the end of small hospitals that were not able to provide expensive technology and highly skilled staff. Many of them became nursing homes.

## **History of 418 Murray Road, Preston**

This property was once part of a 5 acre allotment purchased in August 1891 by Edmund Matthew Bond. Bond's Murray Road address is listed by Sands & McDougall for the first time in 1893 and so the house is likely to have been constructed in 1892. He died in 1901 and probate was granted to his widow Sarah Bond of Murray Road, Preston, Sarah was still residing at the property in 1903. From 1916, the land surrounding the house was sold off (Certificate of title, Vol.2371 Fol.041).

The Lillieville Private Hospital was started in Murray Road by Mrs M.K. Hooper around 1922. In 1928 Mrs Hooper was also operating another hospital business in Darebin Road. By 1930 the hospital at Murray Road was run by Miss H. Worsley, and by 1938 it was called Oaklands Hospital (Sands & McDougall). The house was used as a hospital until recently, but it is now a budget accommodation facility.

## **References**



# HERITAGE CITATION REPORT

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Land Victoria Certificate of Title V.2371 F.041  
MMBW Detail Plans for Shire of Preston, VPRS 8601  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

## Secondary sources

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Darebin Historical Encyclopedia  
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Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

The house at 418 Murray Road, Preston is a symmetrically composed, double-fronted single-storey brick Victorian villa, with a hipped-roof clad in slate tile. It has two rendered brick chimneys with Classical mouldings at their tops. The house has two canted bays that flank a central entrance. A cast iron verandah extends across the facade and returns along the east and west elevations of the house. The walls of the building are rendered brick. The house is set back from the street (south) boundary behind a garden. There is vehicular access from Murray Road at the east and west.

A low brick fence of post-war date extends along the Murray Street boundary and there are three timber flagpoles in the garden close to the fence.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the Victorian era appearance of the house when viewed from Murray Road.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This house is a rare surviving example of a Victorian Italianate villa and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Murray Road.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available

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evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

The following specific conservation actions are recommended, should the opportunity arise:

- . Reinstatement of original or more sympathetic front fence based on historic evidence.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

### **Comparative Analysis**

This house is among a small number of late nineteenth century boom era villas in Preston that are substantial and relatively intact. These types of buildings are more common in Northcote and parts of Thornbury, but are relatively rare in Preston. In terms of its scale and integrity it compares with similar examples already within the HO or being assessed by this Study. Comparative examples include 93 Cramer Street, Preston, which is a substantial single-storey Edwardian villa, which was built later than 418 Murray Road, but is also unusual for Preston in terms of its scale and level of architectural detailing. Also comparable are 34 King William Street, Reservoir, a substantial two-storey Victorian house, which has a more restrained approach to the use of architectural embellishment and the substantial Italianate villa at 6 Speight Street, Thornbury.

## Statement of Significance

### *What is significant?*

This Victorian villa at 418 Murray Road, Preston, constructed c.1892, is significant. It is a symmetrically composed, double-fronted single-storey brick Victorian villa, with a hipped-roof clad in slate tile. It has two rendered brick chimneys with Classical mouldings at their tops. The house has two canted bays that flank a central entrance. A cast iron verandah extends across the facade and returns along the east and west elevations of the house. The walls of the building are rendered brick. The house is set back from the street (south) boundary behind a garden. Initially used as a private residence, for most of the twentieth century it was used as a private hospital.

Later alterations and/or additions, including the flag poles, front fence and garden elements are not significant.

### *How is it significant?*

The Victorian villa at 418 Murray Road, Preston is of local historic and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, it is significant as one of a relatively small number of substantial middle class villa erected in Preston during the land boom, which provide tangible evidence of the limited development that occurred in areas that were relatively remote from urban services. (AHC criteria A.4, B.2, D.2)

Aesthetically, the house is significant within Preston as a relatively substantial and well-detailed example of a Victorian Italianate villa. (AHC criterion D.2)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 418 Murray Road, Preston is considered to meet Criterion A.4 as it provides evidence of an early phase of suburban development in Preston during the late nineteenth century.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 418 Murray Road, Preston is considered to meet Criterion B.2 as one of a small number of relatively intact

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late nineteenth century dwellings within Preston.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 418 Murray Road, Preston is considered to meet Criterion D.2 as it is a representative example of a substantial middle class villa erected in Melbourne during the late nineteenth century.

## **Aesthetic**

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The house at 418 Murray Road, Preston is considered to meet Criterion F.1 as a relatively substantial and intact example of a Victorian Italianate villa with architectural embellishment and other elements that are typical of this style and period

## **Recommendations 2011**

<b>External Paint Controls</b>	Yes
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## **Other Recommendations**

It is recommended that the houses at 418 Murray Road, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

**Significance Level**    Local



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**Recommended**      **VHR - HI - PS** Yes  
**Heritage Protection**

**Architectural Style**      Postwar Period (1945-1965)

## History and Historical Context

### Thematic context

. Theme: 3. Transport & Communications. Sub-theme: 3.3 Travelling by tram and bus

. Theme: 5. Building suburban Darebin: Sub-theme: 5.3 Developing the suburban ideal

### Contextual history of tramways in Darebin

Electric trams, first introduced to Melbourne in the early twentieth century, were able to provide longer and more extensive networks. Melbourne's most successful electric tram system was Prahran-Malvern Tramways Trust, formed in 1907 by two eastern suburban councils. In 1912 Darebin residents began agitating for more tramlines, and in 1915 the Fitzroy-Northcote-Preston Tramway Trust was formed to construct two new lines from the North Fitzroy cable tram terminus along St George's Road - one via Miller Street and Plenty Road to Tyler Street East Preston and the other to Regent Street West Preston, but construction was delayed by the First World War. The Trust built its Preston Tram Depot on the north-west corner of St Georges Road and Miller Street. By the time the new lines were opened in 1920, all of Melbourne's tramway systems had been taken over by the newly formed Melbourne & Metropolitan Tramways Board (MMTB) (Carroll & Rule, 1985:137-42).

The East Preston Depot was established as part of the re-arrangement of tram services to Preston and Northcote in 1955. In that year, the bus service to Northcote was replaced by a new electric tram service to East Preston. The service ran via Bourke Street Melbourne, Smith Street Collingwood and High Street Northcote, to link with the East Preston route at the Miller Street junction, and then continued along Plenty Road to Tyler Street as before. At the same time a Northcote tram service commenced from the city via Collins Street, using the former St George's Road, Miller Street route of the electric trams designed and built at the Preston Tramway Workshops (MMTB Annual Report 1955, pp 12-14).

The MMTB later became part of the Public Transport Corporation (PTC) and in July 1998 Melbourne's tram network was split into two businesses known as Swanston Trams and Yarra Trams in preparation for the privatisation of the PTC. In August 1999 Yarra Trams was transferred to a consortium of French and Australian companies, while Swanston Trams was sold to National Express. Just three years later in 2002 National Express pulled out of its contract and by 2004 Yarra Trams had assumed responsibility for the whole of the tramway network (Wikipedia).

### History of East Preston Tram Depot

This site was part of the original Crown Allotment 145 Parish of Jika Jika purchased by Abel Gower in 1839. The area remained in a rural state, and although land north of Gower Street was subdivided and offered for sale during the 1880s boom, little development occurred in the area bounded by Bell Street, Plenty Road, Gower Street and High Street (see maps in Carroll, & Rule, 1985:70, 124). In 1914 the Parish Priest of Sacred Heart Church purchased 5.5 acres of land in Clifton Grove for a school site. During the Second World War, the State government compulsorily acquired 2.5 acres of this site for a tram depot ([www.maristmelb.org.au](http://www.maristmelb.org.au)).

The site became the East Preston Tram Depot in 1955, as part of the re-arrangement of the Northcote and East Preston lines, noted above. The new Depot replaced the old Preston Depot on the corner of St Georges Road and Miller Street (now demolished) and its role was to operate the Preston and Northcote routes. The East Preston Depot was built to house 100 trams, traffic offices and facilities for 400 drivers, conductors and 'conductresses' (MMTB Annual Report 1955, pp

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12-13). The complex comprised nine covered storage roads, a wheel grinder and three uncovered storage roads. An office area was constructed behind the wheel grinder with the traffic offices located adjacent to Plenty Road near the entrance (Vicsig).

On 26 June 1955 the new East Preston tram route and depot was officially opened by the Minister for Transport, A.C. Warner. He spoke from Tram No.1000 at the new Depot. A fleet of the new trams ran from the city especially for the event (MMTB Annual Report 1955, p.14).

Following the privatisation of the tramway network in 1999 East Preston Depot was allocated to Yarra Trams. Yarra Trams established a paint shop and refurbishment bay at the Depot in 2000 and these facilities have since been used to repaint and refurbish 'Z3', 'A' and 'B' class trams rolling stock. All-over advertising trams were 'stickered' at the Depot from 2000-2004 (Vicsig).

In 2005 East Preston became the first depot to be modified as part of the 'green depot' project. The project included the installation of tanks to collect and store water from roofs to wash trams as well as solar panels to power depot lighting (Vicsig).

In 2008 the East Preston Depot provides storage for a total of 54 'A' and 'B' class trams on the network. The routes serviced by the Depot are nos. 9, 11, 86, 89, 93, 95 and 112 (Vicsig).

## References

### Primary sources

Melbourne and Metropolitan Tramways Board *Annual Report* 1955

### Secondary sources

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Vicsig website, East Preston Depot [http://www.vicsig.net/index.php?page=trams&depot=east preston](http://www.vicsig.net/index.php?page=trams&depot=east%20preston) (viewed 1 June 2008)

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## Description

### Physical Description

A Post-war tram depot complex of relatively industrial and utilitarian character, situated on the west side of Plenty Road to the north of Bell Street. Generally, the complex survives as constructed with facilities usually associated with a tram depot. An office area is constructed behind the wheel grinder with the traffic offices located adjacent to Plenty Road near the entrance. The traffic offices building facing Plenty Road is a single-storey cream brick Modernist building with a gable roof clad in terracotta tiles. The entrance is defined by a projecting porch with a square parapet. The building extends some distance back into the depot and contains other administrative and staff facilities.

There is a covered tram shed situated to the rear of the site, with several bays for the storage and servicing of trams. This

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shed has a steel frame truss roof and is closed on all sides except its south elevation where trams enter and exit the building. One bay of the sheds, at the east end, is most likely a later addition. The rear wall of the shed is brick with concrete base and is a dominant element in David Street. The brickwork is detailed to provide the effect of shallow bays separated by pilasters, which have decorative clay tiles at the top.

In front of the sheds are large tanks with the words 'green depot' painted on them. These are used to store water from the roof of the shed to wash trams etc.

## Conservation Policy

### Objectives

. To conserve the fabric that contributes to the complex's significance, with an emphasis on the original fabric dating from 1955.

. To support the continued use and development of the place as a tram depot.

### Policy Basis

This East Preston Tram Depot is an important example of Darebin's transport infrastructure and should be retained as a record of the historic development of the tramway network. The East Preston Tram Depot is very intact and this contributes to its significance, however, it is also a functioning tram depot and this is an important part of its significance as well. While conservation of significant fabric is a primary objective changes to significant fabric may be considered if the change is necessary to support the on-going use and development of the place as a tram depot.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or

- it will support the viability of the existing use of the place as a tram depot or will facilitate a new use that is compatible with the on-going conservation of the building, or



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- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This is one of two tram depots and a workshop that have existed in Preston. The earlier Preston Depot in St Georges Road has now been demolished. The Preston Tramway Workshops, St Georges Road and Miller Street, Preston, built in 1924-8 is a larger complex of five brick inter-war buildings that were erected for the manufacture and maintenance of the electric tramway network that was established and considerably expanded during the inter-war period. It has more extensive facilities for the testing of trams including long tram test tracks.

## **Statement of Significance**

### *What is significant?*

The East Preston Tram Depot was officially opened on 26 June 1955 by the Minister for Transport. The new Depot replaced the old Preston Depot on the corner of St Georges Road and Miller Street and its role was to operate the new electric tramways from Bourke Street to Preston as well as the route from Collins Street to Northcote. The complex comprises covered tram storage roads, a wheel grinder and three uncovered storage roads as well as offices.

The tram sheds and offices and associated infrastructure constructed by 1955 are significant.

Later additions and/or alterations to the complex are not significant.

### *How is it significant?*

The East Preston Tram Depot is of local historic significance to Darebin City.

### *Why is it significant?*

Historically, the East Preston Tram Depot is significant as a representative example of a suburban tram depot, which is associated with the electrification and extension of the tram system in the 1950s. The construction of the Depot demonstrates the additional infrastructure that was required to serve a network that was expanded to serve the growing

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suburban areas of East Preston. The significance of the place is enhanced by its high degree of intactness. The East Preston Tram Depot is also significant as tramway infrastructure built during the chairmanship of the MMTB by Sir Robert Risson, who, against much opposition to trams from many sections of the community, ignored calls for the system's closure, and, instead, extended the system. (AHC criteria A.4, D.2, H.1)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The East Preston Tram Depot at 211-243 Plenty Road, Preston is considered to meet Criterion A.4 as it is part of the development of the electric tramway along High Street and Plenty Road in the 1950s. This was a time when Preston were expanding rapidly and the Depot served the electric tram routes

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The East Preston Tram Depot at 211-243 Plenty Road, Preston is considered to meet Criterion D.2 as it is a representative example of a MMTB tram depot erected in the middle of the twentieth century. The significance of the place is enhanced by its high degree of intactness.

#### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The East Preston Tram Depot is considered to meet Criterion H.1 as it is a piece of tramway infrastructure built during the chairmanship of the MMTB by Sir Robert Risson, who, against much opposition to trams from many sections of the community, ignored calls for the system's closure, and, instead, extended the system.

## Recommendations 2011

### External Paint Controls

No
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### Internal Alteration Controls

No
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### Tree Controls

No
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### Fences & Outbuildings

No
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### Prohibited Uses May Be Permitted

No
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### Incorporated Plan

EPTD PER Exempt
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### Aboriginal Heritage Place

No
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**Other Recommendations**

It is recommended that the East Preston Tram Depot be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	SHOPS	
<b>Address</b>	519-541 Plenty Road PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Shop	
<b>Citation Date</b>	2011	




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<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
	<b>Architectural Style</b>	Interwar Period (c.1919-c.1940)
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

- . Theme 4. Developing Darebin's economies; Subtheme 4.6. Retailing, hospitality and entertainment
- . Theme 5. Building suburban Darebin; Sub theme 5.3. Developing the suburban ideal
- . Theme 3. Transport and communications; Sub theme 3.3. Travelling by tram and bus

### History of Preston

### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. The opening of the first electric tramways in 1920 along St George's Road to West Preston via Gilbert Road, and East Preston via Plenty Road also stimulated development. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **History of 519-541 Plenty Road, Preston**

Although there were some nineteenth century boom-time subdivisions in the wedge between High Street and Plenty Road north of Murray Road, they were only partly settled. Little, if any, development reached as far north of the subject site, between Thomas and Wood Streets, which awaited the post First World War boom. A 1919 MMBW map of the area shows what appears to be a residential rather than commercial subdivision along Plenty Road south of Wood Street. The only building on the strip between Thomas and Wood Streets was a house named *Carmen*. The occupant is listed in the 1920 Sands & McDougall Directory as Daniel Lehane.

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As noted above, the opening of the electric tramway by 1920, which travelled along St George's Road, Miller Street, then Plenty Road to Tyler Street stimulated suburban development along its route. Over the next decade most of the blocks along Plenty Road were subdivided into shop sites. The first four shops were listed in the 1926 Directory as a confectioner, draper, butcher, and grocer. By 1930 there was a small local shopping strip with the following shops:

- 523 Mrs H. Allen, confectioner; Jos. Allen
- 525 Mrs L. Howell, draper
- 527 E. Mason & Co, butchers; Edward Mason
- 529 Mrs A. Williamson, grocer
- 531 Albert Thomas, dairy produce
- 533 Percy Brimblecombe, bootmaker
- 535 Vacant
- 537 William Checkett, greengrocer
- 539 William Pooley, Mrs A.J. Pooley, ladies draper
- 541 Charles Jergens, fishmonger

Where there were two occupants of the same name presumably the proprietors and their families were living above the shop

The house on the corner of Thomas Street was occupied by Arthur Tillett.

In 1932 most of the proprietors had changed, but their shops sold the same wares as before. No. 535 was now another confectionery shop. The house on the corner was occupied by Charles Osterberg, probably the family of Mrs M. Osterberg, who now ran a dry produce shop at No.531. The house is no longer extant.

## References

### Primary sources

Land Victoria, Certificates of Title and Subdivision plans, as cited  
MMBW Detail Plan 2398, dated 1919  
Sands & McDougall Directory  
Shire of Preston Rate Books, VPRS 8228

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

This is a row of interwar rendered brick shops comprising six single storey shops and four double storey shops and residences. The single storey shops have rendered parapets with raised semi-circular central sections. The double storey shops have plain parapets and double hung sash windows to the upper elevations.

The shops are in good condition. The facades above the awnings are very intact, however, the ground front street elevations have been altered. Most of the of the ground floor shop fronts have been replaced, but the cantilevered awnings appear to be original or early.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the inter-war era appearance of the shops when viewed from Plenty Road.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

These shops provide important evidence of the historic development of this area. New development may occur provided that it is carefully designed and does not impact upon the significance of the place. The upper facades of the shops are relatively intact externally and this contributes to the significance of the row. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Plenty Road.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or

- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Support the continued commercial and residential use of these buildings, however, alternative uses may be considered if

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the traditional retail use is no longer viable and the proposed new use will assist in the conservation of the place.

## **Guidelines (Specific)**

The following specific conservation actions would be supported, should the opportunity arise:

. Reinstatement of shopfronts based on historic evidence.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This house is among a small number of late nineteenth century houses in Preston and is among the most intact. These types of buildings are more common in Northcote, but relatively rare in Preston. In terms of their design and integrity it compares with similar examples already within the HO. Comparative examples include:

## **Statement of Significance**

### *What is significant?*

The row of six single storey shops and four double storey shops and residences at 519-41 Plenty Road, Preston constructed from 1926 to 1930 following the opening of the electric tramway service along Plenty Road to Tyler Street in 1920 are significant. The shops are constructed in brick. The single storey shops have rendered parapets with raised semi-circular central sections. The double storey shops have plain parapets and double hung sash windows to the upper elevations. The shops are in good condition. The facades above the awnings are very intact and the cantilevered awnings appear to be original or early.

Later additions and/or alterations, including the post World War Two shopfronts, are not significant.

### *How is it significant?*

The row of shops and residences at 519-41 Plenty Road, Preston are of local historic significance to Darebin City.

### *Why is it significant?*

The row of shops and residences at 519-41 Plenty Road, Preston is historically significant as a representative example of an inter-war shopping strip. The shops provide evidence of the suburban expansion of Preston during the 1920s development boom and illustrate the strong associations between the development of commercial centres and public transport in the early to mid-twentieth century. (AHC criteria A.4, D.2, H.1).

## **Assessment Against Criteria**



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## Historic

### RNE Criterion A.4

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The row of shops at 519-41 Plenty Road, Preston is considered to meet Criterion A.4 as they provide evidence of the suburban expansion of Preston during the 1920s development boom and in particular how the opening of the electric tramways stimulated commercial development along the routes.

### RNE Criterion D.2

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The row of shops at 519-41 Plenty Road, Preston is considered to meet Criterion D.2 as it is a representative example an inter-war shopping strip associated with an electric tram route. It demonstrates the strong associations between the development of commercial centres and public transport in the early to mid-twentieth century.

## Recommendations 2011

### External Paint Controls

No
No
No
No
No
None Specified
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

It is recommended that the row of shops at 519-41 Plenty Road, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries

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<b>Name</b>	HOUSE and DOCTORS SURGERY (FORMER)	
<b>Address</b>	572 PLENTY ROAD, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Doctor's Surgery, House	
<b>Citation Date</b>	2011	



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<b>Recommended Heritage Protection</b>	<b>VHR - HI - PS</b> Yes		
<b>Designer / Architect</b>	Annear, Harold Desbrowe	<b>Architectural Style</b>	Interwar Period (c.1919-c.1940) Georgian Revival
<b>Maker / Builder</b>	No information held		

## History and Historical Context

### Thematic context

Theme: 5. *Building suburban Darebin*; Sub-theme: 5.3 Developing the suburban ideal

Theme: 7. *Community and culture*; Sub-theme: 7.4 Providing health and welfare services

### History of Preston

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Improvements to transport networks including the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably, and the extension of the electric tramway network provided a stimulus to development. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### History of 572 Plenty Road, Preston

In 1920 there was little development on the east side of Plenty Road between Josephine and Wood streets (S&M). However, the opening of the electric tramway along Plenty Road to the terminus at Tyler Street stimulated development along the route.

In 1930, Dr Darcy C Lear was first listed at 556 Plenty Road, just south of the subject site. He had taken over this 1920s California Bungalow from Dr Pincus who was first listed at No. 556 in 1928. The titles indicate that Dr Lear purchased 572 Plenty Road in May 1932 from Ellen Ellis. Ellis, of 'The Wattle' in Parkdale, had purchased the property (lot 159) three years earlier in November 1929 (Title 5603/541). By 1935 Dr. Lear had moved to new premises at No. 572, on the corner of Josephine Street.

Edquist (2004:278) notes the house was built for Lear in 1932, with the design attributed to Harold Desbrowe-Annear. However, Lozanovska (1984) dates the house to 1933, citing drawings and specifications by Desbrowe-Annear (their location is not recorded). Two earlier theses note that the house was built c1931 (Woodfall 1955; Colville et al.), but neither cite sources.

Considering the sale date of the property, it is most likely that Desbrowe-Annear designed the house in 1932 and construction was completed in 1933, around the time of his death on 22 June 1933. A garage, which can stylistically be attributed to Desbrowe-Annear and therefore built c1932-3, remains at the south-east boundary on Josephine Grove.

In August 1939 the Lears purchased the property to the north (lot 160), which is now occupied by the garden, indicating that its layout was not designed by Desbrowe-Annear. After Dr Lear's death in 1964, this lot was passed to Melba Lear, widow (of 572 Plenty Road), John Lear and David Lear in 1968. Mrs M.C. Lear remained at the house until 1974, before both lots were sold to Thomas and Aileen Opie in July 1974. The property has retained the same extent since 1939 (Title 5262/225).

### **Harold Desbrowe-Annear, architect**

Harold Desbrowe-Annear (1865-1933) was an important figure in the development of functional modern architecture in Australia. Born in Victoria, Desbrowe-Annear was articled to architect William Salway in 1883. Early in his career, a number of Desbrowe-Annear's designs had an American-Romanesque quality, yet he simultaneously worked in a variety of modern styles. It is also suggested that he was influenced by the Viennese Sezession style, as seen in the Springthorpe memorial in Kew cemetery (1897) (ADB).

In 1889, Desbrowe-Annear started his own practice, as an established architect and authority on Ruskin (articles of which were published in 1889 and 1893). In 1900, he became a foundation member and first president of the T-Square Club which included artists, craftsmen and architects; the club fostered fellowship and co-operation between the three professions. His house designs were praised for putting into practice this co-mingling of architecture, craftsmanship and artistry (ADB). His designs also incorporated the theory that Australian architects must 'have their own ideas born of [their] own needs', which challenged the notion of simply borrowing ideas and styles.

In 1902-3, Desbrowe-Annear designed three of his best-known houses: 32, 34 and 38 The Eyrie, Eaglemont. These houses were free adaptations of the Queen Anne style, incorporating half-timbering, roughcast panels and Marseilles tiles. Internally, they were planned with flowing spaces, built in furniture and unique, vertically sliding windows (ABD). Following World War I, Desbrowe-Annear's houses were influenced by the Modern Functionalist movement, newly arriving in Australia. A primary source of the movement was Frank Lloyd Wright's Prairie School in Chicago, whose style influenced Desbrowe-Annear, as evident in his houses with their low-pitched, wide-eaved roofs and horizontal groups of windows (Cuffley 1989:36-37).

Further examples of his designs during this period include 4 Como Avenue, South Yarra (c1920-5) and Troon (aka Broceliande) at 224 Orrong Road, Toorak (1918, since demolished). His Modern Functionalist designs also indicated a West Coast America and Spanish Mission Revival influence, and demonstrate his desire to create an Australian architecture by adapting that of countries with geographical and climatic similarities (ADB).

Desbrowe-Annear also turned his mind to very modest dwellings that could be constructed by an owner-builder of limited means. In his 1922 journal *For Every Man His Home*, he presented designs and specifications for 'The Week-End House'. This two-bedroom 'craftsman bush bungalow' was to have an external frame of 2-by-4 inch hardwood timbers, painted with a black tar paint (tarsene). The interior walls and ceiling were lined with fibrous cement sheet. The external frame was left exposed, which suggested half timbering. Desbrowe-Annear built a version of this house for himself at Crossover, West Gippsland, around 1927 (destroyed in a bushfire) (Edquist, 2004:226-8, 240).

Between 1919 and his death in 1933, Desbrowe-Annear designed a series of urban residences with a strong Georgian Revival influence, the majority of them for well-to-do clientele in Toorak and South Yarra. Edquist refers to this group of his designs as 'town houses', which she describes as 'his distinctive version of the free-standing, two-storey town house, a curious hybrid of Palladian form, Adam detail and modern planning, cemented by Arts and Crafts functionalism.' They are also characterised by little or no setback from the street, formal and rectilinear facades, porches or *porte-cocheres* as a focal point, and frequent use of the Palladian window (also called Serlian or Venetian window, which is a round-headed window flanked by lower rectangular windows) (Edquist, 2004:128). He continued to use a more rustic, Arts & Crafts influenced style for country houses during this time.

This part of his oeuvre is not as recognised as his earlier Arts & Crafts designs, in large part because it does not fit into the progressive narrative into which Modernist critics wished to place Desbrowe-Annear. His neo-Georgian houses were 'vilified' Robin Boyd (Edquist, 2012:204), and have been subsequently neglected in many architectural histories and heritage listings. Tibbits concurs (ADB), suggesting that Desbrowe-Annear has been incorrectly typecast as a proto-functionalist and a forerunner of the International Style in Melbourne. He explains that his writings, variety of his designs and commitment to 'architecture as an art' contradict this.

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Throughout his career, Desbrowe-Annear was also an instructor in architecture and drawing at the Working Men's College, a foundation member and supporter of the Arts and Crafts Society and an authority on and builder of furniture (ADB).

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## Description

### Physical Description

The former Lear House and Surgery is situated on the northeast corner of Plenty Road and Josephine Grove, Preston. It is a substantial two-storey building, erected on a slight diagonal to Plenty Road so that its facade faces due west, but parallel to its Josephine Grove boundary. The house has a very small setback from its two street frontages and there is no fence between the building and the footpath. The house largely delineates the street boundary, continued on the south side by a single-storey wing. At the rear of the Josephine Grove frontage is a double garage. The garden is entered from Plenty Road via an arched gateway in a high rendered wall. The extent of the wall indicates the original size of the garden on the north side of the house, before it was enlarged in 1939.

The main volume of the house is two-storey with a hipped roof covered in varicoloured terracotta tiles. The wide eaves are lined with timber battens. The three chimneys are simple, rendered and rectangular with a narrow band of moulding at the top. The facade, facing Plenty Road, is symmetrical with an enclosed entrance porch at the centre with canted sides, above which is a Palladian window (tall round-headed window between lower rectangular windows, also called a Venetian or Serlian window). These central features are flanked by sash windows: small two-over-two double-hung sash windows affording privacy to the interior, and three-sash French windows to the first floor. Above the entry door is a scrolled broken pediment with a Staff of Asclepius (serpent around a rod), indicating the medical use of the surgery.

The south elevation, facing Josephine Grove, is devoted to residential use. Again, the two-storey mass has a symmetrical arrangement with the entrance at the centre, above which is a small window. At the ground floor, the entrance is flanked by pairs of small two-over-two windows with high sills to afford privacy in such close proximity to the footpath. At the first floor level, pairs of the three-sash French windows are used. The door to the house is within a recessed porch which can be enclosed with the original sliding screen doors. The door itself is heavy, varnished timber with a single panel and

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an automatic closer.

The house steps down to a single-storey hipped section (over the dining room and part of the lounge) which extends the entire width of the house, then narrows to a lower service wing situated along the Josephine Grove boundary. These rear wings are finished in the same render finish and the same tiled roof. Windows are smaller and simpler.

Most of the windows on the north elevation, facing the garden, are the three-sash French windows. On the rear (east) elevation are the same French windows to the ground floor, and two-over-two sash and fixed circular windows to the first floor, arranged symmetrically around the high hip roof of the rear wing.

The ornamentation of the building is restrained, and limited to a small amount of moulded applied ornament in the Adamesque style - floral garlands at the corners of door and window entablatures, and scrolled broken pediments over the surgery and residence entry doors. An unusual Adamesque element, and a rare survivor, are the window and door screens with a radiating fanlight motif. These are seen on the windows to the surgery porch, and on screen doors to the surgery entry, residential entry and back door. The Palladian window on the facade also has a Adamesque fanlight.

Another unusual detail are the mail and milk delivery hatches in the kitchen wall (south elevation).

Internal features of the house that are characteristic of Desbrowe-Annear's oeuvre or otherwise unusual are: the ground-floor plan radiating out from the central hallway with angled walls to allow access to more rooms, the Arts & Crafts timber staircase, Adamesque plaster wall panelling and mantelpieces in Lounge and Dining Room, sliding doors between Lounge and Dining Room, salt-glazed tiles to all ground-floor hearths, fireplace with tiled mantel and hearth (1st floor), and built-in wardrobes in a 1st floor bedroom.

Internal features of the house that are typical of its era and intact are: the electric call-bell system, kitchen cabinetry, doors and brass hardware, bathroom fittings and fixtures in rear wing, two-tone terrazzo floor and toilet roll holder in 1st floor bathroom.

The house is highly intact externally and internally. The only alterations noted externally is the replacement of the garden gate onto Plenty Road, overpainting of the original cream limewash with a modern paint (though two chimneys have not been overpainted), installation of a new mail slot, removal of a wall-mounted lamp on the west face of the surgery porch, and removal of the scotia moulding beneath the gutters. Internally, some fireplace openings have been covered over or infilled with a heater, a new parquet floor was installed in the dining room (most other floors are carpeted and could not be seen), and there are modern fixtures and appliances in the kitchen.

The garage, at the rear of the site, has a slight setback from Josephine Street, and two large garage doors, one of which is the original folding ledged door. The hip roof is covered in terracotta tiles, and extends to a narrow skillion on the west side. Here the construction of the building is visible from the street: an external timber frame with cross-bracing with the internal fibro-cement lining exposed. From within the garden, the rest of this structure is visible. The timber members are painted with a matte, black finish, possibly Tarsene tar-based paint. Doors into the skillion section are high-waisted, typical of the interwar period.

The garage is intact apart from replacement of one of the garage doors with a modern roller door.

## Conservation Policy

### Objectives

- To conserve the significant exterior and interior fabric of the house
- To protect, in particular, the internal plan and features that are either illustrative of Desbrowe-Annear's work or are

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unusual and high-quality details.

- To conserve the exterior fabric of the garage, which is an original part of Desbrowe-Annear's design, and a very rare surviving building of his 'Week-End House' type.
- To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

## Policy Basis

This place is a relatively intact and representative example of an Inter-war doctor's surgery and residence, designed in the Georgian Revival style by the noted architect Harold Desbrowe Annear. It is complemented by a garage also believed to be Annear's design. It is important that the house and garage are conserved both as a record of the historic development of this area and as the only example of Annear's work in Darebin. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and internally and this contributes to its significance.

## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

1. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
2. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e., it should appear as a secondary element when compared to the original building/s.
4. Discourage the demolition of elements of primary significance (This includes the exterior of the house and interior elements as described in the statement of significance and the exterior of the garage) except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
5. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary living standards.
6. Consider the demolition or modification of features of secondary significance (These include less significant interior elements) only if it will not adversely affect the significance of the place.

## Guidelines (Specific)

## *External paint controls*

As the original cream coloured limewash is still visible on the chimneys and beneath the current layer of light blue paint (where peeling), it would be appropriate to reinstate this colour and finish (if not limewash, then a matte finish). In addition, the Garage retains its original 'tarsene' black paint on the timber members.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

### *In Darebin*

This house is among a small number of substantial inter-war houses in Preston and is highly intact. In his study of inter-war houses Cuffley (1989:37) notes that those whose 'affluence and taste' demanded what may be called the 'romantic' inter-war styles such as Georgian Revival, American Colonial, Mediterranean and Tudor thus ensuring that these styles 'maintained their command in fashionable areas in each state'. Houses in the 'romantic' inter-war styles are more common in middle-class suburbs of Melbourne, but relatively rare in working-class Preston where bungalows and other inter-war housing were generally more modest in scale and character.

In terms of its scale, design and integrity this compares with similar examples already within the HO. Just one other Georgian Revival house has been identified by this Study; this is another house and former doctor's surgery at 662 High Street, Reservoir. Built around the same time as this house, it was also the home of a medical practitioner, and included a surgery in part of the building. Both buildings are substantial in scale, and both are of a similar level of integrity. The Dr Lear's former house and surgery at 572 High Street is a superior example in terms of its detailing.

Reportedly there is another house by Harold Desbrowe-Annear in the City of Darebin. Edquist records a 'brick house' in Preston designed in 1923 whose address is unknown (2004:272). One candidate is the house at 662 High Street, but research during the recent heritage study has found that it was built in 1937. As Desbrowe-Annear died in 1933, it is unlikely to be his work.

### *In Metropolitan Melbourne*

Dr Lear's house and surgery of 1932-33 fits squarely within Desbrowe-Annear's group of 'Town Houses', built 1919-33. The large majority of his new designs and renovations in this group, over 30 of them, were for clientele in the wealthy suburbs of Toorak and South Yarra (Edquist, 2004:133). The only identified exception in this group is the Lear House and Surgery (and possibly the 1923 Preston house of unknown address). The new houses, and some of the altered houses, are characterised by their minimal or non-existent street setbacks, a rectilinear geometry and symmetrical facades, 'emphatic' porches or *porte-cocheres* for the larger houses, use of Adamesque ornamental detail, and Palladian (Venetian) windows often marking the internal stair landing (Edquist, 2004:128).

Edquist further breaks down this category of his work into renovations and additions, the 'Collins House' group, and the



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'Porch Chamber' group. Dr Lear's House is most closely aligned to the 'Collins House' group, though some features are also seen among the 'Porch Chamber' group.

The 'Collins House' group were designs dating from 1922 onward which were inspired by Bulter and Bradshaw's Collins House, 360 Collins Street, of 1910 (demolished). The group is 'typified by a *porte-cochere* or porch above which a Venetian window was placed beneath a gable' (Edquist, 2004:139). A Venetian window is seen on the facade of the Lear House, placed above the entry porch to the surgery, but there is no gable above it.

A summary of features seen in the Lear House and typical of Desbrowe-Annear's Town House designs are as follows:

- Rectangular massing, brick walls finished in render: Aroonda (1924, 4 Heyington Pl, Toorak) & Cloyne (1926, 611 Toorak Rd, Toorak).
- Palladian/Venetian window lighting the staircase landing: Aroonda, the Baillieu House (1925, 729 Orrong Rd, Toorak), Cloyne, Katanga (1931-33, 372 Glenferrie Rd, Malvern).
- Desbrowe-Annear's signature modified French window with three sashes, the lowest one fixed to keep out dust: Fairbairn House (1919, 249 Domain Rd, South Yarra), Katanga.
- Adamesque applied ornament, seen at the Lear House as scrolled broken pediments above doorways, semi-circular fanlights with radiating glazing bars (also seen in original window and door screens), swags to fireplaces and external entablatures, and internal walls divided into panels by delicate plaster mouldings: Baillieu House (broken pediments, fanlights, wall panelling), Fairbairn House (Adamesque swags to fireplaces), Merfield House (1926, Hill Street, Toorak - external swag ornament), Katanga (wall panelling).
- Timber staircase with lightweight timber 'grid' balustrade: Merfield House (different newel post design). The Lear House newels are similar to those at Inglesby (1915, South Yarra, demolished).
- Arched gate opening in garden wall: Baillieu House, Kiddle House (1925, South Yarra, demolished), gates in timber fences also had arches above them (Inglesby, Merfield House).

While the Lear House shares its massing, materials, and much of its detailing with these Toorak and South Yarra houses, in comparison it is a more modest, middle-class, example of Desbrowe-Annear's Town House type. For example, the fireplaces at Fairbairn House have very unusual incised swags on the fireplace mantels, while those at Lear House are of a more standard applied ornament. And the scrolled broken pediments above windows at the Baillieu House are of carved stone, while they are cast concrete at Lear House. In scale, Lear House is smaller than Desbrowe-Annear's Toorak and South Yarra commissions.

The angular plan of the ground floor entry and stair hall, which provides access to many of the ground floor rooms, is characteristic of Desbrowe-Annear's floor plans through most of his career. It is also seen, for example, at Ballangeich (1910, Alphington).

The garage to the Lear House illustrates a quite different phase from the formal Georgian Revival of the house. It conforms to the construction technique described for the 'Week-End House' in *for Every Man His Home* in 1922, with its exposed timber frame (painted black) and internal fibro-cement lining. While Desbrowe-Annear constructed a version of this house for himself in Crossover (c1927, destroyed), no other surviving examples of this design have been identified, making it a quite important survivor.

## Statement of Significance

*What is significant?*

The former Lear House and Surgery, built for Dr Darcy C. Lear at 572 Plenty Road. It was designed by architect Harold Desbrowe-Annear and built 1932-33, just prior to the architect's death in June 1933. It is a substantial two-storey building, which fronts the two streets of its corner site with minimal setbacks and no fence between the footpath and

house. It steps down to a single storey wing at the rear, along the Josephine Grove frontage. The house is designed in the Georgian Revival style, and exhibits common features of this type, including its rectilinear massing, formal and symmetrical facades, use of a Palladian window above an entrance porch and Adamesque detail to the exterior and interiors, and Desbrowe-Annear's signature three-sash French windows with a fixed bottom sash to exclude dust and flies. The former uses of the building are indicated by the two entrances. On Plenty Road is a flat-roof entrance porch. Above the doorway is a Rod of Asclepius, indicating a medical use. The residential entry off Josephine Grove is recessive, located within a recessed porch which can be closed off with sliding screen doors. Mail and milk deliveries could be made directly to the kitchen on this side, through timber hatches which survive.

The interior is highly intact and retains more features typical of Desbrowe-Annear's town houses, including plaster moulding panels to the walls and Adamesque mantelpieces. Other elements have a clear relationship with his earlier Arts & Crafts designs, including the diagonal geometry of the entrance hall, the timber staircase, and the 1st floor fireplace with a salt-glazed tile mantelpiece and hearth. At the east end of the Josephine Grove frontage is a two-car garage, designed by Desbrowe-Annear in the same manner as his widely publicised 'Week-End House' plans of which were published in 1922. It has an external timber frame with cross-bracing, and an internal fibro-concrete lining which is visible from the outside. The garage retains one of two original folding ledged garage doors.

### *How is it significant?*

The former Lear House and Surgery and garage at 572 Plenty Road, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, the building is significant as it provides evidence of an important phase of suburban development in Reservoir during the Inter-war period both as a dwelling and the provision of an essential service being a medical practice. The use of the building is indicated symbolically by the medical symbol above the surgery entry. It is also significant as a commission by a major architect, Harold Desbrowe-Annear, which is rare in the City of Darebin, and for its associations with Desbrowe-Annear, one of Australia's most important domestic architects. This house illustrates the final years of Desbrowe-Annear's oeuvre, as he died shortly after its completion. (AHC criteria A.4, B.2, H.1)

It is architecturally significant as one of the best examples of inter-war Georgian Revival residential architecture in Darebin, and as a representative example of Harold Desbrowe-Annear's town houses, most of which were built for wealthy clients in Toorak and South Yarra. The significance is enhanced by the high level of intactness, external and internal. The interior of the house is also representative of the Georgian Revival town houses, mixed with the Arts & Crafts details and diagonal planning that Desbrowe-Annear is best known for. (AHC criteria F.1)

The garage both adds to the architectural significance of the site and is of significance in its own right as a very rare surviving example of the externally-framed 'Week-End House' that Desbrowe-Annear publicised in *For Every Man His Home* (1922). While he built an example for himself in Crossover (c1927), this was destroyed by bushfires. The garage is highly intact, apart from the replacement of a garage door, and even retains its original black paint finish. (AHC criteria B.2, E.2)

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	Yes
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	Yes Garage
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	Darebin HO Permit Exemptions 2011
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the former doctor's surgery and residence at 572 Plenty Road, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

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<b>Name</b>	STATE SAVINGS BANK OF VICTORIA (FORMER)		
<b>Address</b>	600-606 PLENTY ROAD, PRESTON	<b>Significance Level</b>	Local
<b>Place Type</b>	Bank		
<b>Citation Date</b>	2011		



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**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Architectural Style**

Interwar Period (c.1919-c.1940)  
Free Classical

**Maker / Builder**

No information held

## History and Historical Context

### Thematic context

. Theme: 4. Developing Darebin's economies; Sub-theme: 4.6 Retailing

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston

#### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

#### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First

World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **Contextual history of the State Savings Bank of Victoria**

The State Bank of Victoria was established by 1912 when the Savings Banks Act (No.2365) provided for all Banks then operating under the Savings Banks Acts to be collectively named The State Savings Bank of Victoria. Services offered by the Bank included savings bank facilities, special loans to discharged soldiers (from 1917), building homes for people of small means (from 1920s), including the Garden City estate at Fisherman's Bend and credit foncier facilities including mortgage loans and sale of debentures. The credit foncier scheme was one of the first of many introduced in Australia over the first decades of the twentieth century and became known colloquially as the 'cheap money' scheme. By the 1920s the success of the credit foncier scheme led to the Bank adding other loans on special conditions for lower income workers and returned servicemen (Murray & White, 1992:207-17).

A history of the Bank notes that:

*"One of the results of the new thrust into housing was that, to get the best combination of low prices and high standards, the Bank effectively became a builder in its own right, issuing standard designs and selecting building contractors for many of the houses it financed. A 'Bank home' became an affordable goal, a symbol of achievement and recognition that the house was solidly built. Such was the enthusiasm of Victorian workers for Bank-financed and built homes that by the mid-1920s the Bank was the largest home builder in Victoria."* (Murray & White, 1992:207-17)

George Burridge Leith, chief architect of the Bank Building Department from 1921 until his retirement in 1953 was one of the most influential men in the Bank and by the mid-1920 presided over one of the fastest growing and most prestigious departments. He designed a series of 'Bank homes' - plans for standard homes, which sub-contractors built under the supervision of the Bank's Building Department. Up to 30 designed were produced by the Department (Murray & White, 1992:207-17).

Credit foncier borrowers from the SSBV could choose one of the bank's own house designs, or choose their own design. Whatever the design, the bank required a high standard of construction/supervision, which seems to have been the basis for the very high reputation of a 'State Bank house' for many years. Most State Bank homes were built in the metropolitan area, and few were built in groups. It is thought that up to 7,500 were built, principally between 1921-30, then less until 1939. All except 300 were in Melbourne and these mostly in the ring of suburbs: Brunswick, Coburg, Preston, Hawthorn, Kew, Ivanhoe, Heidelberg, Box Hill, Camberwell, Malvern, Oakleigh and Brighton (Murray & White, 1992:207-17).

### **History of SSBV (former) 600-606 Plenty Road, Preston**

Little if any development, reached beyond Murray Road or east of Plenty Road until after First the World War. The Preston State Savings Bank of Victoria was one of the early buildings on the strip of Plenty Road between Wood and Malpas Streets. It was first listed in Sands & McDougall Directory in 1928. The building included a manager's residence.

In 1930 there were still only two other premises in the strip, a farrier and a residence. However commercial development was expanding along Plenty Road, with a small shopping centre opposite and slightly to the south at Nos. 523-541 (q.v.) and around the Tyler Street Junction.

The bank was still trading on the site in 1974.

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## Description

### Physical Description

A former branch of the State Savings Bank of Victoria, built in c1928, and situated on the northeast corner of Plenty Road and Wood Street, Preston. It is a two-storey red brick building designed in a Free Classical-style, which sits upon a rendered brick base. The ground floor of the west (Plenty Road) elevation is divided into four bays, which are all glazed. The corner bay was probably the original entrance and was glazed-in at some stage in recent years. The upstairs of this elevation has a projecting balcony with a terracotta clad hood, supported by timber brackets. Windows that have rendered panels below them flank this balcony. The parapet, which has a pediment, is also rendered. The south (Wood Street) elevation is relatively restrained in its use of architectural embellishment, but has rendered elements that are similar to the Plenty Road elevation. A single-storey brick wing is at the rear of the building in Wood Street. It has a terracotta hipped roof. The wing is contemporaneous with the two-storey corner section of the building. A single-storey brick wing, probably of more recent origin, extends along the Plenty Road boundary to the north.

## Conservation Policy

### Objectives

. To conserve the original and early surviving fabric that contributes to the inter-war Free Classical appearance of the building when viewed from both Plenty Road and Wood Street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This former branch of the State Savings Bank of Victoria is a surviving example of one of this bank's branches, which were established in most suburbs and towns throughout Victoria. It is important that it is retained as a record of the historic development of this area, as it is closely associated to the development of Preston into a residential area of Melbourne from the 1920s.

This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The building is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an

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emphasis upon the elements that are visible from both Plenty Road and Wood Street.

## **Guidelines (General)**

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

The following specific conservation actions are recommended, should the opportunity arise:

- . Reinstatement of original entrance and other door and window openings on the ground floor on both the Plenty Road and Wood Street elevations.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is



affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

In his study of banks in Victoria Trethowan (1976:75) identifies a period that he terms 'Towards modernism' and notes that "The progression from historicism to modernism was a slow process. It began with Art Nouveau and was followed by a transition period". He describes the typical elements of the banks of this period as follows:

*"Most banks erected during this period consisted of simple two storey brick structures with hipped or gable roofs. Any sort of architectural focus was centred around the entrance and usually consisted of a projected canopy or balcony, or a parapet wall or gable piercing through the roof structure. The use of exposed brick walls with stucco mouldings was popular and a favourite motif was a deep string course between the ground and first floor windows. The principles of design in this transition period relied to an extent on classicism and the Romanesque/Art Nouveau style. This reliance of previous styles however was suppressed and indicative architectural ornament was used very sparingly. The concepts of modernism, particularly in the expression of volume and material had not yet been understood."* (Trethowan, 1976:75)

Trethowan developed a typology that categorizes general examples according to roof type. The work of Godfrey & Spowers who designed many branches for the State Savings Bank and three branches for the Bank of New South Wales during the interwar period is sufficiently distinctive to warrant a special category.

*"These buildings have their roots in the Romanesque/Art Nouveau style. They consistently comprise a number of ribs that pierce through the overlapping eaves or cornice and form parapets and pinnacles. Early examples at Donald and Preston use wide semi-circular windows and banded brick and stuccowork."* (Trethowan, 1976:76)

The former SSBV branch at Reservoir is not one of the Godfrey & Spowers designs, but is within the period of 'Towards Modernism'. It compares with:

*Former State Savings Bank of Victoria, 666 High Street, Reservoir.* Erected in c1930, it is contemporaneous with this example in terms of scale and corner siting, but differs from this stylistically, in its use of Classical and other detailing. It is an example of the banks designed by Godfrey & Spowers.

*Commonwealth Bank of Australia, 374-376 High Street, Preston.* Erected around World War II, it has a more prominent position on a street corner in the Preston Shopping Centre. Stylistically, its Moderne influenced design shows the continuing shift away from historicism to modernism as described by Trethowan.

## Statement of Significance

*What is significant?*

The former State Savings Bank of Victoria at 600 Plenty Road, Preston, erected c.1928, is significant. It is a two-storey red brick building designed in a Free Classical-style, which sits upon a rendered brick base. The ground floor of the west (Plenty Road) elevation is divided into four bays, which are all glazed. The corner bay was probably the original entrance and was glazed-in at some stage in recent years. The upstairs of this elevation has a projecting balcony with a terracotta clad hood, supported by timber brackets. Windows that have rendered panels below them flank this balcony. The parapet, which has a pediment, is also rendered. The south (Wood Street) elevation is relatively restrained in its use of architectural embellishment, but has rendered elements that are similar to the Plenty Road elevation. A single-storey brick wing is at the rear of the building in Wood Street. It has a terracotta hipped roof. The wing is contemporaneous with the

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two-storey corner section of the building and contributes to the significance of the place.

The single-storey brick wing, probably of more recent origin, extending along the Plenty Road boundary to the north and other non-original alterations and/or additions are not significant.

## *How is it significant?*

The former State Savings Bank of Victoria at 600 Plenty Road, Preston is of local historic and architectural significance to Darebin City.

## *Why is it significant?*

Historically, this branch of the State Savings Bank of Victoria is significant for its associations with the State Savings Bank of Victoria, which was a major financier of mortgages to Victorians, and through its loans and other services enabled many Victorians to become homeowners. It is a representative example of the suburban branches of the bank that were erected during the inter-war period during a major period of expansion by the SSBV. The establishment of this branch in c1928 is also associated with an important phase growth of residential development in Preston at this time. (AHC criteria A.4, D.2)

This branch of the State Savings Bank of Victoria is architecturally significant as a representative example of a suburban branch of a bank built in the Free Classical Style, which assists in illustrating the trend away from historic styles and towards modernism (AHC criteria D.2, F.1).

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

This former State Savings Bank of Victoria at 600 Plenty Road, Preston is considered to meet Criterion A.4 as evidence of the development of banking during the inter-war period. It is also associated with an important phase of suburban development of Preston during the inter-war period. The establishment of this branch in c1930 reflects the growth of residential development in Preston at this time.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

This former State Savings Bank of Victoria at 600 Plenty Road, Preston is considered to meet Criterion D.2 as it is a representative example of a suburban branch of the bank erected in the Inter-war period.

#### *RNE Criterion H.1*

*Importance for close associations with individuals or organizations whose activities have been significant within the history of the nation, State, or region.*

The former State Savings Bank of Victoria at 600 Plenty Road, Preston is considered to meet Criterion H.1 for its associations with The State Savings Bank of Victoria was a major financier of mortgages to Victorians, and through its loans and other services enabled many Victorians to become homeowners.

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## Aesthetic

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

This former State Savings Bank of Victoria at 600 Plenty Road, Preston is considered to meet Criterion F.1 as a relatively intact example of a suburban branch of a bank, built in a Free Classical style. The bank is one of a number erected during the inter-war period illustrates the transition of styles from historic to modern.

## Recommendations 2011

### External Paint Controls

No
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### Internal Alteration Controls

No
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### Tree Controls

No
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### Fences & Outbuildings

No
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### Prohibited Uses May Be Permitted

No
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### Incorporated Plan

None Specified
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### Aboriginal Heritage Place

No
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## Other Recommendations

It is recommended that the former State Savings Bank of Victoria branch at 600-606 Plenty Road, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the building and the land between the building and the north side boundary [Amended following Amendment C108 Part A Panel Hearing].

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<b>Name</b>	BRICKWORKS TERRACE	
<b>Address</b>	227-45 & 259-63 RAGLAN STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Residential Precinct, Terrace	
<b>Citation Date</b>	2011	




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**Recommended** VHR - HI - PS Yes  
**Heritage Protection**

## History and Historical Context

### Thematic context

Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

Theme: 4 Developing Darebin's economies; Sub-theme: 4.1 Brickmaking

### History of Preston

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### **History of 227-45 & 259-63 Raglan Street, Preston**

As noted above, South Preston, close to the junction of Plenty Road with High Street, was one of the focal points of the early urban settlement of Preston. In the mid to late nineteenth century it was an area of small farms and brickworks, with a large bacon factory at the junction, and some pockets of residential development.

Gottlieb Arndt had set up Darebin's first brickworks, with two clay pits in this vicinity in the 1850s. In 1888 the South Preston Patent Brick and Tile Company was formed to take over one of Arndt's claypits. The manager of the brickworks, Henry Walkerden was the only local shareholder of the company. Walkerden Brothers were also associated with a brickworks in Oakover Road in the 1880s (Forster, 1968:48-9).

Land on the south side of Raglan Street between Plenty Road and Hotham Street was sold in the late 1880s at the height of the land boom. In May 1888 Henry Walkerden purchased three and three quarter acres. In the following August the property was transferred to the Melbourne and Suburban Property and Agency Company Ltd, which in turn transferred it to the South Preston Patent Brick and Tile Company in July 1889. This large block included the site of the houses now at Nos. 259-63 Raglan Street, and the site of the kiln.

The smaller property on the east side (which contained the site of the houses now at 227-45 Raglan Street) was purchased in August 1886 by a Fitzroy builder, Henry Hosie, presumably intending to take advantage of the building and housing boom. However he sold it instead to Robert James Walkerden (a relative of Henry?), a farmer of Raglan Street South Preston, who transferred it to the South Preston Patent Brick and Tile Company in December 1889.

According to Forster, (1968:48) there were many brickmakers - members of the Brickmakers and Brickyard Employees Union - living in company cottages adjacent to the brickworks in South Preston. The subject houses were no doubt built for the employees of the South Preston Brick and Tile Co at the same time the brickworks opened in about 1890. Sands & McDougall Directory for 1891 first notes the South Preston Brick and Tile Co in the south side of Raglan Street, flanked by the residences. Strangely, there are six residences listed on the west side, which suggests three additional houses were in the original construction and later pulled down. The Directory of 1894 lists the three houses nearest the kiln on the west side as vacant. On the eastern property there are ten houses listed. The one nearest the kiln, which was shown as No.4 Raglan Street when numbering commences in 1908, was occupied by Charles Wall, caretaker of the brickworks. Wall was still in residence there in 1910.

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These houses are shown in an MMBW plan of the area dated 1909 (see Figure 1). This plan also shows the large 'kiln', while there are clay pits at the rear. At that stage there was still a number of vacant blocks on the north side of Raglan Street.

## References

Land Victoria Certificate of Title  
MMBW Detail Plan 2375 dated 1909  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

This comprises two rows of single storey Victorian era rendered brick terrace houses on the south side of Raglan Street, east and west of Milton Crescent. Nos. 227-45, east of Milton Crescent, comprise of ten houses, separated by party walls. This group of houses have varying degrees of external integrity. They are single-fronted with a single timber-frame double-hung sash window beside a front door. Pressed cement balusters have mostly all been removed from the parapet, which has made the house's transverse gable roofs visible from the street. Many have had their brickwork painted, however some retain bi-chromatic brickwork. Others have had their original doors and other elements removed and replaced with unsympathetic fabric. Some houses have chimneys, which have cement rendered Classically-inspired mouldings at their tops. The fences, of various materials, are not original.

Nos. 259-63, are to the west of Milton Crescent, and comprise of three houses, separated by rendered brick party walls. They are similar in scale to the houses to the east of Milton Crescent, but have more architectural embellishment including mouldings above and around windows. Some of the balustrading has been removed from parapets. No 259 has been rendered and the remainder have had their brickwork painted. The house at centre in this group has an elaborate pediment incorporated into its parapet. Chimneys have cement rendered Classically-inspired mouldings at their tops. The low brick fences are not original.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Victorian era appearance of the houses when viewed from Raglan Street.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is a rare surviving example of a important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The houses having varying levels of integrity so the management approach

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should vary accordingly. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Raglan Street, while encouraging restoration or reconstruction of missing fabric wherever possible. Further alterations, even minor ones that would further diminish the external integrity of the houses as viewed from Raglan Street should be avoided.

## **Guidelines (General)**

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

The following specific conservation actions would be supported, should the opportunity arise:

. Reinstatement of the original features such as pediment detail, front windows etc. based on historic or surviving physical evidence (e.g. on adjoining houses).

. Remove paint from brickwork by an approved method.

. Repaint render in a more appropriate colour scheme.

## **Review of significance and policy**

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While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

These houses are among a small number of late nineteenth century houses in Preston and are thought to be the only surviving buildings associated with the nineteenth century brickmaking industry. As such they compare with the former brickworker's cottages in Langwells Parade and Robbs Parade in Northcote, which were associated with the Northcote Brick Company. Although the Preston houses have lower external integrity overall when compared to the Northcote houses, they are still recognisably nineteenth century in origin.

## Statement of Significance

### *What is significant?*

Gottlieb Arndt had set up Darebin's first brickworks, with two clay pits in this vicinity in the 1850s. In 1888 the South Preston Patent Brick and Tile Company was formed to take over one of Arndt's claypits, which was situated on the south side of Raglan Street. The sites of these houses were acquired by the South Preston Patent Brick and Tile Company in 1889. These houses were no doubt built for the employees of the South Preston Brick and Tile Co at the same time the brickworks opened in about 1890. Sands & McDougall Directory for 1891 first notes the South Preston Brick and Tile Co in the south side of Raglan Street, flanked by the residences. One of the houses in the block on the east side and nearest the kiln, which was shown as No.4 Raglan Street when numbering commences in 1908, was occupied by Charles Wall, caretaker of the brickworks. Wall was still in residence there in 1910.

The houses to the extent of the c.1890 fabric, at 227-45 and 259-63 Raglan Street are significant. This comprises two rows of single storey Victorian era rendered brick terrace houses, which have been painted. Nos. 227-45 comprises ten houses with varying degrees of external integrity. Nos. 259-63 comprise three houses, separated by rendered party walls. They have single double hung sash windows with moulded surrounds and stone lintels and front doors with highlights. The brick and rendered chimneys have moulded caps. The facades have cornices and the centre example has brackets under the cornice. The parapet detailing has been removed.

Later additions and/or alterations, including the front fences, are not significant.

### *How is it significant?*

The houses at 227-45 and 259-63 Raglan Street, Preston are of local historic significance to Darebin City.

### *Why is it significant?*

Historically, the houses at 227-45 and 259-63 Raglan Street are significant as representative examples of worker's housing that provide evidence of the important influence of the brickworks industry upon the development of Preston in the late nineteenth century. They are significant for their associations with the South Preston Brick and Tile Company, an important early industry in Darebin. The significance of the place is enhanced by its rarity value as perhaps the only



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surviving buildings directly associated with the Company and the nineteenth century brickmaking industry in Preston.  
(AHC criteria A.4, B.2, D.2, H.1)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The houses at 227-45 and 259-63 Raglan Street are considered to meet Criterion A.4 as they provide evidence of the earliest phase of suburban development of Preston during the late nineteenth century land boom just before the economic crash of the 1890s. They illustrate the housing that was constructed for people employed in the brickmaking industry in the late nineteenth and early twentieth century.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The pair of houses at 244-6 Gower Street is considered to meet Criterion B.2 as perhaps the only surviving buildings associated with the nineteenth century brickmaking industry in Preston.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The houses at 227-45 and 259-63 Raglan Street are considered to meet Criterion D.2 as representative examples of the workers' housing erected in Melbourne during the late nineteenth century.

#### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The houses at 227-45 and 259-63 Raglan Street are considered to meet Criterion H.1 as workers housing associated with the South Preston Brick and Tile Company, an important early industry in Darebin. There are now thought to be the only surviving buildings associated with the company.

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the houses at 227-45 and 259-63 Raglan Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	HOUSE	
<b>Address</b>	230 RAGLAN STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
	<b>Architectural Style</b>	Victorian Period (1851-1901)
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

Theme: 4 Developing Darebin's economies; Sub-theme: 4.1 Brickmaking

### History of Preston

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to

Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

## **History of 230 Raglan Street, Preston**

South Preston, close to the junction of Plenty Road with High Street, was one of the focal points of the early urban settlement of Preston. In the mid to late nineteenth century it was an area of small farms and brickworks, with a large bacon factory at the junction, with some pockets of residential development.

Gottlieb Arndt had set up Darebin's first brickworks, with two clay pits in this vicinity in the 1850s. In 1888 the South Preston Patent Brick and Tile Company was formed to take over one of Arndt's claypits. The manager of the brickworks, Henry Walkerden was the only local shareholder of the company. Walkerden Brothers were also associated with a brickworks in Oakover Road in the 1880s (Forster, 1968:48-9).

This property, part of lot 3 on Plan of Subdivision 1318, was opposite the site of the South Preston Patent Brick and Tile Company. It was purchased in February 1889 by George Herring of Raglan Street, South Preston, brickmaker. He took out a mortgage in August 1890 (V.2119 F.602). By 1891 George Herring was living in the house (Sands & McDougall Directory) In October 1894 the property was sold to James Townsend. (V.2547 F.372)

An MMBW plan of the area dated 1909 shows the house, then No. 108 Raglan Street, a small cottage on a narrow block. The housing stock in the street consisted of similar cottages, some slightly larger, with a row of terraces opposite, which were constructed for workers employed at the brickworks (see citation for 227-45 and 259-63 Raglan Street in this Study). At that stage there was still a number of vacant blocks in Raglan Street.

This house had a series of occupants, including Robert Buchannan (1927) William Tolley (1928) Albert Walker (1936) and Mrs G.E. Grange, (1955).

## **References**

### *Primary sources*

Land Victoria Certificate of Title V.2119 F.602, V.2547 F.372

MMBW Detail Plan 2375 dated 1909

Sands & McDougall Directories

Shire of Preston Rate Books, VPRS 8228

## *Secondary sources*

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Darebin Historical Encyclopedia

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

*Victorian Year Book* 1976

## **Description**

### **Physical Description**

This is a double storey Victorian era brick terrace house, which is built to the frontage and has an upper level balcony. It has a hip iron roof and one brick chimney

## **Conservation Policy**

### **Objectives**

. To conserve the surviving fabric that contributes to the Victorian era appearance of the house when viewed from Raglan Street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### **Policy Basis**

This place is a rare surviving example of a important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Raglan Street.

### **Guidelines (General)**

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

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- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This house is among a small number of late nineteenth century houses in Preston and is among the most intact. These types of buildings are more common in Northcote, but relatively rare in Preston. Architecturally, it compares with the double storey terrace at 17 Yann Street, Preston. Historically, it compares with the single storey cottages directly opposite, which were built as workers housing by the Preston Tile and Brick Company.

## **Statement of Significance**

*What is significant?*

The house at 230 Raglan Street, constructed by 1891 for George Herring, is significant. It is a double storey Victorian era brick terrace house, which is built to the frontage and has an upper level balcony. It has a hip iron roof and one brick chimney. The windows are double hung sash.

Later alterations and/or additions, including the front fence are not significant.

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## *How is it significant?*

The house at 230 Raglan Street, Preston is of local historic and architectural significance to Darebin City.

## *Why is it significant?*

Historically, the house at 230 Raglan Street, Preston is significant as a representative example of a house that is associated with the first phase of suburban development of Preston during the late nineteenth century. It is also notable for its early association with a brickmaker, which was an important industry in Preston during the late nineteenth century and this house was situated directly opposite the site of one of the main brickwork complexes. This is one of only a relatively small number of late nineteenth century dwellings with an association to the brickmaking industry within Preston. (AHC criteria A.4, B.2, D.2)

The house at 230 Raglan Street, Preston is architecturally significant as a representative example of a two-storey Victorian terrace house with typical detailing. The significance of the place is enhanced by its rarity value as one of only a small number of examples of this type within Preston. (AHC criteria B.2, D.2)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 230 Raglan Street, Preston is considered to meet Criterion A.4 as a house that is associated with the first phase of suburban development of Preston during the late nineteenth century. It is notable for its early association with a brickmaker, which was an important industry in Preston during the late nineteenth century and this house was situated directly opposite the site of one of the main brickwork complexes.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 230 Raglan Street, Preston is considered to meet Criterion B.2 as one of a relatively small number of late nineteenth century dwellings with an association to the brickmaking industry within Preston. It is also a relatively rare example of a two storey terraced house within Preston.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 230 Raglan Street, Preston is considered to meet Criterion D.2 as a representative example of the type of speculative housing erected in Melbourne during the late nineteenth century.

# HERITAGE CITATION REPORT

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the house at 230 Raglan Street be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.



## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSE	
<b>Address</b>	16 Regent Street PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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**Recommended** VHR - HI - PS Yes  
**Heritage Protection**

**Architectural Style** Victorian Period (1851-1901)

### History and Historical Context

#### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

. Theme: 4 Developing Darebin's economies; Sub-theme: 4.1 Utilising natural resources

#### History of Preston

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of

up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### **History of 16 Regent Street, Preston**

As noted above much of Preston remained rural, with small dairy and poultry farms, market gardens and commercial flower gardens predominating well into the twentieth century, apart from a few pockets of nineteenth century suburban development close to local industry or transport routes. The eastern end of Regent Street is close to the Regent railway station and to one of the early clusters of settlement described above and is one of the few streets that experienced some development in the mid to late nineteenth century. It is described by Carroll & Rule (1985:65) as being 'partially settled' in 1894.

This property (and the adjoining property at No. 18 - q.v.) formed part of a one acre lot that was purchased in July 1891 by George West, a contractor. He had already taken a mortgage out over the property in February of that year (This is listed as an encumbrance on the title) (Land Victoria, V.2381 F.056).

A 1911 MMBW plan of the area shows the house at No.16 Regent Street. It has a shed at the back and a fenced off area possibly containing a dairy and cow yard. It was one of eight houses on the north side of Regent Street and the second last before the railway. The occupant of this house in 1905-6 was Henry Westmoreland (Sands & McDougall Directory). Dairying was a major economic activity in Preston and surrounding districts well into the first half of the twentieth century, and the Westmorelands were a well-known dairying family in this area. Parker Westmoreland's Rosehill Dairy was in Wood Street, Regent in the 1920s (DHE), and in the 1930s the Alexandra Dairy at 54 Southernhay Street, Reservoir was run by William Westmoreland, probably the son of William Crawford Westmoreland who lived nearby at 20 Winifred Street (q.v.). In the 1920s Preston Shire had over 60 dairies (DHE, Forster, 1968:63, 75).

Before Westmoreland there were a series of occupants in this house dating back to 1891 when Henry R. Bill, a teacher, was in residence. Henry Bill was first listed in by Sands & McDougall as a resident of Regent Street in 1890. At this stage the properties were not listed in sequence, but it seems likely that the house was existence from at least this date and is most probably earlier. George West is also listed by the Directory as being resident in Regent Street from 1880, which appears to be his first listing. Stylistically, the house is characteristic of mid-Victorian housing (see description).

Early in the twentieth century West, who was still the owner, subdivided the land and sold off the lots between 1909 and

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1919. This property and No. 18 were the last lots to be sold. On 5 February 1919 Mary Jane Fairy purchased No.16. Henry Fairy had been the occupant since at least 1908. The Fairy family lived in the property and retained ownership until 1983 (Land Victoria, V.4144 F.729; Sands & McDougall Directory)

## References

### Primary sources

Land Victoria Certificate of Title V.2381 F.056, V.4144 F.729

MMBW Detail Plan 2407, dated 1911

Sands & McDougall Directory

Shire of Preston Rate Books, VPRS 8228

### Secondary sources

Carroll, Brian & Rule, Ian, '*Preston, an illustrated history*', Preston, City of Preston, 1985

Forster, Harley W., '*Preston: lands and people, 1838-1967*', Melbourne, Cheshire, 1968

Ward, Andrew, '*City of Darebin Heritage Review: 2000*', February 2001

## Description

### Physical Description

A modest double-fronted brick mid-Victorian house, set back from Regent Street behind a mature garden. The house has been built in several stages: the first has a transverse gable roof clad in slate tile, a second gable roof to, the rear of the first, is clad in corrugated galvanised steel sheeting, and at the rear of this is a third stage which is of more recent origin and has a flat roof clad in corrugated galvanised steel sheeting. The walls at the front of the house are ruled render. The house has three chimneys with corbelling of a type found in the early to mid-Victorian era. The modest character and the small scale of the house would also support the theory it is from the mid-Victorian period. The street facing (south) elevation is symmetrically composed with a central front door flanked by double-hung sash windows. The verandah, which has a concave profile, is probably of more recent origin. The house and the house at 18 Regent Street form a pair of fine and relatively intact Victorian houses in the street.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the mid-Victorian era appearance and the garden setting of the house when viewed from Regent Street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

The house at 16 Regent Street, Preston is a rare surviving example of a mid nineteenth century farmhouse and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Regent Street. **Guidelines (General)**

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In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the ongoing conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

The following specific conservation actions would be supported, should the opportunity arise:

. Reinstatement of original verandah based on historic evidence. etc.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

Although the Preston district was extensively settled by farmers in the 1860s and '70s, few farm houses from this period survive. These types of buildings are therefore now relatively rare in Preston and Reservoir and this house is notable for its apparent early date of construction, possibly prior to 1880, compared to others identified by this Study that mostly date from c.1890. Comparative examples already in the Heritage Overlay include the bluestone house at 339 Plenty Road, Preston, which was constructed c.1870 for George Taylor - In the citation for this property Ward (2000) also mentions a bluestone and brick house in Summerhill Road, Reservoir, however there is no citation for that house.

Other late nineteenth century houses identified by this Study and recommended for the Heritage Overlay include:

*House, 20 Winifred Street, Preston.* This was the house of William Crawford Westmoreland, a dairyman. Built slightly later it is more substantial and has bi-chromatic brickwork.

*Rosehill, 7 Pellew Street, Reservoir.* 'Rosehill', is a single-storey brick house, built slightly later and is more substantial, but was built as a farmhouse.

*18 Regent Street, Preston.* This double-fronted brick Victorian house, adjacent to 16 Regent Street was built later, and is of a more sophisticated and ornate design, reflecting its use as a suburban villa in what was by then emerging as a residential suburb of the metropolis.

## Statement of Significance

### *What is significant?*

The house at 16 Regent Street, Preston, constructed by 1880 or earlier possibly for George West, is significant. It is a modest double-fronted brick mid-Victorian house, set back from Regent Street behind a mature garden. The house has been built in several stages: the first has a transverse gable roof clad in slate tile, a second gable roof to, the rear of the first, is clad in corrugated galvanised steel sheeting, and at the rear of this is a third stage which is of more recent origin and has a flat roof clad in corrugated galvanised steel sheeting. The walls at the front of the house are ruled render. The house has three chimneys with corbelling of a type found in the early to mid-Victorian era. The street facing (south) elevation is symmetrically composed with a central front door flanked by double-hung sash windows.

Later alterations and additions including the verandah (Which has a concave profile and is probably of more recent origin) are not significant.

### *How is it significant?*

The house at 16 Regent Street, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, the house at 16 Regent Street, Preston is significant for its association with farming in the district, having been built during the years prior to the residential subdivision of Preston and Reservoir. The house is historically significant as an intact and rare example of a farmhouse in Darebin from the mid-nineteenth century. (AHC criteria A.4, B.2, D.2)

The house at 16 Regent Street, Preston is architecturally significant as a representative example of a modest mid-Victorian farmhouse, which were commonly found in the farming communities that surrounded the metropolis. The form and restrained use of architectural embellishment and other elements are typical of a small farm dwelling from this period. (AHC criterion D.2)

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## Assessment Against Criteria

### Historic

#### RNE Criterion A.4

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 16 Regent Street, Preston is considered to meet Criterion A.4 as an example of an early cottage that was associated with the development of small farms in Preston prior to the suburban development in the late nineteenth and early twentieth centuries.

#### RNE Criterion B.2

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 16 Regent Street, Preston is considered to meet Criterion B.2 as one of a very small number of relatively intact pre-1890 farm dwellings within Preston.

#### RNE Criterion D.2

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 16 Regent Street, Preston is considered to meet Criterion D.2 as it is a representative example of a modest farmhouse erected in Darebin during the mid-nineteenth century. It is architecturally significant as a relatively intact example of a small mid-Victorian farmhouse, which is characterised by a restrained use of architectural embellishment and other elements that are typical of a small farm dwelling from this period.

## Recommendations 2011

### External Paint Controls

No
No
No
No
No
-
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

It is recommended that the house at 16 Regent Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	CLIVEDEN	
<b>Address</b>	18 Regent Street PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes
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<b>Architectural Style</b>	Victorian Period (1851-1901)
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<b>Maker / Builder</b>	No information held
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### History and Historical Context

#### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

#### History of Preston

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of

up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### **History of 18 Regent Street, Preston**

As noted above, much of Preston remained rural, with small dairy and poultry farms, market gardens and commercial flower gardens predominating well into the twentieth century, apart from a few pockets of nineteenth century suburban development close to local industry or transport routes. The eastern end of Regent Street is close to the Regent railway station and to one of the early clusters of settlement described above and is one of the few streets that experienced developed in the mid to late nineteenth century. It is described by Carroll & Rule (1985:65) as being 'partially settled' in 1894.

This property (and the adjoining property at No. 16 - q.v.) formed part of a one acre lot that was purchased in July 1891 by George West, a contractor. He had already taken a mortgage out over the property in February of that year (This is listed as an encumbrance on the title) (Land Victoria V.2381 F.056).

A 1911 MMBW plan of the area shows the house *Cliveden*, at No. 18 Regent Street. It has a large shed running across the back yard, possibly a poultry shed or dairy. It was one of eight houses on the north side of Regent Street and the last before the railway. The occupant in 1906 was Mrs Ann Aikman (Sands & McDougall Directory). Mrs Aikman had resided in this house since at least 1899.

Before Aikman there were a series of occupants in this house dating back to 1893 when William Duncan was the occupant. He was first listed by Sands & McDougall as the first occupant of this property, at the end of Regent Street in 1891, and it seems likely that the house dates from around that time.

Early in the twentieth century the owner, West, subdivided the land and sold off the lots between 1909 and 1919. This property and No. 16 were the last lots to be sold (Land Victoria V.4144 F.730).

Henry Bell was listed as the occupant of the property in 1908, and he became the owner in February 1919. After Henry's death in 1931 (Land Victoria V.4144 F.730), Mrs Fanny Bell, presumably his widow, remained in the house. By 1955 the house was occupied by George Adams (Sands & McDougall Directory).



# HERITAGE CITATION REPORT

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## References

### Primary sources

Land Victoria Certificate of Title V.2381 F.056, V.4144 F.730  
MMBW Detail Plan 2407, dated 1911  
Sands & McDougall Directory  
Shire of Preston Rate Books, VPRS 8228

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

## Description

### Physical Description

*Cliveden* is a double-fronted rendered brick Victorian villa, set back from Regent Street behind a garden. The house has a hipped roof clad in slate tile with cast iron ridge brackets and there are two tall rendered chimneys with mouldings at their tops. A bay projects at left towards Regent Street and to the east of this, extending across the remainder of the street-facing facade, is a cast iron verandah. At the corners of the walls the render has quoining. The windows are paired double hung sash set within decorative cement mouldings. The four panelled front doors has sidelights and highlights.

It appears that the house has been extended at the rear. A garage set back from the dwelling on the west side has been constructed in a mock-historic style. The cast iron palisade fence along the street boundary is sympathetic, but not original.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the Victorian appearance of the house when viewed from Regent Street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This house at 18 Regent Street, Preston is a rare and intact example of a Victorian villa built towards the end of the nineteenth century and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Regent Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

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- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This house is representative of the more substantial villas constructed during the late nineteenth boom in Preston. This type of dwelling is more common in Northcote, but relatively rare in Preston. In terms of its design and integrity it compares with similar examples already within the Heritage Overlay. Comparative examples identified by this Study and

recommended for inclusion in the HO include:

*Wahroonga and Leaholme, 297-299 Tyler Street, Preston.* A pair of detached double-fronted brick Victorian villas, of similar scale, materials and decorative elements to 18 Regent Street.

*Rosehill, 7 Pellew Street, Reservoir.* A double-fronted brick Victorian villa, of similar scale and with elements typical of its style and period.

## Statement of Significance

### *What is significant?*

This brick Victorian villa at 18 Regent Street, Preston once known as 'Cliveden', constructed c.1893 for, and possibly by, George West who was a contractor is significant. It is a double-fronted rendered brick Victorian villa, set back from Regent Street behind a garden. The house has a hipped roof clad in slate tile with cast iron ridge brackets and there are two tall rendered chimneys with mouldings at their tops. A bay projects at left towards Regent Street and to the east of this, extending across the remainder of the street-facing facade, is a cast iron verandah. At the corners of the walls the render has quoining. The windows are paired double hung sash set within decorative cement mouldings. The four panelled front doors has sidelights and highlights.

The later additions and/or alterations, including the garage and front fence are not significant.

### *How is it significant?*

The house at 18 Regent Street, Preston known as 'Cliveden' is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

The house at 18 Regent Street, Preston is historically significant as a representative example of a villa associated with the first phase of suburban development of Preston during the late nineteenth century land boom just before the economic crash of the 1890s. It is architecturally significant as a relatively intact and good example of a double-fronted Victorian villa with features that are typical of this period and style of building. The significance of the place is enhanced by its rarity value as one of a relatively small number of intact late nineteenth century dwellings within Preston. (AHC criteria A.4, B.2, D.2)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 18 Regent Street, Preston is considered to meet Criterion A.4 as it provides evidence of the first phase of suburban development of Preston during the late nineteenth century land boom just before the economic crash of the 1890s.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

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The house at 18 Regent Street, Preston is considered to meet Criterion B.2 as one of a relatively small number of intact late nineteenth century dwellings within Preston.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 18 Regent Street, Preston is considered to meet Criterion D.2 as it is a representative example of a villa erected throughout Melbourne during the late nineteenth century. It is architecturally significant as a relatively intact and good example of a double-fronted Victorian villa with features that are typical of this period and style of building.

## Recommendations 2011

### External Paint Controls

No
No
No
No
No
None Specified
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

It is recommended that the house at 18 Regent Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries

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<b>Name</b>	HOUSE AND CANARY ISLAND PALMS		
<b>Address</b>	30 Regent Street (corner of Clarence Street) PRESTON	<b>Significance Level</b>	Local
<b>Place Type</b>	House		
<b>Citation Date</b>	2011		




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**Recommended Heritage Protection**      **VHR - HI - PS** Yes

**Architectural Style**      Interwar Period (c.1919-c.1940)

## History and Historical Context

### Thematic context

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston

The history of Preston reflects three important eras of residential, commercial and community development:

- . The land boom of the 1880s - as much in its collapse as its success
- . The recovery period around the turn of the twentieth century
- . The post World War 1 boom, when Preston really began to thrive.

### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **History of 30 Regent Street, Preston**

The northern part of Preston and most of Reservoir remained rural, with small dairy and poultry farms, market gardens and commercial flower gardens predominating well into the twentieth century. Urban development began to take place in the district after the First World War when Preston experienced its development boom as noted above. A 1920 MMBW map of the area shows few houses on the north side of Regent Street west of the railway. The subject site, on the corner of Clarence Street, was empty, along with the three adjoining lots to the west.

This property was part of a three acre allotment purchased in November 1921 by the Bank of Victoria. The land was subdivided and sold between 1921 and 1926. The property at No.30 Regent Street was purchased in July 1922 by John

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Gibbs. He sold in June 1924 to Ewart Norris. Norris took out two mortgages in 1924 and 1928 (V.4570 F.920, LP 8855) By 1928 Norris had built his house, the last of the four houses constructed since 1920 between Clarence and Spring Streets, and he was living there from that year.

Leslie Elsbury of 30 Regent Street became owner in June 1938. A third mortgage was taken out in the same year. (V.4606 F.084). Elsbury was still the occupant in 1955. In 1960 K. Moloney, a dentist was the occupant, and was still in residence in 1974.

## References

### Primary sources

Land Victoria, Certificates of Title V.4570 F.920, V.4606 F.084

Land Victoria, Lodged Plan No.8855

MMBW Detail Plan 2406 dated 1920

Sands & McDougall Directory

Shire of Preston Rate Books, VPRS 8228

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Cuffley, Peter, *Australian Houses of the 20s and 30s*, Fitzroy, Five Mile Press, 1989

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

The house at 30 Regent Street, Preston is a substantial bungalow with two large steeply pitched and intersecting gable roofs, which are clad in terracotta tiles. The house is built on a slightly elevated site on the northwest corner of Clarence and Regent Streets. Its gable ends are clad in shingles and above its windows is half-timbered cladding. Elsewhere the walls are clad in weatherboards. Its windows are grouped in threes and are of a tripartite arrangement with diamond-shaped glazing, which form a band along the Regent Street elevation giving a horizontal element to the composition. The east elevation (Clarence Street) has a timber frame porch, with a flat roof, in front of the house's entrance, which has a pair of timber frame glazed doors.

Elements of the original/early garden survive including two mature Canary Island palms (*Phoenix canariensis*), which based on their size likely date from around the time of the construction of the house.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the heritage significance of the house when viewed from Regent Street and Clarence Street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing or damaged elements.

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. To ensure that the Canary Island Palms survive in good condition according to their normally expected lifespan.

## **Policy Basis**

This place is a surviving example of a substantial bungalow and it is important that it is retained as a record of the historic development of this area. The house is relatively intact externally and this contributes to its significance; however, it is acknowledged that some parts of the building have not been well maintained and require varying degrees of conservation. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from both Regent Street and Clarence Street, whilst allowing new development generally behind the dwelling (i.e. at the rear facing Clarence Street).

## **Guidelines (General)**

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or

- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Trees)**

In order to conserve the heritage significance of this place, it policy to:

. Encourage regular maintenance including monitoring of condition, pruning, pest and disease.

. Ensure that any future development or changes in immediate environmental conditions, adjacent to the trees does not



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have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

. If the trees require replacement, encourage replacement 'like with like' species (i.e. Canary Island Palms, *Phoenix canariensis*)

## **Guidelines (Specific)**

The following specific conservation actions are recommended, should the opportunity arise:

. Reinstatement or repair of wall cladding where it is damaged or removed.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

One of the most popular housing styles in suburban Melbourne during the inter-war period was the 'bungalow' and Cuffley (1989:48) believes that 'it gained almost universal in Australia as the ideal style for the average suburban house'. In this style of house the roof plays an important part in the composition and sometimes extended to form porches that were supported by heavy piers of stone or brick, sometimes in combination with wood. Depending on the detailing and pitch of the roof sub-categories could include California Bungalow, Craftsman Bungalow (characterised by its steeper roof) or Australian Bungalow (Cuffley, 1989:59-62). The term Australian Bungalow (as used by Cuffley) indicates 'the degree of local identity . which had evolved from the American Type and other less direct influences'. Cuffley (1989:62) goes on to say that:

*Substantial bungalow residences in Australian suburbs of the period 1910 to 1940 show less and less of the horizontal character and low-pitched gables of the California or Pasadena type and more of the Craftsman or Middle West influences. Often there are additional Old English details such as half timbered gables and leadlight windows.*

The influence of the magazine 'The Craftsman' led to the adoption of the name 'Craftsman Bungalow'. This style displayed elements of the Arts and Crafts tradition in the roof form and the use of natural materials honestly expressed. Notable architects Oakden and Ballantyne were exponents of this style and many other lesser known architects adopted the major style indicators in their work. Builders also adopted elements of the style in their designs generally from the 1920s onward - 30 Regent Street clearly expresses its design origins of the Craftsman Bungalow in its dominant roof form of intersecting gables, the window design, especially the Regent Street elevation, and the use of timber shingles and half timbering to the gable ends.

This house is among a small number of substantial Inter-war houses in Preston and is notable for the relatively high degree of external intactness when compared to other dwellings of this era. The relatively substantial scale of this house is relatively rare in Preston where bungalows and other Inter-war housing are generally more modest in scale and

character. In terms of its scale, design and integrity it compares with similar examples already within the HO or assessed by this Study. Comparative examples include 34 Mason Street, Reservoir, which is a substantial single-story brick bungalow, which is finely detailed and in good condition and 660 High Street, Preston, which is a two-storey Inter-war house, set on a prominent corner site and is comparable in scale.

Canary Island Palms became popular garden specimen plant in the inter-war period and Preston Council used them extensively in the landscaping of its parks and gardens. While there are a number of single specimens in private gardens (for example, 34 Mason Street [q.v.]), this is a rare example of a pair of mature Palms, which was only possible to achieve on larger sites such as this.

## Statement of Significance

### *What is significant?*

The house at 30 Regent Street, Preston, erected c.1928 Preston is significant. It is a substantial inter-war bungalow with two large intersecting steeply pitched gable roofs, which are clad in terracotta tiles. Its gable ends are clad in shingles and above its windows is half-timbered cladding. Elsewhere the walls are clad in weatherboards. Its windows are grouped in threes and are of a tripartite arrangement with diamond-shaped glazing. The east elevation (Clarence Street) has a timber frame porch, with a flat roof, in front of the house's entrance, which has a pair of timber frame glazed doors. The house is built on a slightly elevated site on the northwest corner of Clarence and Regent Streets. The two mature Canary Island palms (*Phoenix Canariensis*) also contribute to the significance of the place.

Later alterations and/or additions are not significant.

### *How is it significant?*

The house at 30 Regent Street, Preston is of local historic, architectural and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, the house is significant as it provides evidence of an important phase of suburban development in Preston during the Inter-war years. (AHC criterion A.4)

Aesthetically, the house is architecturally significant as a relatively substantial and intact example of a Craftsman bungalow that has architectural embellishment and other elements such as the steeply pitched roof that illustrate the development of the 'Australian' bungalow style. The house has aesthetic significance as a result of its slightly elevated position and the two large Canary Island palms, which give it a landmark quality. (AHC criteria D.2, E.1)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 30 Regent Street, Preston is considered to meet Criterion A.4 as it provides evidence of an important phase of suburban development in Preston during the Inter-war period when it achieved the status of a City.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment*

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*(including way of life, custom, process, land-use, function, design or technique)*

The house at 30 Regent Street, Preston is considered to meet Criterion D.2 as it is a representative and relatively intact example of a substantial craftsman bungalow erected in Melbourne during the Inter-war period with architectural embellishment and other elements such as the steeply pitched roof that illustrates the development of the 'Craftsman' bungalow style.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

The house and palms at 30 Regent Street, Preston is considered to meet Criterion E.1 as a relatively substantial and intact example of a bungalow, which is complemented by two notable Canary Island Palms that provide an appropriate setting for the house. The slightly elevated siting of the house on a corner and the two large palms give it a landmark quality.

## **Recommendations 2011**

### **External Paint Controls**

No
No
Yes
No
No
None Specified
No

### **Internal Alteration Controls**

### **Tree Controls**

### **Fences & Outbuildings**

### **Prohibited Uses May Be Permitted**

### **Incorporated Plan**

### **Aboriginal Heritage Place**

## **Other Recommendations**

It is recommended that the house and Canary Island Palms at 30 Regent Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	PRESTON TECHNICAL COLLEGE (FORMER)	
<b>Address</b>	77-89 ST GEORGES ROAD, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	School - Technical	
<b>Citation Date</b>	2011	



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<b>Recommended Heritage Protection</b>	<b>VHR - HI - PS</b> Yes		
<b>Designer / Architect</b>	Everett, Percy	<b>Architectural Style</b>	Interwar Period (c.1919-c.1940) Stripped Classical
<b>Maker / Builder</b>	No information held		

## History and Historical Context

### Thematic context

Theme: 7. Community and Culture; Sub-theme: 7.2 Educating

### History of Preston

#### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

#### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally

subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **Contextual history of technical education in Darebin**

Technical and trade education was traditionally acquired on the job by boys in skilled and semi-skilled occupations. Following the findings of the Technological Commission of 1869, Schools of Mines were opened in mining districts, the first being in Ballarat in 1870. Technical schools were established in Melbourne by philanthropists, such as Francis Ormond who founded the Working Men's College (now RMIT University). In 1912, the Victorian government began taking responsibility for junior technical education to prepare students for senior technical colleges, but although a few technical schools were established in industrial suburbs such as Collingwood and Brunswick, the system was not really developed until the 1930s and 40s. (Blake, 1973, Vol.1:607-703)

It seems that the Northcote community began campaigning for a technical school around 1909, with no success, and it was a boys High school (Northcote High School, q.v.) that eventually provided secondary education for Northcote's boys. Preston people began campaigning for a technical school in 1930, but the Great Depression delayed progress towards gaining Darebin's first technical school until 1937.

### **History of Preston Technical School**

As noted above, the 1920s was a time of rapid urban development in Preston and by 1930 much of central Preston was built up, however a pocket of land on the west side of St George's Road near the tanneries was still open space. Part of this area became the site for the new technical school, and it was provided by the Preston Council, with the help of Northcote Council. The new Preston Technical School, which was opened by the Honourable John P. Harris MD MLC Minister of Public Instruction on the 21st April 1937, was to serve both municipalities. The building was designed by the Public Works Department under the direction of its Chief Architect, Percy Everett.

The initial enrolment of Preston Technical School was 305 boys, with 21 teachers, and provided a secondary curriculum with some technical subjects. The school also ran evening classes in commercial subjects, ticket writing and dressmaking. By 1940 the school had outgrown its accommodation. Trade and engineering workshops were added in 1947. The campus was extended to include a girls' junior technical school in Cramer Street in 1956.

In 1963 a Diploma block was added, and also a gymnasium. In 1964 Preston Technical School became Preston Technical College. A new trades block was opened in 1967.

Also in 1967 the College became affiliated with the newly formed Victorian Institute of Colleges, to become Preston Institute of Technology. In 1970 the Institute took on the role of the Tertiary Technological Institute for the northern suburbs. (Blake, 1973, Vol. 3:264-6) Because of the subsequent need for more space, the Institute moved out to a new campus at Bundoora (outside Darebin) and later became RMIT University.

Meanwhile the St George's Road campus reverted to the title Preston Technical College and retained the secondary technical and trade school. The campus became the Preston campus of the Northern Melbourne Institute of TAFE in the 1980s, and is now called the Northern Metropolitan Institute of Technology.

Thus, since its inception as a technical school, the St George's Road campus has undergone considerable development

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through all the phases of technical education.

## **Percy Everett, architect**

The following biography of Percy Everett is provided by the Australian Dictionary of Biography:

*"Percy Edgar Everett (1888-1967), architect and headmaster, was born on 26 June 1888 at Geelong, Victoria. Educated locally at Ashby Public School, Percy was articled to W.H. Cleverdon, a Geelong architect, and studied at the Gordon Technical College. He was employed as architectural draftsman (1907-10) to the Geelong Harbour Trust before he joined the firm of Seeley & King and later became a partner; during this time he designed the Sailors' Rest building. In 1913 he visited Britain and Europe. When he returned to Geelong his firm was taken over by Laird & Buchan.*

*While retaining ties with Laird & Buchan, in 1914 Everett moved to Melbourne where the wartime shortage of architectural work led him in 1916 to take up the headmastership of Brunswick Technical School. On 11 June 1924 at Mentone he married with Presbyterian forms a widow Georgina Buchanan Arthur, née Boyd (d.1956). In 1932 he was transferred to Brighton Technical School as headmaster. Although he maintained a private practice in these years and was responsible for the development of the Victorian Education Department's architectural curriculum, his practical work was sparse.*

*In 1934 Everett was appointed chief architect in the Victorian Public Works Department. There he formed a strong design division - divorced from the documentation and contract administration sections - and recruited his architects from private practice. Insisting on approving every architectural drawing, he retained absolute control over the designs produced in the department. As chief architect, he was responsible for the construction and maintenance of the State's public buildings, including courthouses, police stations, prisons, mental hospitals, sanatoriums, schools and tertiary institutions, as well as residences for government employees.*

*Autocratic in temperament and energetic in application, Everett made his distinctive imprint on public buildings throughout Victoria. He had completed a world tour in 1930, and, in 1945, travelled to North America to study recent trends in public architecture. Although his eclecticism embraced Art Deco, American Beaux-Arts and Modernism, his additions to existing buildings were unsympathetic to the work of earlier architects. In their siting and insistently three-dimensional character, his buildings were statements of civic importance. Among his more notable achievements in design were the Ballarat Public Offices (1941) and the Russell Street Police Headquarters (1942-43) which exemplified the stepped skyscraper form. He retired from the department in 1953.*

*Everett had been chairman of the State Building Regulations Committee, vice-president of the Town Planning Association, a fellow of the Royal Australian Institute of Architects and of the Royal Victorian Institute of Architects, and a member of the Architects' Registration Board."*

## **Primary sources**

Sands & McDougall Directories

## **Secondary sources**

Blake, L., *Vision and Realisation: A Centenary History of State Education in Victoria*, Education Department of Victoria, 1973

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

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## Description

### Physical Description

The 1937 Preston Technical College is an inter-war two-storey building designed in a Stripped Classical style. The original building's symmetrical massing creates a Classical composition, and the entrance, which has some Moderne detailing, implies a Classical portico. Other architectural stylistic influences are also visible including the slightly convex hips of the roof, which is clad in terracotta Spanish tiles, giving this part of the building a Mediterranean appearance (Mediterranean was another style popular during the inter-war period, particularly for residential development). The upper walls of the building are cream brick and sit upon a red brick base. Windows are multi-paned and have steel frames. In the entrance porch is a stone that reads:

*This building was opened by the Honourable  
John P Harris MD MLC  
Minister of Public Instruction  
On the 21st April 1937*

The building is in good condition and has a high degree of external integrity, particularly when viewed from St Georges Road. At the rear of the building at the southern end, a single-storey wing has been added. Although this is sympathetic in terms of materials and detailing, it has ruined the symmetry of the original composition when viewed from the west.

The building is sited on a diagonal to St George's Road, and is now partially concealed from the street by a mature garden of more recent origin. The building now forms a larger complex of buildings that are occupied by Northern Metropolitan Institute of Technology (NMIT). The other buildings that form part of this campus have not been assessed by this Study.

## Conservation Policy

### Objectives

- . To conserve the existing original fabric that contributes to the heritage significance of the 1937 building.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing or damaged or altered features, and to remove accretions and unsympathetic landscaping.

### Policy Basis

This place is a relatively intact example of a secondary school building erected by the Education Department of Victoria during the Inter-war period, which is a Stripped Classical composition embellished with elements that are more commonly found on other styles, creating a building that is a notable hybrid of architectural influences. It is important that it is retained as a record of the historic development of this area, particularly in terms of its contribution to secondary education in the district. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The school building erected in 1937 is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from St Georges Road.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- .Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular



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to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

The following specific conservation actions are recommended, should the opportunity arise:

- . Remove single-storey addition to the north, which has removed the original building's symmetry.
- . Remove landscaping to the east of the building, which conceals it from view from St Georges Road

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

The Northern Metropolitan Institute of Technology at 77-89 St Georges Road, Preston is one of a number of secondary schools built in Preston during the Inter-war years. It is among the most intact. In terms of its design and integrity it compares with buildings that are of a similar function, but stylistically, it is a relatively unique school building. Comparative examples already in the HO or identified by this Study include:

*Preston Girls High School, Cooma Street, Preston.* Built in 1928, it predates the Northern Metropolitan Institute of Technology, and stylistically it is of a Georgian Revival/Free Classical style, which are the styles commonly used on Education Department buildings of the 1920s. It is included in the HO.

*Northcote High School, St Georges road, Northcote.* Built in 1926, it predates the Northern Metropolitan Institute of Technology, and stylistically it is of a Georgian Revival/Free Classical style, which are the styles commonly used on Education Department school buildings of the 1920s.

## Statement of Significance

### *What is significant?*

The former Preston Technical College at 77-89 St Georges Road, Preston built in 1937, designed by the Public Works Department under its Chief Architect, Percy Everett, is significant. One of three secondary schools opened in Darebin during the inter-war period it provided technical education to boys from the Preston and Northcote districts. Later, its facilities were enlarged to teach girls. It is an inter-war two-storey building designed in a Stripped Classical style. The original building's symmetrical massing creates a Classical composition, and the entrance, which has some Moderne detailing, implies a Classical portico. Other architectural stylistic influences are also visible including the slightly convex hips of the roof, which is clad in terracotta Spanish tiles, giving this part of the building a Mediterranean appearance. The upper walls of the building are cream brick and sit upon a red brick base. Windows are multi-paned and have steel frames.

Later alterations and additions, and other buildings on the site now occupied by Northern Metropolitan Institute of Technology (NMIT) are not significant.

### *How is it significant?*

The former Preston Technical College at 77-89 St Georges Road, Preston is of local historic, aesthetic and social significance to Darebin City.

### *Why is it significant?*

Historically, the school provides evidence of the educational facilities established to meet the educational needs of the growing municipalities of Northcote and Preston in the Inter-war years. It is also significant as a place that illustrates the development of technical colleges during the inter-war period. It is significant as an example of a school designed under the direction of notable Chief Architect, Percy Everett (AHC criteria A.4, D.2, H.1).

Architecturally, the former Preston Technical College is a relatively intact and good example of a substantial Education Department secondary school building from the Inter-war years. The Stripped Classical composition of its east (St Georges Road) elevation is of note, which is layered with materials and embellishment that are found on Moderne and Mediterranean style buildings, creating an interesting hybrid of styles (AHC criterion F.1).

## Assessment Against Criteria

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## **Historic**

### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The former Preston Technical College, constructed in 1937, at 77-89 St Georges Road, Preston is considered to meet Criterion A.4 as a technical school built to meet the educational needs of the growing municipalities of Northcote and Preston. The continued growth of the district is reflected in the various additions and alterations made to the complex after its completion.

### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The former Preston Technical College, constructed in 1937, at 77-89 St Georges Road, Preston is considered to meet Criterion D.2 as a relatively intact example of an Inter-war secondary school in Preston built by the Education Department of Victoria.

### *RNE Criterion H.1*

*Importance for close associations with individuals or organizations whose activities have been significant within the history of the nation, State, or region.*

The former Preston Technical College, constructed in 1937, at 77-89 St Georges Road, Preston is considered to meet Criterion H.1 for its associations with the notable Chief Architect, Percy Everett, as a building that illustrates his influence upon public buildings in the inter-war period.

## **Aesthetic**

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The former Preston Technical College, constructed in 1937, at 77-89 St Georges Road, Preston is considered to meet Criterion F.1 as a relatively intact and good example of a substantial Education Department secondary school complex from the Inter-war years. The Stripped Classical composition of its east (St Georges Road) elevation is of note, which is layered with materials and embellishment that are found on Moderne and Mediterranean style buildings, creating an interesting hybrid of styles.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The former Preston Technical College, constructed in 1937, at 77-89 St Georges Road, Preston is considered to meet Criterion G.1 as it has, and continues to be, known, used and valued by the community.

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the Northern Metropolitan Institute of Technology at 77-89 St Georges Road, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is to the extent of the 1937 building and all land between the building and St Georges Road

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<b>Name</b>	PRESTON PRIMARY SCHOOL No.1494	
<b>Address</b>	240 TYLER STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	School - State (public)	
<b>Citation Date</b>	2011	




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<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
<b>Designer / Architect</b>	Smith, Edwin Evan, Public Works Department	<b>Architectural Style</b> Interwar Period (c.1919-c.1940) Stripped Classical

## History and Historical Context

### Thematic context

- 7. Community and culture
- 7.2 Educating

### History of Preston

The early history of Preston reflects three important eras of residential, commercial and community development:

- the land boom of the 1880s - as much in its collapse as its success
- the recovery period around the turn of the twentieth century
- the post World War 1 boom, when Preston really began to thrive.

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## *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

## *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

## **Contextual history of education in Preston**

Before the establishment of the State school system in 1872, education was provided by local community groups, particularly churches, who gained some government funding towards the building and running of schools. Preston's first schools were run by the Wesleyans and Anglicans, both commenced in 1854 (Blake, Vol 3. 1973:69-70).

In 1864 residents at Preston South, then known as Gowerville, applied to the National and Denominational Board of Education for funding for a Common school. The closest schools were then at Pentridge (Coburg) and Heidelberg, they claimed - although there was a Wesleyan school and an Anglican school within two miles - and that there were 155 school age children in the district. H. Lane donated land on the south-east corner of Raglan and Albert Streets and some funds had been raised by the community to attract the pound for pound government subsidy. The parents built a small

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wooden building on the site and it opened in 1865 without a government subsidy. In June 1866 the subsidy was granted to the Gowerville Common School No 824. In 1868 there were 47 students on the role and in about 1873 it became Gowerville State School (not to be confused with the later Gowerville Primary School in Bell Street) under the *Free, Compulsory and Secular Education Act* 1872. By this stage the school was much too small for the number of children, and it was relocated to a new, more central location, in Hotham Street in 1878 (Carroll & Rule, 1985:39-41; Blake, Vol 3, 1973:49).

Following the passing of the *Free, Compulsory and Secular Education Act* 1872, the government began building State Schools throughout Victoria. Darebin's first State schools were at Gowerville as noted above and at Northcote, which opened in 1874 in the southern part of Darebin.

The Gowerville State School was the first State School in Preston and remained the only State School until the Preston (North) State School No.1494 was opened in 1874 on its present site in Tyler Street. These two schools were to serve Preston until West Preston in Murray Road opened in 1915. The population boom in Preston after World War One placed led to overcrowding, and between 1924 and 1928 three new schools were opened. These included Reservoir in 1924 and two in Preston in 1928 at Sylvester Grove (Preston East State School) and in Oakover Road (Bell State School).

## **History of Preston (North) Primary School No. 1494**

As noted above, Preston by the mid-nineteenth century had been settled by two distinct communities, one in the south and the other centred on Tyler and High Streets. Gowerville School in South Preston was too far away for children who lived in Preston's northern reaches and following the passing of the *Free Compulsory and Secular Education Act* in 1872 a school to serve that area was needed. The problem was made worse by the closure in 1874 of the school run by the Wesleyan Church at the corner of High and Tyler Streets (Carroll & Rule, 1985:41).

A number of sites were considered and rejected as they did not fulfil the Board of Advice requirements to have a school in the middle of the centre of population or the land was too expensive. The site chosen for the school in Tyler Street was offered by Samuel Jeffrey, one of Preston's earliest European settlers. It was considered an 'excellent position' and it was midway between the Wesleyan and Anglican schools (Carroll & Rule, 1985:42). Work began on the brick school on bluestone foundations in 1874. The contractor, Robert Parsons, was killed in an accident on the way home, and the work was completed by his foreman, John Rennie. The building had two rooms, a porch and a gallery (Carroll & Rule, 1985:41-2; Blake, Vol 3, 1973:69-70).

Preston (North) School No.1494 opened in February 1875 with an enrolment of around 100. The first Head Teacher was Andrew Hanna, whose wife Mary and son Henry assisted. After the Hanna family moved to Footscray Andrew died, and Henry returned to Preston as Head Teacher in 1889, with his wife as Infant Mistress (Carroll & Rule, 1985:41-2; Blake, Vol.3 1973:69-70).

Because of retrenchments during the 1890s depression, Preston (North) School was amalgamated with Gowerville School with Hanna as head. Students were only taught to grade 3 at Tyler Street, and had to continue the later years at Gowerville until 1902 (Carroll, 1985:41-2; Blake, Vol 3 1973:69-70).

Two rooms were added to Preston (North) School in 1907. In 1918 more land was purchased and in 1922 a brick wing was added. Twelve more classrooms were added in 1926 to accommodate the large enrolment, which peaked at 1184 in 1927. As noted above this was Preston's period of greatest urban growth (Blake, Vol 3 1973:69-70).

## **Sources**

MMBW Detail Plans for Shire of Preston, VPRS 8601

Blake, L., *Vision and Realisation: A Centenary History of State Education in Victoria*, Education Department of Victoria, 1973

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

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Darebin Historical Encyclopedia

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

A substantial two-storey brick primary school situated on the northeast corner of Tyler and Foch Streets. The school was established in the 1870s, but the current buildings on the site have been built in stages from 1922. The two-storey 1920s building, which was constructed in two stages, is typical of the Education Department's suburban schools of this period. It is faced in red brick, which is rendered in places, and has a hipped terracotta tile roof. The south elevation, facing Tyler Street, has a Classically-inspired pediment/porch over the entrance at its west end. Fenestration is generally multi-paned double-hung sash windows with pivot sashes at their tops. There are several tall brick chimneys with rendered tops and terracotta pots.

At the rear of the 1920s buildings is a complex of Light Timber Construction (LTC) classrooms and aluminium portables. The school also has another campus to its south in Shakespeare Avenue, between Bowden and Ellison Streets, which is comprised of mostly LTC's and portables.

## Conservation Policy

### Objectives

To conserve the surviving original or early fabric of the buildings constructed in the 1920s and any earlier fabric, should it be extant.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing or damaged features.

### Policy Basis

Preston Primary School was established in the early years of permanent settlement of the district and the current buildings are reflective of the growth of Preston into a residential area from the early twentieth century. It is important that Preston Primary School is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The 1920s school buildings are relatively intact externally and this contributes to their significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Tyler, Foch and Killara Streets.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.



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- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
  - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the ongoing conservation of the building, or
  - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This school is among a number of early twentieth century Education Department primary schools in Darebin, and is relatively intact and representative of this generation of Government school buildings. These types of buildings are found throughout the municipality and in terms of its design and integrity it compares with similar examples already within the HO. Comparative examples include:

*Thornbury Primary School, 16-22 Hutton Street, Thornbury.* Built around the same time as Preston Primary School, it is comparable in terms of scale, form, materials and design.

*Preston West Primary School, 383 Murray Road, West Preston.* Built around the same time as Preston Primary School, it is comparable in terms of scale, form, materials and design.

## Statement of Significance

*What is significant?*

The Preston (North) Primary School No.1494 at 240 Tyler Street, Preston constructed in two stages in 1922 and 1926 is significant. The design is typical of 1920s schools and uses face red brick with rendered detail, tall multi-paned windows arranged in groups, and a hipped terracotta tile roof with several tall brick chimneys with rendered tops and terracotta pots. A rendered panel adjacent to the entrance has the name of the school.

Later alterations and additions to the 1920s buildings and other buildings on the site are not significant.

*How is it significant?*

The Preston (North) Primary School No.1494 at 240 Tyler Street, Preston is of local historic, architectural and social significance to Darebin City.

*Why is it significant?*

Historically, the Preston (North) Primary School No.1494 is significant as the second state primary school to open in Preston. The 1920s buildings illustrate the strong growth experienced in Preston during the inter-war period. (AHC criteria A.4, D.2)

The Preston (North) Primary School No.1494 is architecturally significant as a representative example of an inter-war Education Department school complex. (AHC criterion D.2)

Socially, the Preston (North) Primary School No.1494 is significant as an educational facility that has been known, used and valued by the Preston community for over 130 years. (AHC Criteria G.1)

## Assessment Against Criteria

### Historic

*RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Preston Primary School at 240 Tyler Street, Preston is considered to meet Criterion A.4 as a primary school

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established in the early years of settlement of the district, it was later rebuilt to meet the educational needs of a growing suburb, whose continued growth is reflected in the various additions and alterations made to the complex after its completion.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Preston (North) Primary School No.1494 is considered to meet Criterion D.2 as a representative and intact example of an inter-war Education Department school complex.

## **Social**

## *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The Preston Primary School at 240 Tyler Street, Preston is considered to meet Criterion G.1 as it has, and continues to be, known, used and valued by the Preston community.

## **Recommendations 2011**

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

None Specified

**Aboriginal Heritage Place**

No

## **Other Recommendations**

It is recommended that the Preston Primary School No.1494 at 240 Tyler Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	HOUSE (LEURA)	
<b>Address</b>	268 TYLER STREET, PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
	<b>Architectural Style</b>	Victorian Period (1851-1901)
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

- . Theme 2. *Peopling Darebin*. Sub-theme 2.3 Promoting settlement
- . Theme 5. *Building suburban Darebin*. Sub-theme 5.3 Developing the suburban ideal

### History of Preston

The central area of Preston surrounding the Town Hall lies between two early clusters of settlement as outlined below. The history of this area reflects three important eras of residential, commercial and community development:

- . The land boom of the 1880s - as much in its collapse as its success

- . The recovery period around the turn of the twentieth century
- . The post World War 1 boom, when Preston really began to thrive.

### *Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner of High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **History of 268 Tyler Street, Preston**

As noted above, Tyler Street was one area of Preston that saw some boom-time development, as evidenced by the ten houses listed in the Sands & McDougall Directory on Tyler Street between High and Tennyson Streets in 1892. One of those houses was this property, which was occupied by W.J. Wilkinson, a solicitor and first appeared in the Directory in 1890. Wilkinson had previously been living in High Street.

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A 1911 MMBW plan shows this house, 'Leura', on the corner of Arlington Street, The street numbering was different then. This house was No.78 and was one of 7 houses on the north side of Tyler Street between High Street and Jeffries Street - it is evident from the plan that no further building had taken place in Tyler Street since 1892. This included 'Lochnorrie' immediately to the east, which has since been demolished but is remembered in the name of the street that follows the route of its driveway.

This site was part of the large rural holdings purchased in the 1850s by the Jeffrey family, who are believed to have been the first permanent settlers of Preston, or Irishtown, as the Regent district was known in the early years. It was purchased by Thomas Brown in September 1887, then sold to John Wilkinson one year later in September 1888. He took out a mortgage to the London Chartered Bank of Australia in December 1890, possibly as a means of financing his new house.

According to a real estate article in the *Age* the house was built for the Rutter family 'about 1880', however Sands & McDougall make no mention of the Rutters in nineteenth century Preston. It is clear that the house was built for the Wilkinsons at around 1890, however, the Rutter family did occupy it later. Mrs Mary Wilkinson lived in the house in 1892, then it had a few changes of occupants until Robert Lowe from 1895 to 1902. James Rutter was first listed in Tyler Street in 1903. In April 1910 this property was sold to Martha Rutter. According to the *Age* article, the Perry family bought the house in 1925, and Walter Perry lived there until 1987.

## References

### Primary sources

Land Victoria Certificate of Title V.1865 F.825  
MMBW Detail Plan 2408, dated 1911  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

### Secondary sources

*Age* (1 March 1988, p.16)  
Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

The house, formerly known as 'Leura', is a double-fronted late-Victorian/Edwardian weatherboard house on a slightly elevated site at the northeast corner of Tyler Street and Arlington Street. Much of the house is concealed from the street by a mature garden. It has a hipped corrugated galvanised steel roof, and eaves with timber brackets. There is a pair of cement rendered chimneys with mouldings at their tops. The south (Tyler Street) elevation is block-fronted. A bullnose verandah, with a cast iron frieze, extends across the south elevation to the east of a projecting bay. The projecting bay has a pair of timber frame double-hung sash windows.

## Conservation Policy

### Objectives

# HERITAGE CITATION REPORT

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. To conserve the surviving fabric that contributes to the heritage significance of the house when viewed from both Tyler and Arlington Streets.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

## **Policy Basis**

This place is an example of a late Victorian weatherboard villa that is relatively intact. It should be retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from both Tyler and Arlington Streets.

## **Guidelines (General)**

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or

- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

# HERITAGE CITATION REPORT

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## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This house is among a relatively small number of surviving houses associated with the first phase of suburban development in Preston during the late nineteenth century. Most of the surviving houses were constructed of brick; this is one of just two surviving examples that are relatively intact. These types of buildings are more common in Northcote, but are relatively rare in Preston, which developed later and only for a brief period before the 1890s depression caused cessation of development for over a decade. In terms of its scale and integrity it compares with similar examples already within the HO. Comparative examples identified by this Study include the house at 1 Wild Street, Reservoir. This is a single storey weatherboard late Victorian villa with similar detailing including ashlar boards to the facade.

## Statement of Significance

### *What is significant?*

The house, formerly known as 'Leura' at 268 Tyler Street, Preston, constructed c.1890 for W.J. Wilkinson, is significant. It is a double-fronted late Victorian weatherboard villa with a hipped corrugated galvanised steel roof, and eaves with timber brackets. There is a pair of cement rendered chimneys with mouldings at their tops. The south (Tyler Street) elevation is block-fronted. A bullnose verandah, with a cast iron frieze, extends across the south elevation to the east of a projecting bay. The projecting bay has a pair of timber frame double-hung sash windows.

Later alterations and/or additions, including the front fence are not significant.

### *How is it significant?*

This house at 268 Tyler Street, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, the house is historically significant as a representative example of a late nineteenth century house that is associated with the first phase of suburban development in Preston during the late nineteenth century. (AHC criterion A.4)

The house at 268 Tyler Street, Preston is architecturally significant as a representative example of a relatively substantial example of a middle class Victorian era weatherboard villa with architectural embellishment and other elements that are typical of this period. (AHC criterion D.2) The significance of the house as a representative example is enhanced by its rarity value as one of a relatively small number of houses that survive relatively intact, and one of the few constructed in timber (AHC criterion B.2).

## Assessment Against Criteria



# HERITAGE CITATION REPORT

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## Historic

### RNE Criterion A.4

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 268 Tyler Street, Preston is considered to meet Criterion A.4 as a representative example of a late nineteenth century house that is associated with the first phase of suburban development in Preston during the late nineteenth century.

### RNE Criterion B.2

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 268 Tyler Street, Preston is considered to meet Criterion B.2 as one of a small number of relatively intact late nineteenth and early twentieth century dwellings within Preston.

### RNE Criterion D.2

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 268 Tyler Street, Preston is considered to meet Criterion D.2 as a representative example of a relatively substantial and intact example of a middle class Victorian era weatherboard villa with architectural embellishment and other elements that are typical of this period.

## Recommendations 2011

### External Paint Controls

No
No
No
No
No
None Specified
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

It is recommended that the house at 268 Tyler Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	HOUSES (WAHROONGA and LEAHOLME)		
<b>Address</b>	297 & 299 TYLER STREET, PRESTON	<b>Significance Level</b>	Local
<b>Place Type</b>	House		
<b>Citation Date</b>	2011		



**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Victorian Period (1851-1901)

## History and Historical Context

### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of

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up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

## History of 297-299 Tyler Street, Preston

As noted above Tyler Street was part of one of the two early clusters of settlement in Preston and was a street that saw some boom-time development. There were ten houses on the Tyler Street between High and Tennyson Streets in 1892 and Carroll & Rule (1985:65) describe it as one of the 'partially settled' streets in 1894.

These two properties, lots 35 and 36, were purchased in October 1886 by Michael Kidston and later sold to William Bartlett of Regent Street, Preston in June 1890. He took out a mortgage in July 1892 (V.1865 F.825). By 1892 these two houses were amongst the ten houses in existence in Tyler Street. The occupants were Henry Barfield (at the present No.297) and John Nankervis (at No.299).

A 1911 MMBW plan shows that no further building had taken place in Tyler Street since 1892. The street numbering was different then. This pair of almost identical houses were numbered respectively as 83 *Wahroonga*, and 81 *Leaholme*. Clearly these houses were built for the rental market, and there were frequent changes of tenants. The properties passed to Amelia Haltam in 1906. She owned them until her death in 1949. (V.1865 F.825)

## References

### Primary sources

Land Victoria Certificate of Title V.1865 F.825  
[MMBW Detail Plan 2408, dated 1911  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

A pair of detached single-storey double-fronted brick Victorian cottages. The houses have a shallow set back from the street boundary behind a garden. They each have a hipped roof clad in slate tiles and two chimneys with mouldings at their tops. The north (Tyler Street) elevation is symmetrically composed with a central front door flanked by timber frame double-hung sash windows. Verandahs extend across the fronts of both houses.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Victorian era appearance of the pair of houses when viewed from Tyler Street.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This pair of houses at 297-299 Tyler Street, Preston is a rare surviving example of speculative housing built in Preston during the Land Boom and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The houses are relatively intact externally and this contributes to their significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Tyler Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction

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of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

These houses at 297-299 Tyler Street, Preston are among a small number of late nineteenth century medium-scale houses in Preston erected as investment properties during the land boom. They are relatively intact and good examples of this type of housing. These types of buildings are more common in Northcote, but relatively rare in Preston. In terms of their design and integrity they compare with similar examples already within the HO. Comparative examples identified by this Study and recommended for inclusion in the HO include:

*House, 268 Tyler Street, Preston.* The houses are contemporaneous with this other house in Tyler Street. However, 268 Tyler Street is a timber house and slightly larger and has a more imposing presence in the street, as it is built upon an elevated site.

*House, 12 Jeffrey Street, Preston.* The houses are contemporaneous with this house in Jeffrey Street. All are brick, but the house at 12 Jeffrey Street is of polychromatic brick and is asymmetrically composed..

*House, 18 Regent Street, Preston.* The houses are contemporaneous with this house in Regent Street. All are brick, but the house at 18 Regent Street is slightly larger and has more elaborate detailing, and is asymmetrically composed.

By comparison other surviving nineteenth century houses at 283-291 Tyler Street are less intact and are not recommended for inclusion in the HO.

## **Statement of Significance**

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## *What is significant?*

This pair of houses at 297-299 Tyler Street, Preston, constructed c.1892, is significant. The houses have a shallow set back from the street boundary behind a garden. They each have a hipped roof clad in slate tiles and two chimneys with mouldings at their tops. The north (Tyler Street) elevation is symmetrically composed with a central front door flanked by timber frame double-hung sash windows. Verandahs extend across the fronts of both houses. The houses are relatively intact and form a cohesive element in Tyler Street.

Later additions and/or alterations, including the front fences, are not significant

## *How is it significant?*

The houses at 297-299 Tyler Street, Preston are of local historic and architectural significance to Darebin City.

## *Why is it significant?*

Historically, this pair of houses at 297-299 Tyler Street, Preston is significant as representative examples of speculative housing, which provides evidence of the small degree of successful development achieved by developers in Preston during the land boom just before the economic crash of the 1890s (AHC criteria A.4, B.2, D.2). The houses are architecturally significant as good and relatively intact examples of medium-scale detached double-fronted Victorian cottages, with features that are typical of this type and style of housing (AHC criterion D.2). The significance of the houses is enhanced by their rarity value (AHC criteria B.2).

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The pair of houses at 297-299 Tyler Street is considered to meet Criterion A.4 as they provide evidence of the earliest phase of suburban development of Preston during the late nineteenth century land boom just before the economic crash of the 1890s. Tyler Street was situated near one of two early clusters of development in Preston and was a street that experienced a moderate level of development during the land boom.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The pair of houses at 297-299 Tyler Street is considered to meet Criterion B.2 as one of a relatively small number of intact late nineteenth century dwellings within Preston.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The pair of houses at 297-299 Tyler Street, Preston is considered to meet Criterion D.2 as representative examples of modest speculative housing erected in Melbourne during the late nineteenth century. The houses are architecturally

## HERITAGE CITATION REPORT

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significant as relatively intact and fine examples of medium-scale Victorian cottages with decorative features that are typical of this style and period.

### Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

### Other Recommendations

It is recommended that the houses at 297 and 299 Tyler Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	HOUSE	
<b>Address</b>	20 Winifred Street PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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**Recommended** VHR - HI - PS Yes  
**Heritage Protection**

**Architectural Style** Victorian Period (1851-1901)

## History and Historical Context

### Thematic context

. Theme: 2. Peopling Darebin; Sub-theme: 2.3 Promoting settlement

. Theme: 5. Building suburban Darebin; Sub-theme: 5.3 Developing the suburban ideal

### History of Preston

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of



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up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

## History of 20 Winifred Street, Preston

As noted above the district around the intersection of Tyler and High Streets was one of the earliest parts of Preston to be settled by Europeans. By 1860 the district, known as Regent, consisted of small farms (Carroll & Rule, 1985:27).

This property was once part of a larger allotment purchased in July 1895 by William Crawford Westmoreland, of Preston, a dairyman. He immediately took out a mortgage on his property, presumably to build his farmhouse and dairy (Land Victoria, V.2576 F.099).

Dairying was a major economic activity in Preston and surrounding districts well into the first half of the twentieth century, and the Westmorelands were a well-known dairying family. Parker Westmoreland's Rosehill Dairy was in Wood Street, Regent in the 1920s (DHE), and in the 1930s the Alexandra Dairy at 54 Southernhay Street, Reservoir was run by William Westmoreland, probably the son of William Crawford Westmoreland (Sands & McDougall Directory). In the 1920s Preston Shire had over 60 dairies (DHE).

A 1911 MMBW plan shows the small Westmoreland farm occupying about an acre (the size of four residential blocks in the vicinity). There is a large house right on the front of the block, with the sheds to the side. It was the custom for Preston dairymen to graze their cows on nearby vacant land (Jones, 1968:2), and there were plenty of unfenced vacant residential allotments in Winifred Street at the time.

William Crawford Westmoreland died in 1932 and the land was transferred to his widow, Fanny Westmoreland, of Winifred Street, Preston. The land was subdivided and sold off to various Westmoreland family members. Fanny retained ownership of this property (presumably containing the family home). (Land Victoria, V.2576 F.099, V.6389 F.769)

## References

### Primary sources

Land Victoria Certificates of Title V.2576 F.099, V.6389 F.769  
MMBW Detail Plans for Shire of Preston, VPRS 8601

# HERITAGE CITATION REPORT

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Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

## Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia (DHE)  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

A double-fronted brick Victorian house, built upon a slightly elevated site, and set back from the street boundary by a garden. The house has a hipped roof that is clad in slate tile and the walls of the house are faced in polychromatic brick as are the chimneys, which have rendered caps. The street facing (south) elevation is symmetrically composed and has a central door flanked by timber frame double-hung sash windows. A cast iron verandah extends across the front of the house between two wing walls, which enclose the ends.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the Victorian era appearance of the house when viewed from Winifred Street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This house at 20 Winifred Street, Preston is a surviving example of a nineteenth century polychromatic brick villa and should be retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Winifred Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

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. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

### Comparative Analysis

This house at 20 Winifred Street, Preston is among a small number of late nineteenth century houses in Preston and is among the most intact. These types of buildings are more common in Northcote, but relatively rare in Preston, which developed as a residential area later than the parts of Darebin closer to Melbourne. In terms of its design and integrity it compares with similar examples already within the HO. Comparative examples identified by this Study include:

*House, 268 Tyler Street, Preston.* The house is contemporaneous with this house in Tyler Street. However, 268 Tyler Street is a timber house but of similar scale and also built upon an elevated site.

*House, 18 Regent Street, Preston.* The house is contemporaneous with this house in Regent Street. Both are brick, but the

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house at 18 Regent Street is slightly larger and has more elaborate detailing, and is asymmetrically composed

*Houses, 297-299 Tyler Street, Preston.* The houses are contemporaneous with this house, and similar in terms of their scale, form and composition.

## Statement of Significance

*What is significant?*

This polychromatic brick Victorian house at 20 Winifred Street, Preston, constructed c.1895, is significant. The original external form, materials and detailing of the house is significant.

Later alterations and/or additions are not significant.

*How is it significant?*

This house at 20 Winifred Street, Preston is of local historic and architectural significance to Darebin City.

*Why is it significant?*

Historically, the house is significant as evidence of the small degree of successful development achieved by developers in Preston during the land boom just before the economic crash of the 1890s. (AHC criteria A.4, B.2, D.2)

Architecturally, the house is significant as a representative example of a Victorian polychromatic brick dwelling, with other features typical of this style and period. (AHC criterion D.2)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The houses at 20 Winifred Street, Preston is considered to meet Criterion A.4 as it provides evidence of the earliest phase of suburban development of Preston during the late nineteenth century land boom just before the economic crash of the 1890s.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 20 Winifred Street, Preston is considered to meet Criterion B.2 as one of a relatively small number of intact late nineteenth century dwellings within Preston.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 20 Winifred Street, Preston is considered to meet Criterion D.2 as it is a representative example of the type

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of speculative housing erected in Melbourne during the late nineteenth century.

## **Aesthetic**

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The house at 20 Winifred Street, Preston is considered to meet Criterion F.1 as a relatively intact example of Victorian polychromatic brickwork applied to a dwelling. This, and other elements, as well as its high level of intactness contribute to its heritage value.

## **Recommendations 2011**

### **External Paint Controls**

No

### **Internal Alteration Controls**

No

### **Tree Controls**

No

### **Fences & Outbuildings**

No

### **Prohibited Uses May Be Permitted**

No

### **Incorporated Plan**

None Specified

### **Aboriginal Heritage Place**

No

## **Other Recommendations**

It is recommended that the house at 20 Winifred Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries

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<b>Name</b>	HOUSE	
<b>Address</b>	192 Wood Street PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	



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**Recommended  
Heritage Protection**      **VHR - HI - PS** Yes

**Architectural Style**      Victorian Period (1851-1901)

**Maker / Builder**      No information held

## History and Historical Context

### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston

*Early development - from first land sales to the 1880s land boom*

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

*Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First

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World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

## History of 192 Wood Street, Preston

As noted above, during the land boom of the 1880s and early 1890s large areas of Darebin's land was subdivided and offered for sale. Although much of the Northcote area was settled during this time, only a few of Preston's boom-time subdivisions resulted in any urban or residential development.

This property was part of 62 acres of land purchased in February 1889 by John Duffy and William Hopkins, who soon sold to the Central Preston Co. Ltd of Collins Street, Melbourne. A mortgage was taken out and the land was subdivided creating suburban allotments facing Wood Street and facing a new east-west street running parallel to it (Land Victoria 1), presumably Malpas Street. The estate was known as the Central Preston Reserve Estate (Carroll & Rule, 1985:70-71)

The lots were sold from 1890-91 and this property, lot 16, was the first to be sold in July 1890 to Frederick Pears of Plenty Road, South Preston who was a bricklayer. He took out a mortgage to Alexander Short in 1891, and Pears is first listed as a resident in Wood Street in 1893 (Land Victoria 2, Sands & McDougall).

The next owner by November 1925 was William Reeves (Land Victoria 3). The property remained in the Reeves family for several decades. In 1960 the occupant was Mrs Eliza Reeves, and in 1974 it was W.T. Reeves (Sands & McDougall).

## References

### Primary sources

Land Victoria 1, certificate of title V.2128 F.524,  
Land Victoria 2, certificate of title V.2282 F.226  
Land Victoria 3, certificate of title V.5067 F.327  
MMBW Detail Plans for Shire of Preston, VPRS 8601  
Sands & McDougall Directory  
Shire of Preston Rate Books, VPRS 8228

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Darebin Historical Encyclopedia  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

This is a simple Victorian symmetrical brick cottage, now painted white. It has a hipped corrugated iron roof with paired eaves brackets and there are two brick chimneys. The original windows are double hung sash. It has a separate convex verandah, which is supported on timber posts with simple timber brackets. An unusual feature is the parapet wall at the



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east end, which encloses the verandah. This is a feature that would normally be associated with terraced or semi-detached houses and indicates that the house was built up to the east side boundary.

The house is in good condition and has a moderate degree of external integrity. One of the windows (to the right of the front door) has been replaced and there have been alterations at the rear. The front fence is sympathetic, but is not original.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the Victorian era appearance of the house when viewed from Wood Street or Selby Street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is one of a small number of boom era houses surviving in Preston and it is important that it is retained as a record of the historic development of this area. Apart from the alteration to one front window the house is relatively intact externally to its main elevations and this contributes to its significance. Change may occur at the rear, however, new development should not result in changes to significant fabric of the principal elevations facing Wood Street or Selby Street.

### Guidelines

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

.Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

.Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or

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- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

The following specific conservation actions would be supported, should the opportunity arise:

- . Reinstatement of original window based on historic evidence.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This house is among a small number of houses in Preston associated with a land-boom subdivision of the late nineteenth century. These types of buildings are more common in Northcote, but relatively rare in Preston. In terms of its design and integrity it is comparable with similar examples already within the Heritage Overlay. Comparative examples identified by this Study within Preston and recommended for inclusion in the HO include:

*Houses, 10 & 12 Hotham Street.* These houses are more substantial mansions built in c.1892.

*65 May Street, Preston.* This house is similar in scale to the houses at 10 and 12 Hotham Street, but has had its integrity diminished by the addition of an unsympathetic garage to the side of the house.

*House, 34 King William Street, Reservoir,* This is a two storey Victorian villa with a similar level of integrity.

By comparison, this house is more modest in scale and represents housing erected for lower middle class residents.

## Statement of Significance

*What is significant?*

The house at 192 Wood Street, Preston was constructed c.1893 for Frederick Pears, is significant. It is a simple Victorian symmetrical brick cottage, now painted white. It has a hipped corrugated iron roof and there are two brick chimneys. The original windows are double hung sash. It has a separate verandah, which is supported on timber posts with simple timber brackets. An unusual feature is the parapet wall at the east end, which encloses the verandah. This is a feature that would

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normally be associated with terraced or semi-detached houses and indicates that the house was built up to the east side boundary.

The later alterations and additions (One of the windows - to the right of the front door -has been replaced and there have been alterations at the rear), and the front fence, are not significant.

## *How is it significant?*

The house at 192 Wood Street, Preston is of local historic significance to Darebin City.

## *Why is it significant?*

Historically, it is significant as evidence of the small degree of successful development achieved in Preston during the land boom just before the economic crash of the 1890s. The significance of the place is enhanced by its rarity value as one of a small number of houses in Preston associated with a land-boom subdivision to survive (AHC criteria A.4, B.2).

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 192 Wood Street, Preston is considered to meet Criterion A.4 as it provides evidence of the first phase of suburban development of Preston during the late nineteenth century land boom.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 192 Wood Street, Preston is considered to meet Criterion B.2 as one of a small number of surviving examples of modest houses in Preston associated with a boom subdivision, which was constructed soon after the land was sold.

## **Recommendations 2011**

### **External Paint Controls**

No
No
No
No
No
None Specified
No

### **Internal Alteration Controls**

### **Tree Controls**

### **Fences & Outbuildings**

### **Prohibited Uses May Be Permitted**

### **Incorporated Plan**

### **Aboriginal Heritage Place**

## **Other Recommendations**

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It is recommended that the house at 192 Wood Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSE (ST JOHNS VILLA)	
<b>Address</b>	282 Wood Street PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	



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**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Architectural Style**

Victorian Period (1851-1901)

**Maker / Builder**

No information held

## History and Historical Context

### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

. Theme: 4 Developing Darebin's economies; Sub-theme: 4.1 Utilising natural resources

### History of Preston in the nineteenth century

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### History of St John's Villa, 282 Wood Street, Preston

As noted above one of Preston's earliest centres of urban settlement was around the intersection of Wood and High Streets, where Wood's store was opened in the 1850s. The land east of High Street between Wood and Tyler Street, was purchased by James Tyler, one of the group of Particular Baptists who founded the community in this part of Preston. In the 1850s Tyler sold portions of his land to other settlers, including Michael Emery, who established St John's pottery in Wood Street, where he made pots for the local flower gardens and nurseries (Forster, 1969:24; see Carroll & Rule, 1985:27 for location of Emery's pottery).

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According to Sutherland, writing in 1888, Emery had remained on the same site for 'the last 35 years' (Sutherland, 1888:734). The subject site described by Sutherland was Emery's house, possibly dating back to the 1850s, which adjoined his pottery.

The present house appears to date from around 1888. The architectural firm of Waugh and Waddington announced the acceptance of tender by Apted Bros. for the erection of a villa, Wood Street, Preston for M. Emery (Lewis). The Shire of Preston rate book for 1888 describes Michael Emery's house as brick with eight rooms on three acres. The 1891 rate book shows that the site included the pottery and orchard. Emery was to remain there until the end of the century. By 1904 the house was owned by Elizabeth Emery, presumably Michael's widow, and the occupant was Charles Harvey, a labourer. After Elizabeth died, around 1906, the property was held by her estate's trustees, William Braithwaite and William Ramsay, (Land Victoria) and appears to have been rented out.

An MMBW plan of the area dated 1911 shows a house with a verandah on three sides (the back is not shown), named *St John's Villa*, on a large block at No.36 Wood Street. It is set further back from the street than the adjacent houses, suggesting that it was built on a larger block, and at different time from the others.

In 1925 the three and a half acre site, including *St John's Villa*, was sold to Carmela Wallace, widow, of 36 Wood Street. By this stage it had been consolidated with another title. The land was subdivided into suburban allotments in 1926 creating Arnold Street and Wurruk Avenue. This property was lot 1 in the subdivision (Land Victoria). In 1930 Mrs C. Wallace still occupied the property, now No.282 Wood Street. In 1960 the occupant was Jos. Morello. (Sands & McDougall Directory)

## References

### Primary sources

Land Victoria Certificates of Title V.5052 F.282, V.3690 F.874, LP 11265  
MMBW Detail Plans for Shire of Preston, VPRS 8601  
Sands & McDougall Directory  
Shire of Preston Rate Books, VPRS 8228

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Certificate of Title  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Cheshire, Melbourne, 1968  
Lewis, M., *Australian Architectural Index*, entries for City of Preston, cites 'Australian Building & Construction News', 25 February 1888  
Sutherland, Alexander, *Victoria and Its Metropolis*, Melbourne, 1888, Vol.IIB

## Description

### Physical Description

A modest double-fronted brick late-Victorian house with a hipped roof clad in slate tiles. A verandah extends across the facade and returns on sides of the house. There is a narrow entrance door with no sidelights, which is flanked by tripartite windows. The house has a deep setback from the street.

## Conservation Policy

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## Objectives

. To conserve the surviving fabric that contributes to the Victorian era appearance and the garden setting of the house when viewed from Wood Street and the side street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

## Policy Basis

This house is a surviving example of a late-Victorian villa built in Preston at the end of the nineteenth century and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Wood Street.

## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or

- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.



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## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This house is one of a small number of late nineteenth century houses in Preston associated with the development of primary industries that preceded suburban development in the late nineteenth and early twentieth centuries. This house is notable for its level of intactness and the deep setback from street, which indicates its pre-suburban origins. In terms of their design and integrity it compares with similar examples already within the Heritage Overlay. Comparative examples identified by this Study include:

*House, 16 Regent Street, Preston.* A detached, single-storey double-fronted brick Victorian cottage which has a similar level of intactness.

*House, 20 Winifred Street, Preston.* This was the house of William Crawford Westmoreland, a dairyman. Built slightly later it has bi-chromatic brickwork and is comparable in scale and intactness.

*Rosehill, 7 Pellew Street, Reservoir. 'Rosehill',* is a single-storey brick house, built slightly later and is comparable scale and intactness.

## Statement of Significance

### *What is significant?*

The house, once known as St John's Villa, constructed c.1888 by Apted Bros to a design by architects Waugh & Waddington as the residence for Michael Emery is significant. Emery had established a pottery on this site c.1850s and the house may have replaced or incorporated an earlier dwelling. It is a modest double-fronted Victorian house with a hipped roof clad in slate tile roof and a verandah that extends across its front and returns on its sides. There is a narrow entrance door with no sidelights, which is flanked by tripartite windows. The larger setback from the street than other c.1900 houses, which indicates its early construction date is also significant.

Later alterations and additions, the front and side fences and the hedge are not significant.

### *How is it significant?*

The houses formerly known as St John's Villa at 282 Wood Street, Preston is of local historic and architectural significance to Darebin City.

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## ***Why is it significant?***

Historically, it is significant as evidence of the small degree of successful development achieved by developers in Preston during the land boom just before the economic crash of the 1890s. It also is significant for its associations with Michael Emery and as an example of the work of architects, Waugh and Waddington (AHC criteria A.4, B.2, D.2, H.1)

The house has aesthetic significance as a fine example of a modest double-fronted brick Victorian house built in Preston towards the end of the nineteenth century (AHC criterion F.1).

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The houses at 282 Wood Street, Preston is considered to meet Criterion A.4 as a house associated with the development of primary industries in Preston just prior to the suburban development of the late nineteenth and early twentieth century.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 282 Wood Street, Preston is considered to meet Criterion B.2 as one of a relatively small number of intact late nineteenth century dwellings within Preston.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 282 Wood Street, Preston is considered to meet Criterion D.2 as it is a representative and intact example of Victorian residence, which has a relatively high level of intactness.

#### *RNE Criterion H.1*

*Importance for close associations with individuals or organizations whose activities have been significant within the history of the nation, State, or region.*

The house at 282 Wood Street, Preston is considered to meet Criterion H.1 because of its strong association with Michael Emery an early landholder who established one of the first industries in the North Preston area. It is also significant as an example of the work of architects, Waugh and Waddington.

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the house at 282 Wood Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSE	
<b>Address</b>	17 Yann Street PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	



<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
		<b>Architectural Style</b> Victorian Period (1851-1901)
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

- . Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement
- . Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of

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up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

## History of 17 Yann Street, Preston

As noted above, South Preston, close to the junction of Plenty Road with High Street, was one of the focal points of the early European settlement of Preston. In the mid to late nineteenth century it was an area of small farms and brickworks, with a large bacon factory at the junction (Forster, 1968:28).

This property comprises lots 49 and 50 on PS 2147. Lot 49 was purchased in October 1890 by William Aitken of Yann Street, a contractor. He almost immediately transferred ownership to the County Bourke Permanent Building and Investment Society. In April 1898 ownership was transferred to Emma and John Lang of Yann Street who took out mortgages that same year and again in 1908 (V.2302 F.202). Lot 50 was purchased 1891 in May by Frederick Sims and Walter Sims, builders. A mortgage to the National Bank of Australasia Ltd was taken out in 1894 and in September 1901 the land was sold to Emma and John Lang, owners of the adjoining lot 49 (V.2354 F.635).

By 1892 there was a house on the property, occupied by Arthur Hurlston, probably a son of Alfred Hurlston, who established a flour mill on the corner of High and Wood Streets in 1855. 1872 Alfred transferred his milling business to High Street South Preston, not far from Yann Street. It seems that Alfred's sons took over the mill in 1887 (DHE). Arthur's brother, Alfred James lived on the opposite side of Yann Street for a few years at No.8 (q.v.) (Sands & McDougall Directory).

According to MMBW Detail Plan 2378, the house at No. 17 was called *Carlowrie*. Arthur Hurlston did not remain in this house for many years. By 1898 John Lang, the owner of the property, was the occupant. Lang remained there until at least 1916. In 1920 the occupant was James Jolley

## References

### Primary sources

Land Victoria Certificate of Title V.2302 F.202, V.2354 F.635  
MMBW Detail Plan 2378, dated 1910  
Sands & McDougall Directory

# HERITAGE CITATION REPORT

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Shire of Preston Rate Books, VPRS 8228

## Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Darebin Historical Encyclopedia

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

This is a double storey Victorian brick terrace house, which has typical detailing. It has a hip roof clad in slate tiles and there is one brick chimney with a moulded top. Wing walls extend to enclose the verandah, which have vermiculated mouldings and consoles at the ends. The verandah has cast iron lacework frieze on the lower and upper levels and a cast iron balustrade to the first floor. Windows to the first floor of the front elevation are timber double hung sash, while there is a tripartite timber window in the ground floor facade.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Victorian era appearance and setting of the house.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is a rare surviving example of a important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Yann Street and the side laneway.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

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. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This house is among a small number of late nineteenth century houses in Preston. These types of buildings are more common in Northcote, but relatively rare in Preston. Architecturally, it compares with the double storey terrace at 230 Yann Street, Preston. Historically, it compares with other late nineteenth century houses in Yann Street and surrounding streets such as the house at No.8 Yann Street (q.v.) constructed for his father. Compared to these places, this house has a similar level of integrity.

## **Statement of Significance**

*What is significant?*

The house at 17 Yann Street, Preston constructed by 1892, is significant. It is a double storey Victorian brick terrace house, which has typical detailing. It has a hip roof clad in slate tiles and there is one brick chimney with a moulded top. Wing walls extend to enclose the verandah, which have vermiculated mouldings and consoles at the ends. The verandah

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has cast iron lacework frieze on the lower and upper levels and a cast iron balustrade to the first floor. Windows to the first floor of the front elevation are timber double hung sash, while there is a tripartite timber window in the ground floor facade.

Later alterations and/or additions, including the front fence, are not significant.

## *How is it significant?*

The house at 17 Yann Street, Preston is of local historic and architectural significance to Darebin City.

## *Why is it significant?*

Historically, the house at 17 Yann Street, Preston is significant as a representative example of a house that is associated with the first phase of suburban development of Preston during the late nineteenth century. It is also notable for its early association with Arthur Hurlstone. (AHC criteria A.4, B.2, D.2)

The house at 17 Yann Street, Preston is architecturally significant as a representative example of a two-storey Victorian terrace house with typical detailing. The significance of the place is enhanced by its rarity value as one of only a small number of examples of this type within Preston. (AHC criteria B.2, D.2)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 17 Yann Street, Preston is considered to meet Criterion A.4 as a house that is associated with the first phase of suburban development of Preston during the late nineteenth century. It is notable for its early association with Arthur Hurlstone, whose family owned and operated one of the important early industries in South Preston.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 17 Yann Street, Preston is considered to meet Criterion B.2 as a relatively rare example of a two storey terraced house within Preston.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 17 Yann Street, Preston is considered to meet Criterion D.2 as a representative example of the type of speculative housing erected in Melbourne during the late nineteenth century.



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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the house at 17 Yann Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSE	
<b>Address</b>	8 Yann Street PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Victorian Period (1851-1901)

### History and Historical Context

#### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

#### History of Preston in the nineteenth century

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of

up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### **History of 8 Yann Street, Preston**

As noted above South Preston, near the junction of Plenty Road with High Street, was one of the focal points of the early European settlement of Preston. In the mid to late nineteenth century it was an area of small farms and brickworks, with a large bacon factory at the junction. One of the early settlers in the area was Frederick Yann, who had a blacksmith business just north of the junction (Forster, 1968:28). During the 1880s land boom, Yann subdivided his paddock for sale and Yann's Reserve estate was auctioned in September 1888 (Carroll & Rule, 1985:70-1).

In 1889 the South Preston Methodists acquired part of Yann's property and built a grand church in Yann Street. One of Preston's stalwart Methodist families was the Hurlstones. Alfred Hurlstone had established a flour mill on the corner of High and Wood Streets in 1855. In 1872 he transferred his milling business to High Street, South Preston, and in the 1880s it was taken over by his sons. In the 1880s W.F. Hurlstone was involved in a syndicate with other Methodists to purchase part of the former Yann property from the Methodist Church for subdivision. (Forster, 1968:55; Carroll, 1985:113)

In August 1890, Alfred James Hurlstone (presumably Alfred's son) purchased Lots 42, 43, 44 and 45 Yann Street, and took out a mortgage on to the London Chartered Bank of Australia on 11 September 1890 (V.2291 F.200, LP 2147). By this time Alfred James, along with his brothers, had converted the mill for corn crushing and were running the business as hay and corn dealers in Plenty Road (Sutherland 1888:723) (the site is now G&B Motors, q.v.) He was also described as a contractor (Rate Book).

Alfred James Hurlstone built stables on Lots 44 and 45, and a brick house on lots 42 and 43 (now No.8) (Rate Book). Arthur Hurlstone, presumably a brother, resided opposite at No.17 Yann Street (q.v.). Hurlstone resided in the house at No.8 for a few years only, and by 1898 Charles George was the occupant (Sands & McDougall Directory). Nevertheless Hurlstone remained owner of the land until 1912 when it was purchased by Mary Gruber Heslop (V.2291 F.200 LP 2147). Hurlstone had, by 1900, also disposed of the business.

Charles George remained in the house until about 1903 when Francis McCarter, a fitter, became the tenant. At that stage it was still the only house on the north side of Yann Street (Rate Book). Later it became the residence of Mrs E.M. Fenn,

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who resided there for many years in the 1950s to the 1970s (Sands & McDougall Directory).

## References

### Primary sources

Land Victoria Certificate of Title Vol.2291 Fol.200, LP 2147

MMBW Detail Plan 2378 dated 1910

Sands & McDougall Directory

Shire of Preston Rate Books, VPRS 8228

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Darebin Historical Encyclopedia

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

Sutherland, Alexander, *Victoria and its Metropolis*, Melbourne, 1888, Vol. IIB

## Description

### Physical Description

This is an asymmetrical Victorian rendered brick house with a hip roof (now clad in tiles) and a separate return verandah. It has rendered chimneys with moulded decorative tops. The windows in the projecting bay are a pair of narrow double hung sash.

The house is in good condition and has a moderate level of integrity. There are additions to the rear. The front fence is sympathetic, but not original.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Victorian era appearance and setting of the house.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is a rare surviving example of a important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Yann Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

# HERITAGE CITATION REPORT

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- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This house is among a small number of late nineteenth century houses in Preston. These types of buildings are more common in Northcote, but relatively rare in Preston. Architecturally, it compares with the double storey terrace at 230 Yann Street, Preston. Historically, it compares with other late nineteenth century houses in Yann Street and surrounding

streets such as the house at No.8 Yann Street (q.v.) constructed for his father. Compared to these places, this house has a similar level of integrity.

## Statement of Significance

### *What is significant?*

This house at 8 Yann Street, Preston, constructed c.1891 for Alfred James Hurlstone, is significant. It is an asymmetrical Victorian rendered brick house with a hip roof (now clad in tiles) and a separate return verandah. It has rendered chimneys with moulded decorative tops. The windows in the projecting bay are a pair of narrow double hung sash.

Later alterations and/or additions, including the front fence are not significant.

### *How is it significant?*

The house at 8 Yann Street, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, the house at 8 Yann Street, Preston is significant as a representative example of a house that is associated with the first phase of suburban development of Preston during the late nineteenth century. It is also notable for its early association with Alfred James Hurlstone. (AHC criteria A.4, D.2)

The house at 8 Yann Street, Preston is architecturally significant as a representative example of a Victorian house with typical detailing. (AHC criterion D.2)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 8 Yann Street, Preston is considered to meet Criterion A.4 as a house that is associated with the first phase of suburban development of Preston during the late nineteenth century. It is notable for its early association with Arthur Hurlstone, whose family owned and operated one of the important early industries in South Preston.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 8 Yann Street, Preston is considered to meet Criterion D.2 as a representative example of a Victorian era house with typical detailing.

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the house at 8 Yann Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	GRANDVIEW DAIRY (FORMER)	
<b>Address</b>	16 Young Street PRESTON	<b>Significance Level</b> Local
<b>Place Type</b>	Dairy, House	
<b>Citation Date</b>	2011	



<b>Recommended Heritage Protection</b>	VHR - HI No PS Yes	
	<b>Architectural Style</b>	Interwar Period (c.1919-c.1940)

## History and Historical Context

### Thematic context

Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

Theme: 4 Peopling Darebin; Sub-theme: 4.1 Utilising Natural Resources

Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an



urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **Contextual history of milk supply in Darebin**

Dairying was a major rural industry in nineteenth century Darebin and well into the twentieth century. In 1944, although most of Melbourne's milk came from Gippsland, an area that included the Shires of Whittlesea and Eltham still provided 20.15% of Melbourne's daily milk. A further 5.33% was provided by 108 farms still operating in the metropolitan area ('Report of the Milk Pasteurization Committee', p.8). Some of these metropolitan farms were in the City of Preston, particularly around Reservoir, Merrilands and Keon Park. The dairymen of Preston and rural areas beyond supplied milk to small dairies that proliferated in the suburbs.

Dairies delivered milk in bulk to customers residing in the surrounding neighbourhoods. The milk was carried in a large can in a horse-drawn cart, and was ladled into customers' billy cans at the front gate. The perishable nature of milk and the slowness of delivery meant that milk rounds were quite small, probably only a few streets in the vicinity of the dairy, as most dairies had only one or two carts (Milk Board Annual Report, 1945).

In the 1920s Preston Shire had over 60 dairies, and there were also many in Northcote (Darebin Historical Encyclopedia). Prior to the 1930s each dairy acted independently, with no regulation of prices or areas of distribution. The Milk Board, established in 1932, regulated metropolitan milk supplies and defined areas of milk rounds for each dairy. The Board cancelled many dairy licences, reducing the number of dairies by about half (Wuchatsch, 1985:101; Priestley, 1984:262).

The establishment of the Milk Board saw the closure of many dairies and the upgrading of others - the effect was similar to that experienced by hotels as a result of the reduction in licenses a decade or so earlier. Consequently the 1930s saw the establishment of 'new model dairies' such as Thornton Dairy in St George's Road, Thornbury and the Centenary Dairy and Milk Bar in Heidelberg Road, Alphington. These dairies bottled the milk but did not pasteurise it. However it was Preston dairyman Albert Siebel who had a major impact on the processing and distribution of Melbourne's milk supply. In 1934 Siebel established the Pura Dairy in Murray Road Preston (q.v), which he eventually developed into the company Metropolitan Dairies, with a large pasteurising and bottling plant at Jessie Street. By 1964 Metropolitan Dairies were handling 32% of Melbourne's milk supply (Wuchatsch, 1985:101-2; [www.pura.com.au](http://www.pura.com.au); [www.natfoods.com](http://www.natfoods.com)).

In the 1940s, however, there was still a role for small independent dairies supplying their local neighbourhood. In 1944 only 25 of Melbourne's dairies had pasteurising plants, including three in Northcote, but none of Preston's 17 retail delivery dairies were pasteurising their milk. At that stage about 50% of Melbourne's milk was bottled.

### **History of Grandview Dairy**

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Prior to the 1920s, the area of South Preston to the east of Hotham Street remained the province of brickworks and small farms, however this area experienced residential development in the 1920s. A 1928 MMBW plan of the area shows that Young and Harold Streets were almost fully built up. The new households required daily milk deliveries, and for this purpose George W. Brook established a small neighbourhood dairy on the corner of Harold and Young Streets.

Brook's residence is first listed at 16 Young Street in 1924, when he also had a dairy at Blackburn. His dairy at 16 Young Street is first listed in 1925. The 1928 MMBW plan shows a small house typical of those in the vicinity, with a small shed at the back, probably the dairy from which the milk was despatched, and a larger shed at the rear of the block, probably the stables for the milk-cart horses. The shed in the north-west corner still exists today, but the dairy facing Harold Street is not shown on this plan.

By 1930 the property was listed as Campbell's Dairy. It was run by Alex Campbell during the 1930s and 40s, when it became known as Grandview Dairy. The present dairy facing Harold Street probably dates from the 1930s and is an example of the 'model dairies' established after the establishment of the Milk Board in 1932. The dairy closed around 1957 and became a confectionery business.

## References

### Primary sources

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MMBW Detail Plan 2378 dated 1910

Sands & McDougall Directory

Shire of Preston Rate Books, VPRS 8228

Melbourne and Metropolitan Milk Distributors Association "Report and Recommendations for the Pasteurising and Bottling of the Melbourne and Metropolitan Milk Supply", 1944

MMBW Detail Plan 2379, dated 1928.

Milk Board Annual Report 1945

"Report of the Milk Pasteurization Committee", 1944

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Darebin Historical Encyclopedia

Godbold, N. *Victoria Cream of the Country: A History of Victorian Dairying*, 1989

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Penney, Jan & Brown-May, Andrew, "Dairying and Milk Supply" in Brown-May, Andrew & Swain, Shurlee (ed) *The Encyclopedia of Melbourne*, Cambridge University Press, Port Melbourne 2005

Priestley, Susan, *The Victorians: Making Their Mark*, McMahons Point, 1984

Wuchatsch, Robert, *Westgarthtown: The German Settlement at Thomastown*, Melbourne, 1985

[www.pura.com.au](http://www.pura.com.au)

[www.natfoods.com](http://www.natfoods.com)

## Description

### Physical Description

The complex comprises an inter-war house facing Young Street with a dairy at the rear facing Harold Street. The house is a simple inter-war bungalow with gable roof facing the street and a smaller projecting gable forming a porch.

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## *House*

The dairy is a rendered brick interwar building with the name 'Grandview Dairy' set into the render above the windows. It comprises a main symmetrically composed facade with a stepped parapet, which conceals the hip iron roof. There are two large metal framed windows divided into six frames. The entrance is via an adjacent section slightly setback and with a lower parapet with a doorway and a four-paned metal framed window. Behind the dairy, facing onto the driveway leading into the site can be seen a loading bay.

There is a small brick and steel clad building at the corner of the site, which may be the building shown on the 1928 MMBW plan.

## **Conservation Policy**

### **Objectives**

- . To conserve this as a representative example of an inter-war house and dairy complex.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### **Policy Basis**

This place is a rare surviving example of a dairy complex and provides an important record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The dairy is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Young Street and Harold Street.

### **Guidelines (General)**

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

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- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This house and dairy is one of a small number of surviving examples in Darebin. Research undertaken for this Study has found that of 15 dairies known to exist in Preston and Reservoir in 1961, only 8 are in existence today. Neighbourhood level distribution dairies were, for the most part, small buildings of simple utilitarian design that often appear like small gabled sheds or extensions at the rear of houses. Larger distribution dairies, of which there are few surviving examples, had more architectural pretensions. As many of them were constructed in the inter-war period they reflected the predominant architectural styles of the time.

Architecturally, while this dairy is not an outstanding example, it is notable for the detailing to the facade facing Harold Street, which compares with the former Tomkin's Dairy at 40 Shaftesbury Parade, Thornbury (HO152). This dairy is in the streamlined Moderne style and has the name 'Tomkin's Dairy' painted onto a cement panel facing the railway. It also compares with the larger Centenary Dairy and Milk Bar at 184-6 Heidelberg Road, Alphington (HO35). This is a complex of residence, milk bar and dairy in the 'Old English', constructed of clinker brick.

By comparison the other inter-war neighbourhood dairy assessed by this Study to be of local significance is much simpler in appearance with a gabled roof and little architectural embellishment.

## Statement of Significance

*What is significant?*

The former Grandview Dairy complex at 16 Young Street, Preston constructed c.1925 for George W. Brook is significant. The complex comprises an inter-war house facing Young Street with a dairy at the rear facing Harold Street. The house is a simple inter-war bungalow with gable roof facing the street and a smaller projecting gable forming a

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porch. The dairy is a rendered brick interwar building with the name 'Grandview Dairy' set into the render above the windows. It comprises a main symmetrically composed facade with a stepped parapet, which conceals the hip iron roof. There are two large metal framed windows divided into six frames. The entrance is via an adjacent section slightly setback and with a lower parapet with a doorway and a four-paned metal framed window. Behind the dairy, facing onto the driveway leading into the site can be seen a loading bay. There is a small brick and steel clad building at the corner of the site, which may be the building shown on the 1928 MMBW plan.

Later additions and/or alterations, including the front and side fences, are not significant.

## *How is it significant?*

The former Grandview Dairy complex at 16 Young Street, Preston is of local historic significance to Darebin City.

## *Why is it significant?*

Historically, it is significant as a now rare surviving example of the suburban distribution dairies established in Darebin and other Melbourne suburbs in the 1920s and '30s following the passing of the *Milk Supply Act 1922*, and in particular the 'model' dairies that emerged after the establishment of the Milk Board in 1932. Such dairies were once common in residential areas of Melbourne but by the 1970s had disappeared or were converted to 'milk bars' as the production and distribution of milk was centralised into large factories. As a supplier of locally-produced milk the dairy is also significant for its association with the dairy farming industry in Preston, a practice that continued in the northern part of the area until the mid twentieth century. It also provides evidence of the development of essential services associated with an important phase of suburban development of Preston in the inter-war period. The house demonstrates how the early dairies were operated as family-run businesses by people who lived on the same site, a tradition that continued until the expansion of large centralised dairies in the post-war era. (RNE criteria A.4, B.2 & D.2)

The dairy is architecturally significant as a good example of a small inter-war neighbourhood dairy with Moderne detailing (RNE criteria D.2).

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house and dairy at 16 Young Street, Preston is considered to meet Criterion A.4 for the following reasons:

-Dairying is an important theme in Darebin, and while milk distribution dairies were once common throughout the metropolitan area, it is the connection of the dairies in Preston and Reservoir to the important dairy farming industry that existed in this area from the nineteenth century up until the 1950s, that gives them particular significance in a local context.

-It is a good example of the suburban distribution dairies established in Darebin and other Melbourne suburbs in the 1920s and '30s following the passing of the *Milk Supply Act 1922*, which made the cooling of milk by dairymen compulsory and the new or upgraded dairies that were built after the establishment of the Milk Board in 1932.

-It demonstrates the development of an essential urban service and therefore provides evidence of the first phase of suburban development of Reservoir in interwar period.

#### *RNE Criterion B.2*

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*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The dairy at 16 Young Street, Preston is considered to meet Criterion B.2 as it is a representative example of a land use and building type once common, but that is now increasingly rare in Melbourne. Of the 15 dairies known to survive in Preston or Reservoir in 1961, only 8 are in existence today.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house and dairy at 16 Young Street, Preston is considered to meet Criterion D.2 as a representative example of a small neighbourhood level dairy. The location of the site on a corner is typical as this facilitated access to the dairy. The house demonstrates how the early dairies were operated as family-run businesses by people who lived on the same site, a tradition that continued until the expansion of large centralised dairies in the post-war era.

The dairy is architecturally significant as a good example of a small inter-war neighbourhood dairy with some architectural embellishment. The significance of the place is enhanced by its high degree of external intactness.

## Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

-

**Aboriginal Heritage Place**

No

## Other Recommendations

It is recommended that the former Grandview Dairy at 16 Young Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	HOUSE AND FENCE	
<b>Address</b>	18 Barton Street RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	



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**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Architectural Style**

Postwar Period (1945-1965)

**Maker / Builder**

No information held

## History and Historical Context

### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

Reservoir experienced two key periods of suburban expansion. The first was in the 1920s when like the rest of Preston, Reservoir shared in the post-WWI boom particularly in the central area along the axis of High Street that had access to the railway, which in 1921 was electrified as far as Reservoir station encouraging development along its length. In that era small shopping strips took shape along High Street and in the area surrounding Reservoir railway station. The first suburban development of weatherboard bungalows occurred along Edwardes Street and in adjoining streets to the north and south. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

After a cessation in activity due to the 1930s depression and the Second World War, Reservoir's second major period of urban expansion occurred began in the late 1940s, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed. In the northern part of Reservoir new residential development is still taking place on land formerly used for psychiatric institutions.

### History of 18 Barton Street, Reservoir

The house at 18 Barton Street, Reservoir was constructed by 1954 for Lionel and Alexandra James. Lionel, who lived previously in Gordon Grove, East Preston, purchased the property in September 1948 and within a month his wife, Alexandra, was listed as co-owner (Land Victoria). A mortgage was taken out to the Cooperative Housing Society in April 1950 and the first mention of the house appears in the 1951 Sands & McDougall Directory as 'House being built'. It appears to have taken some time to build [or the Directory took a while to catch up] because the same reference is given for the next two years and it is not until 1954 that L.W. James is listed at 18 Barton Street.

Barton Street was one of the streets in Reservoir that experienced a small amount of suburban development just before the 1930s Depression and the Second World War halted development. Only three houses were listed in 1932 and this remained the same until after WWII. By 1951 there were at least 6 houses on the north side of the street, and by the end of the decade the street was almost 50% built up (Sands & McDougall Directory).



# HERITAGE CITATION REPORT

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## References

### Primary sources

Land Victoria Certificate of title Vol. 2176 Fol.018  
Sands & McDougall Directory

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston: An Illustrated History*, 1985  
Cuffley, Peter, *Australian Houses of the 20s and 30s*, Fitzroy, Five Mile Press, 1989  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994.

## Description

### Physical Description

This is a post-war house in the Old English style, constructed in clinker brick. It has a steeply pitched transverse gable roof with a projecting gable toward the street. There is a contemporary brick and wrought iron front fence and gates. The now mature garden provides an appropriate setting. Notable trees include a Cedar and a Norfolk Island Pine.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the post-war era 'Old English' appearance and garden setting of the house and front fence when viewed from Barton Street.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is a fine example of a post-war house and front fence and it is rare to find a house of this quality in the Reservoir area. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the integrity of historic fabric, with an emphasis upon the elements that are visible from Barton Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it

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should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

Architecturally, the house at 18 Barton Street, Preston is fine and well-detailed examples of post-war residential architecture, which has a high degree of external integrity. Houses of this scale and quality are more common in middle-class suburbs of Melbourne, but relatively rare in working-class Preston where bungalows and other Inter-war housing were generally more modest in scale and character.

In his study of inter-war houses Cuffley (1989:37) notes that those whose 'affluence and taste' demanded what may be called the 'romantic' inter-war styles such as Georgian Revival, American Colonial, Mediterranean and Tudor thus ensuring that these styles 'maintained their command in fashionable areas in each State'.

The house at No.40 is a fine example of the 'Old English' style, one of the 'romantic' styles which became popular during the inter-war period and endured well into the post war era. It is complemented by a front fence, which appears to be contemporary with the house, and a mature garden with typical exotic plantings such as a Cedar and a Norfolk Island

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Pine. In terms of its design and integrity it compares with similar examples already within the HO. Comparative examples identified by this Study and recommended for inclusion in the HO include:

*House, 194 Edwardes Street, Reservoir.* This is a large inter-war attic rendered brick bungalow, one of the best examples identified by this Study. It also has a complementary fence.

*House, 40 Leamington Street, Reservoir.* This is a large inter-war brick bungalow with a hip and gable tiled roof. Constructed by a bricklayer, it has a fine brick fence.

*Houses, 40 & 42 Cooper Street, Preston.* This is two inter-war houses, one a substantial bungalow and one is in the Moderne style. Both retain early front fences and there is a mature garden to No.40.

*House and surgery (former), 662 High Street, Reservoir.* This is a substantial inter-war house in the Georgian Revival style. It has a similar level of external integrity and is in good condition.

*House and surgery (former), 572 Plenty Road, Preston.* This is a substantial inter-war house in the Georgian Revival style. It has a similar level of external integrity and is in good condition.

## Statement of Significance

### *What is significant?*

The house at 18 Barton Street, Reservoir, constructed by 1954 for Lionel and Alexandra James, is significant. This is a post-war house in the Old English style, constructed in clinker brick. It has a steeply pitched transverse gable roof with a projecting gable toward the street. There is a brick and wrought iron front fence and gates, which appears to be contemporary with the house. The now mature garden provides an appropriate setting.

Later additions and/or alterations are not significant.

### *How is it significant?*

The house at 18 Barton Street, Reservoir is of local historic and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, the house at 18 Barton Street, Reservoir is significant as a representative example of a house that is associated with the second phase of suburban development in Reservoir during the 1950s. It has aesthetic qualities as a well-detailed example of an post-war house in the 'Old English' style in a garden setting, which is complemented by a fence detailed to match the house. (AHC criteria A.4, D.2, E.1)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 18 Barton Street, Reservoir is considered to meet Criterion A.4 as a place that was associated with the second phase of suburban development in Reservoir during the 1950s.

#### *RNE Criterion D.2*

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*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 18 Barton Street, Reservoir is considered to meet Criterion D.2 as a representative and relatively intact example of a post-war suburban house.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

The house at 18 Barton Street, Reservoir is considered to meet Criterion E.1 as a well-detailed example of a post-war 'Old English' style house in a garden setting, which is complemented by a fence detailed to match the house.

## **Recommendations 2011**

### **External Paint Controls**

No
No
No
Yes Front Fence
No
None Specified
No

### **Internal Alteration Controls**

### **Tree Controls**

### **Fences & Outbuildings**

### **Prohibited Uses May Be Permitted**

### **Incorporated Plan**

### **Aboriginal Heritage Place**

## **Other Recommendations**

It is recommended that the house and front fence at 18 Barton Street, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	ST MARKS ANGLICAN CHURCH AND VICARAGE	
<b>Address</b>	19 - 21 Beatty Street RESERVOIR	<b>Significance Level</b> Local
<b>Date</b>	Early 1930	
<b>Place Type</b>	Church, Religious housing	
<b>Citation Date</b>	2011	





**Recommended  
Heritage Protection**

**VHR** No **HI** No **PS** Yes

**Architectural Style**

Interwar Period (c.1919-c.1940)  
Gothic

## History and Historical Context

### Thematic context

. Theme: 7. Community & Culture; Sub-theme: 7.1 Worshipping

### History of Preston

Preston's early European settlers clustered around two centres. The first cluster was on the corner High and Wood Streets - where Wood's store opened in 1850 - and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was at the junction of High Street and Plenty Road, South Preston where some of Darebin's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Entrepreneurs took advantage of Preston's isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works. The availability of water along the pipeline from the Yan Yean Reservoir from 1857 was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms in South Preston.

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivision were successful and many estates remained as open paddocks for two or three decades more. Preston continued to be an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters.

Preston experienced much more rapid suburban growth during the post First World War boom era of the 1920s. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain.

The northern and eastern extremities of Preston remained rural or semi-rural until the second half of the twentieth century, when they were filled up by post Second World War housing and industrial development. During this era a large number immigrants from Europe moved into Preston, followed by people from the Middle East and Asia, who established new places of worship and cultural institutions.

### **Contextual history of the Anglican Church in Darebin**

Northcote's early Anglicans worshipped at St Mark's Fitzroy. In 1857, a group of residents met in the Peacock Inn to decide on a place for a church, and they accepted land grant of a reserve in the Township of Northcote. It was usual for the government to assist churches of the major denominations, and a cash grant of £500 was received in 1859. In that year, the Governor Sir Henry Barkly laid the foundation stone of All Saints Church, and the construction work was carried out by local volunteers. All Saints Church was opened in 1860.

Preston's first Anglican Church, St Mary's, another bluestone building, was built on land donated by a stockbroker on the corner of Tyler Street and Plenty Road, in 1865. At that stage East Preston was rather isolated from the two centres of Preston's settlement, so in 1889 All Saints was opened on the corner of Murray Road and High Streets. St Mary's was closed during the 1890s Depression, to be re-opened in 1899. In April 1921 All Saints became a separate parish and a new church was built in 1930.

Over the years new Anglican churches were built as new communities formed in the further reaches of Darebin, such as St Aiden's in East Northcote, built in the 1920s. At Reservoir, St George's Church (which was within the Parish of St John's church at Epping) was opened in 1917, followed by St Mark's in West Preston in 1930.

### **History of St Mark's Anglican Church, Reservoir**

As noted above, the post First World War era was a boom time for the Preston municipality. One of the factors that encouraged urban growth was the extension of the tramway system to the more remote areas of Darebin. The West Preston line along Gilbert Road opened in 1920, but by 1930 the streets north of Regent Street were only partly settled. In March 1930 a meeting was held in the Progress Hall (q.v.) to consider the formation of a new Anglican parish in West Preston.

A site for the new church was purchased in Beatty Street, Reservoir soon after the meeting in March 1930. At that stage only the south side of the street was settled. A building was moved from Camberwell to the site (DHE). The building was on loan from the Diocese for three years, until the parishioners were in a position to provide a church building of their own. The church was opened by Archdeacon Herring and the first service was held on Sunday 13 April 1930. Regular services subsequently commenced and a Sunday School opened soon after (*Leader*, 11 April 1930). In 1933 the parishioners decided to purchase the temporary building. In the 1930s St Mark's Parish included Reservoir, Epping and the area known as Bell. (*Leader*, undated press cutting on Preston's churches held in Darebin Libraries Local History Collection)

The vicarage, designed by church architects, Gawler and Drummond, was constructed next door in 1936. During the 1930s, the low brick front fence was erected by parishioners.

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In 1952 the congregation had grown to the extent that additions were made to the original building. A new east-west orientated wing was added and a new entry porch. In 1959 a brick hall was added to rear to provide for the growing Sunday School - this was later connected to the church by a brick addition.

## References

### Primary sources

*Preston Leader*

Sands & McDougall Directory

### Secondary sources

Darebin Historical Encyclopedia (DHE)

## Description

### Physical Description

A modest weatherboard Anglican Church relocated to this site from Camberwell in 1930 and added to later. It has a series of gable roofs clad in corrugated galvanised steel, which indicate the stages of development. The building extends transversely to the street, set back behind a garden with a low brick fence extending along the street boundary. A bay projects towards the street at its east end. Another bay, containing an entrance porch projects towards the street at the church's west end. The windows of the church are timber frame with pointed heads in the upper sashes.

To the east of the church, separated by a surfaced car park is an Inter-war house, which is used as the church's vicarage. It is set back from the street behind a mature garden. The house has a hipped roof clad with terracotta tile roofing. Part of the roof extends down to form the roof of the house's entrance porch. There is a chimney near the porch, and another on the house's east side, which are rendered and have exposed brickwork at their tops. The house sits upon a clinker brick base and its upper walls are rendered. A soldier course of clinker brick extends across the walls at window head level. The street facing elevation has pairs of timber frame windows, with horizontal glazing bars in their upper sashes.

At the rear of the church is a simple hall, constructed in blonde brick. A low brick front fence extends across the frontage of the site.

## Conservation Policy

### Objectives

- . To conserve the church and vicarage as a representative example of an inter-war church complex.
- . To support the continuing use of the church as a place of worship.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This church complex is a record of the historic development of this area and should be retained. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Beatty Street.



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## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the ongoing conservation of the building, or
  - it will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Comparative Analysis

This church is among a number of early-mid twentieth century churches in Darebin. In comparison to most, it is relatively modest and is reflective of the early years of residential development of Reservoir, that is, of a community with limited resources and facilities. Comparative examples include the Macedonian Christian Church, 734 High Street, Reservoir, which is modest timber frame late nineteenth century or early twentieth century church situated behind an Inter-war brick facade.

## Statement of Significance

*What is significant?*

St Mark's Anglican Church complex at 19-21 Beatty Street, Reservoir is significant. The following elements contribute to the significance of the place.

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- The church, relocated to this site from Camberwell in 1930, and extended in 1952 to accommodate the growing congregation.
- The vicarage, designed by noted architects, Gawler and Drummond, erected in 1936.
- The low brick front fence constructed by members of the congregation in the 1930s.
- The church hall constructed at the rear of the church in 1959.

Later alterations and/or additions to the various buildings, and the landscaping, are not significant.

## *How is it significant?*

St Mark's Anglican church and vicarage at 19-21 Beatty Street, Reservoir is of local historic and social significance to Darebin City.

## *Why is it significant?*

Historically, St Mark's Anglican Church and vicarage is significant as an illustration of the continuing development of the Anglican church in Darebin during the inter-war period and for its continuing associations with the Anglican church. The inter-war and post-war period was a time of significant growth in Preston and the construction of the church was associated with the formation of a new separate West Preston parish to serve the developing residential areas in the west and north of Darebin. The church is one of a small number of public and community buildings that illustrate this growth. (AHC criteria A.4, H.1)

Socially, the church complex is significant for its strong and continuing associations with the Anglican community in Reservoir. (AHC criterion G.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

St Mark's Anglican Church and vicarage at 19-21 Beatty Street, Reservoir is considered to meet Criterion A.4 as it illustrates the continuing development of the Anglican church in Darebin during the inter-war period. The inter-war period was a time of significant growth in Preston and the construction of the church was associated with the formation of a new separate West Preston parish to serve the developing residential areas in the west and north of Darebin. The church is one of a number of public and community buildings that illustrate this growth.

#### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

St Mark's Anglican Church is considered to meet Criterion H.1 because of its strong and continuing associations with the Anglican Church in Darebin.

### **Social**

#### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational,*

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*or social associations.*

St Mark's Anglican Church and vicarage at 19-21 Beatty Street, Reservoir is considered to meet Criterion G.1 as it has been known, used and valued by the Reservoir community for over seventy years.

## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	Yes Low brick front fence
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that St Mark's Anglican Church and vicarage at 19-21 Beatty Street, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	HOUSE AND FENCE		
<b>Address</b>	194 EDUARDES STREET, RESERVOIR	<b>Significance Level</b>	Local
<b>Place Type</b>	House,Fence/Wall		
<b>Citation Date</b>	2011		



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**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Architectural Style**

Interwar Period (c.1919-c.1940)

**Maker / Builder**

No information held

## History and Historical Context

### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

Reservoir experienced two key periods of suburban expansion. The first was in the 1920s when like the rest of Preston, Reservoir shared in the post-WWI boom particularly in the central area along the axis of High Street that had access to the railway, which in 1921 was electrified as far as Reservoir station encouraging development along its length. In that era small shopping strips took shape along High Street and in the area surrounding Reservoir railway station. The first suburban development of weatherboard bungalows occurred along Edwardes Street and in adjoining streets to the north and south. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

After a cessation in activity due to the 1930s depression and the Second World War, Reservoir's second major period of urban expansion occurred began in the late 1940s, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed. In the northern part of Reservoir new residential development is still taking place on land formerly used for psychiatric institutions.

### History of 194 Edwardes Street, Reservoir

The house at 194 Edwardes Street, Reservoir was constructed by 1927 for J.G. Thrower. This was the first time the house appeared in the Sands & McDougall Directories, when it was one of the few houses on the north side of Edwardes Street west of Daventry Street. Malcolm R.B. Hill became occupier by 1941 followed by Eric Rainbow in 1946 and Ronald T. Hannah in 1949, when the house is listed as No.194 for the first time.

Edwardes Street was one of the streets in Reservoir that experienced some suburban development before the 1930s Depression and the Second World War halted development. A shopping centre formed at the eastern end extending west from Spring Street and by 1929 there were shops listed at Nos. 30-130. However, in the same year there were only about 4 houses on the north side of the street including the house on the subject site. It was only in the post-WWII era that Edwardes Street began to fill up.

### References

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## Primary sources

Sands & McDougall Directory

## Secondary sources

Carroll, Brian & Rule, Ian, *Preston: An Illustrated History*, 1985

Cuffley, Peter, *Australian Houses of the 20s and 30s*, Fitzroy, Five Mile Press, 1989

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

This is a large and well-detailed inter-war rendered brick bungalow with an attic, prominently sited at the corner of Best Street. It has a dominating hip roof with a secondary projecting front hip (and other minor hips to the side) that forms a large porch, and a skillion verandah. There is also an 'eyebrow' dormer (This may be a later addition?). The porch and verandah are supported by square rendered piers with a low balustrade wall. The stepped design of the rendered chimney illustrates Moderne influences. The house is in good condition and has a high degree of external integrity when viewed from Edwardes and Best streets.

The house is complemented by a front fence (which returns along part of the Best Street frontage), detailed to match the house, with rendered brick piers separated by low rendered walls with a tubular wrought iron rail and finely detailed wrought iron gates, both of which appear to be contemporary with the house. The concrete garden path and driveway also appear to be early, possibly also contemporary with the house.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to inter-war appearance and garden setting of the house and front fence when viewed from Edwardes and Best streets.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is a fine example of an inter-war bungalow and front fence and it is rare to find a house of this quality in the Reservoir area. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the integrity of historic fabric, with an emphasis upon the elements that are visible from Edwardes and Best streets.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or

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interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

The bungalow was one of the most popular housing styles in suburban Melbourne during the inter-war period and Cuffley (1989:48) believes that 'it gained almost universal in Australia as the ideal style for the average suburban house'. In this style of house the roof plays an important part in the composition and sometimes extended to form porches that were supported by heavy piers of stone or brick, sometimes in combination with wood. Depending on the detailing and pitch of the roof sub-categories could include California Bungalow, Craftsman Bungalow (characterised by its steeper roof) or Australian Bungalow (Cuffley, 1989:59-62). The term Australian Bungalow (as used by Cuffley) indicates 'the

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degree of local identity . which had evolved from the American Type and other less direct influences'. Cuffley (1989:62) goes on to say that:

*Substantial bungalow residences in Australian suburbs of the period 1910 to 1940 show less and less of the horizontal character and low-pitched gables of the California or Pasadena type and more of the Craftsman or Middle West influences. Often there are additional Old English details such as half timbered gables and leadlight windows.*

Architecturally, the house at 194 Edwardes Street, Preston is an exceptionally fine and well-detailed example of an inter-war bungalow, which incorporates many of the key features of the style in an assured manner. It has a high degree of external integrity. Houses of this scale and quality are more common in middle-class suburbs of Melbourne, but relatively rare in working-class Preston where bungalows and other inter-war housing were generally more modest in scale and character.

In terms of its design and integrity it compares with similar examples already within the HO. Comparative examples identified by this Study and recommended for inclusion in the HO include:

*House, 40 Leamington Street, Reservoir.* This is a large inter-war brick bungalow with a hip and gable tiled roof. Constructed by a bricklayer, it has a fine brick fence.

*Houses, 40 Cooper Street, Preston.* This is a substantial inter-war bungalow, which retains an early front fence and there mature garden.

*House, 30 Regent Street, Preston.* This is a large and well-detailed Craftsman Bungalow. It has a similar level of integrity, but is in poor condition. The garden contains a pair of mature Canary Island Palms.

*House and surgery (former), 662 High Street, Reservoir.* This is a substantial inter-war house in the Georgian Revival style. It has a similar level of external integrity and is in good condition.

*House and surgery (former), 572 Plenty Road, Preston.* This is a substantial inter-war house in the Georgian Revival style. It has a similar level of external integrity and is in good condition.

## Statement of Significance

*What is significant?*

The house at 194 Edwardes Street, Reservoir, constructed by 1927, is significant. This is an inter-war rendered brick bungalow with an attic. There is a brick and wrought iron front fence, and gates, which appear to be contemporary with the house and contribute to the significance of the place.

Later alterations and/or additions are not significant.

*How is it significant?*

The house at 194 Edwardes Street, Reservoir is of local historic, architectural and aesthetic significance to Darebin City.

*Why is it significant?*

Historically, the house at 194 Edwardes Street, Reservoir is significant as a representative example of a middle-class house that is associated with the first phase of suburban development in Reservoir during the 1920s. It is architecturally significant as fine and well-detailed example of an inter-war attic bungalow in Reservoir, and which is complemented by a fence detailed to match the house. The aesthetic qualities of the house are enhanced by the relatively high degree of



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intactness, and its scale and siting on a prominent corner site. (AHC criteria A.4, D.2, E.1)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 194 Edwardes Street, Reservoir is considered to meet Criterion A.4 as it is associated with the first phase of suburban development in Reservoir during the 1920s.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 194 Edwardes Street, Reservoir is considered to meet Criterion D.2 as a representative and relatively intact example of an inter-war suburban middle-class house and fence.

### Aesthetic

#### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

The house at 194 Edwardes Street, Reservoir is considered to meet Criterion E.1 as a well-detailed example of an inter-war house in a garden setting, which is complemented by a fence detailed to match the house. The scale of the house and its siting on a prominent corner site enhance its aesthetic qualities.

#### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The house at 194 Edwardes Street, Reservoir is considered to meet Criterion F.1 as a fine and well-detailed example of an inter-war attic bungalow, which has an uncommon level of detailing. The significance of the house and fence is enhanced by its high degree of intactness.

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	Yes FRONT FENCE
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the house and front fence at 194 Edwardes Street, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	RESERVE - EDWARDES LAKE AND PARK	
<b>Address</b>	200A EDWARDES STREET, RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	Park or Garden Precinct	
<b>Citation Date</b>	2011	




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<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes
<b>Designer / Architect</b>	Catani, Carlo

## History and Historical Context

### Thematic context

- . Theme: 5. Building suburban Darebin; Sub-theme: 5.5 Creating public landscapes
- . Theme: 7. Community and culture; Sub-theme: 7.5 Pursuing common leisure interests

### Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston-as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

Like the rest of Preston, Reservoir shared in the post-war boom of the 1920s, particularly in the central area along the axis of High Street and the railway. In that era small shopping strips also took shape along High Street. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

Reservoir's major period of urban expansion occurred after the Second World War, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed. In the northern part of Reservoir new residential development is still taking place on land formerly used for psychiatric institutions.

### **Open space in Darebin**

The provision of open space for fresh air and recreation was a response to the overcrowded industrial towns of nineteenth century Britain, and the concept was established early in the European settlement of Victoria. Parks, gardens and recreational grounds were considered essential to public health and social harmony.

In the land boom of the 1880s large areas of Darebin were subdivided and offered for sale, although many were left unsold after the boom collapsed in the early 1890s leaving few houses amongst the open paddocks. In the frenzy of the boom, little attention was given in both Preston and Northcote to the need for open space and parkland.

Two nineteenth century exceptions are Cramer Park, now Preston City Oval, which was purchased by Council in 1877 for use as a sporting and social venue, and Edwardes Lake and later Edwardes Lake Park, used for boating from the c.1890s and donated to the citizens of Preston in 1914. (Forster, p.90) In Preston, Council began to purchase additional land for parks and recreation reserves from 1926 when Preston became a city.

Until 1907 the only reserved parkland in Northcote was Northcote Park in Westgarth Street (q.v.). At that stage Council began to consider acquiring land for parks (Lemon, p. 158).

A number of Darebin's other parks have been developed on sites formerly used as quarries, clay holes and horse race or training tracks.

### **Edwardes Lake Park, Edwardes Street, Reservoir**

The whole area of the suburb now known as Reservoir was purchased as Allotments 11 and 12 Parish of Keelbundora by Englishman Thomas Bowling Alexander at one of Melbourne's earliest Crown land sales on 12 September 1838 (McIlroy, p.98). By April 1840 the land had changed hands twice, and Thomas Dyer Edwardes was the owner. Edwardes' plans to subdivide the estate for resale were never implemented because of the remoteness of the district from Melbourne, so the land was leased for grazing. E.T. Moulden leased 1000 acres on the western side of High Street, and ran dairy cattle in the 1890s.

In 1913, Edwardes' son, also named Thomas Dyer Edwardes, visited Preston and inspected the property he had inherited from his late father. Edwardes' home town was Leamington, in England, and his estate in Preston was called the Leamington Estate, but by this time he seems to have disposed of most of it. In 1914, Edwardes donated the remaining 34 acres of the estate to the citizens of Preston for use as a park. The gift of the property had several conditions, including the requirement that it be accessible to the general public, and the prohibition of the sale of 'intoxicating liquid on the land'.

In 1915 Preston Shire Council hired a Mr Catani, presumably Carlo Catani, Chief Engineer of the Victorian Public Works Department, to lay out the park. In 1916, the Reservoir Progress Association began work on improving the park. Local traders supplied materials and volunteers levelled the ground and erected a fence. They planted hundreds of trees, including cypress on the east and west boundaries and pines near Leamington Street. Edwardes Lake Park was officially

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opened in 1920.

While in the position of gardens curator for Victoria's mental institutions, Hugh Linnaker donated his services to Preston Council in the layout of some of its parks, including a part of Edwardes Lake Park in which Linnaker, with the assistance of James Railton (of Railton Bros. who operated a nursery in Raglan Street Preston, and associated with long established Railton's Nursery, Swanston Street), set out the most complete collection of wattle plantings in Melbourne (City of Darebin Heritage Review, 'Darebin: An environmental history', p.74).

Many beautification projects have been carried out over the years, some of it using Unemployment Relief funds, presumably during the Depression of the 1930s. Entrance gates were installed in 1961.

A feature of the Park is Edwardes Lake, which occupies about half the area. It is not known who originally constructed the weir on the Edgar's Creek to form the lake, but by the 1890s the lake, then known as Preston Lake, was being used for pleasure boats. The original weir was constructed of mud bricks. It was replaced with a brick dam in the early 1900s, but this was swept away during a flood. The weir was rebuilt in 1919, using the labour of returned servicemen from the First World War and funds contributed by the Commonwealth Government and Preston Council. The new weir was semi-circular, with cyclopean bonding, 51.2 metres long, 9 metres high and 0.9 metres thick. The current weir was built by Lieutenant F.S. Lodge, who was also the contractor responsible for the Shrine of Remembrance in the King's Domain, Melbourne ('Edwardes Lake', p.51).

Keeping the water clean has been a continuous problem, as the run-off from the surrounding urbanised area has caused ever increasing amounts of pollution. The lake has been drained and cleaned many times, and many volunteer hours spent in removing rubbish that has been washed into the lake. Major disasters include a discharge of oil from a nearby factory in 1977, and an outbreak of botulism in 1998, which killed about 50 water birds ('Edwardes Lake', pp. 9 & 11).

The Park has been the centre of many sporting and community activities. The annual Easter sporting carnivals were a feature during the 1920s and 30s. The Reservoir District Band performed at the Park 1960s. A requested band rotunda does not appear to have been built, but a Community Stage was provided in later years ('Edwardes Lake' p. 29).

The Park was the centre of Darebin water sports long before it was officially designated Edwardes Lake Park. It was already a popular place for swimming when in 1920 the clergy of Preston requested prohibition of swimming after 10 a.m. on Sundays. There were 150 objections to the request. Swimming remained popular even after the lake was declared dangerous. A few swimmers have drowned there.

Rowing commenced on the Lake as early as 1891, and the Preston and Northcote Rowing Club was formed. The Club ceased after the weir was washed away. After a new weir was built in 1919 the Northern District Rowing Club was formed, later renamed the Preston Rowing Club. A women's rowing club was formed shortly after. Boats were donated by other suburban rowing clubs. A boathouse was built in 1921 and extended to include a clubhouse in 1927. Dances in the clubhouse also became regular events until 1934, when the Club was fined because the clubhouse did not meet regulations. In 1970 the old boathouse was demolished and the Ern Rose Pavilion, named after the Club's founding secretary, was built. The opening celebrations included a regatta. The Rowing Club was disbanded in 1983 because of poor water quality ('Edwardes Lake', pp. 18-9).

The Preston Yacht Club was formed at the Lake in 1967, and within a few months had 60 members. The Lake was ideal for training sailors, as it offered a variety of wind conditions. The Club was successful in competitions, producing several national champions. However, like the Rowing Club, the Yacht Club was forced to disband, in 1999, due to deteriorating water quality ('Edwardes Lake' pp. 21-2).

A number of other sports, including tennis and athletics have used facilities developed at the Park.

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## References

- Aitken, R., & Looker, M. (eds), *The Oxford Companion to Australian Gardens*, Oxford University Press, 2002, pp.500-501.
- Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985
- City of Darebin Heritage Review, Allom Lovell & Associates, 1997
- 'Edwardes Lake - a gift well received', 2002
- McIlroy, W., "Melbourne's Land Sales", & II, in *Victorian Historical Magazine*, Part I, November 1937, pp 133-46, Part II, May 1939, pp 98-140
- Preston Council, *Preston and its Beauty Spots*, no date.

## Description

### Physical Description

Edwardes Lake Park is located on the north side of Edwardes Street, Reservoir. Seaver Grove forms the park's west boundary, Leamington Street its north boundary, and Griffiths Street the east boundary.

The topography of the park and planting throughout are shaped so that adjacent residential areas are screened. There is a combination of early rows of cypress, Pines, and Eucalypts; as well as more recent plantings of scattered native trees and shrubs. The paths meander through the park and are either gravel or asphalt. (City of Darebin Heritage Review, 1997, p.83). More recently, revegetation works and improvements to the lake have been undertaken as part of 2004 Redevelopment and Water Improvement Works program, resulting in new landscaping (grass and water's edge planting), in particular at the north end, and around the holding pond to the northeast of the park (on the north side of Leamington Street).

The park features a number of designed and engineered features

. Edwardes Lake-a man-made lake developed as part of the original subdivision, pre-1890s. The bluestone edging of the Lake was identified as intact in 1997

. Dam in northeast corner of the park, on Edgars Creek, recently upgraded (new concrete replacing earlier fabric)

. Dam and spillway in the southwest corner of the park, recently upgraded (new concrete replacing earlier fabric)

. Bridge crossings at the northeast corner of lake (new fabric)

. Gateway at main entrance, corner of Edwardes and Griffiths Streets, rendered masonry piers, dating from 1961 (brackets suggest missing elements)

. Ern Rose Memorial Pavilion (1970)

There are a number of mature trees within the park.

. Bhutan Cypress (*Cupressus torulosa*)

. Golden Cypress (*Cupressus glabra*)

. Canary Island Palm (*Phoenix canariensis*)

# HERITAGE CITATION REPORT

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. Peppercorn trees (*Schinus molle*)

. Desert Ash (*Fraxinus oxycarpa*)

. Eucalyptus and Corymbia species

. Willow (*Salix babylonica*)

There are a number of remnant rows of trees including:

. Monterey Cypress (*Cupressus macrocarpa*) x 31, parallel to Seaver Grove

. Monterey Pine (*Pinus radiata*) x 27, parallel to Leamington Street and north the Scout Hall

. Monterey Pine (*Pinus radiata*) x 13, south of the Scout Hall

. Monterey Cypress (*Cupressus macrocarpa*) x 21, parallel to Griffiths Street

. Monterey Cypress (*Cupressus macrocarpa*) x 45, parallel to Edwardes Street and east of Edgars Creek

. Monterey Pine (*Pinus radiata*) x 11, parallel to Edwardes Street and west of Edgars Creek.

An early acacia collection, said to have been planted by Hugh Linnaker, was not found on the site.

The park has a number of community sporting and recreational facilities, including:

. BBQ and Picnic Area on the west lake foreshore

. Preston Yacht Club, west lake edge

. Lakeview Tennis Club, northern edge of the park

. Reservoir Bowling Club, northern edge of the park

. Guide and Scout halls (1st Reservoir Scout Hall and Reservoir West Guide Hall)

. General BBQ and play area, east side of lake

. Athletics track and athletics pavilion, east side of the lake

. Pump house, south east corner of the lake

. Sound stage

. Locomotive / 'steam engine' [A2 Class No. 964, purchased from Victorian Railways by Preston City Council and placed in the park in 1969]

. Rose garden, bluestone edging

. Walking tracks and cycle paths

# HERITAGE CITATION REPORT

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. Nesting pontoons within the lake for water birds

The 'Edwardes Lake Park - a gift well received' report outlines a broad range of current recreational activities, both passive and active (2002).

## Conservation Policy

### Objectives

. To conserve the surviving fabric and uses which contribute to the historic appearance and significance of Edwardes Lake Park.

. To ensure that the mature perimeter, specimen, and clump plantings survive in good condition according to their normally expected lifespan.

. To maintain and enhance the integrity of the perimeter plantings.

### Policy Basis

This place is one of only three surviving examples of space reserved and/or used for recreation (boating) in the nineteenth century, in Darebin. It is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed. However, it does place some limits upon the type of new development.

While modifications have occurred within the park, the historic perimeter plantings of rows of pine and cypress trees provide a strong reminder of the park's historic origins. These rows of trees are relatively intact and this contributes to the place's significance. As well, while the lake, dams, weirs, and bridges have been recently modified, the park's long-standing use for boating, dating from 1891 and continuing today, contributes to its significance. The landform is also important, for its natural values as well as, potentially, its engineering by Carlo Catani. The overall conservation objective therefore is to conserve and maintain the remaining historic fabric park, its landscape character, and its use for a range of recreational and social purposes by the local community.

### Guidelines (General)

In order to conserve the heritage significance of this place, it is policy to:

. Undertake regular maintenance including monitoring condition, pruning, pest and disease and weed management.

. Undertake incidental replacement of individual dead, dying or dangerous specimens and develop a strategy for major cyclical replacement. When trees are replaced the process should be documented (photographs and written record before, during and after) for future record.

. Maintain the integrity of the collection of trees by:

- replacing trees 'like with like' species (i.e. replace Monterey Cypress, *Cupressus macrocarpa* with Monterey Cypress) unless an alternative planting scheme has been devised in accordance with an approved management plan.

- removing inappropriate or historically inaccurate species.

- ensure that any future development or changes in immediate environmental conditions, adjacent to the trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

- manage surrounding vegetation and landscape to maintain the integrity and condition of the tree/s. Remove weed



# HERITAGE CITATION REPORT

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vegetation species.

In order to conserve the heritage significance of this place, it is also policy to:

- . Conserve the fabric of the features that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
  - encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design and reflects the expressed requirements of the current community.
- . ensure that new development does not become visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of features of primary significance except where it can be demonstrated that:
  - the feature is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement feature embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach and reflects the expressed requirements of the current community.
- . Demolition of part of a feature of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the place, or
  - it will upgrade the place to meet contemporary standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement feature embodies design excellence that is complementary in form, scale and materials, or provides a new use that is consistent with, the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

Edwardes Lake Park, Reservoir, is one among a three reserves in Darebin used for public recreation from the nineteenth century. While Preston City Oval\*, Cramer Street, Preston and the Oldis Gardens and Northcote Cricket Ground\* (formerly Northcote Park), Westgarth Street, Thornbury were reserved and laid out earlier than Edwardes Lake Park, in 1877 and the 1880s and respectively, Edwardes Lake Park remains relatively rare, as an early and largely intact example of recreational open space, with the Lake used from boating from the c.1890s (but not formally donated to the citizens of Preston for use as a public park until 1914). Both lake and an area of surrounding land were donated to the citizens of Preston for the expressed purposes of general public recreation in 1914. All three reserves have been used continuously since their creation for active and passive recreation, and play an important role in the social life of the local community. There are no similar examples already within the HO.

\*This place has also been assessed by this Study and is proposed for inclusion in the HO.

## Statement of Significance

### *What is significant?*

Edwardes Lake Park, Edwardes Street, Reservoir, is a large park in the north of Darebin, an undulating picturesque landscape with meandering paths, specimen plantings, clumps and rows of trees, narrow streams (Edgars Creek) cascading over weirs, passing under bridges, and feeding into a large lake, peppered with sporting fields and recreational facilities. The park was formally donated to the citizens of Preston in 1914 by Thomas Edwardes Dwyer (whose family had owned the land since 1840). The lake was first used for boating (rowing) by the Preston Rowing Club from 1891.

While many modifications over the years have altered the integrity of Edwardes Lake Park, the park is in good condition, and a number of historic elements remain, such as the perimeter plantings of rows of and other mature specimen plantings, which serve as a reminder of the park's historic origins. Edwardes Lake Park continues to play a prominent and important role in the social and sporting life of the local community.

The following elements contribute to the significance of this place:

- the perimeter plantings (rows of Monterey Cypress, Radiata Pine)
- other mature trees (clumps and specimen plantings) within the park
- the lake
- Edgars Creek
- the undulating landform
- the range of recreational spaces and facilities (excluding fabric)
- the use of the space by the local community for a diverse range of recreational and social purposes.
- other trees
- paths
- landscaping, street furniture, bridges, etc
- the rose garden; and
- the locomotive.

The physical fabric of recent recreational facilities, paths, dams, weirs, bridges; landscape furniture; gateway; etc is not significant.

### *How is it significant?*

Edwardes Lake Park, Edwardes Street, Reservoir is of local historic and social significance to Darebin City.

### *Why is it significant?*

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Historically, Edwardes Lake Park is significant as an important early recreational space in the City of Darebin, used for boating from 1891 and donated to the citizens of Preston in 1914. As well, it is important as one of the longest-standing, continuously used sporting and social venues in Darebin for a diverse range of recreational and social purposes by the local community. (AHC criteria A.4, B.2)

Historically, Edwardes Lake Park is significant for its associations with Mr Catani, presumably Mr Carlo Catani, Chief Engineer of the Victorian Public Works Department, who was hired by Preston Council in 1915 to lay out the park. (AHC criterion H.1)

Socially, Edwardes Lake Park is significant as a place that is held in high esteem by the local communities who use the place, and for whom the park plays an important role in their social and everyday lives. (AHC criterion G.1)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Edwardes Lake Park at Edwardes Street, Reservoir is considered to meet Criterion A.4 as it provides evidence of the earliest phase of suburban development of Preston and Reservoir. Donated to the citizens of Preston by Thomas Dyer Edwardes in 1914, the park is an important early example of the provision of recreational facilities for the local community, which were then developed by and for the local community through the Reservoir Progress Association and local community volunteers, Council, Unemployment Relief funds, presumably during the Depression of the 1930s.

The park has a long historic and continued use by the local community as a place for gathering and a variety of recreational and cultural purposes.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

As one of only two recreational spaces in the north of Darebin, and one of only three within the City of Darebin as a whole, created in the nineteenth century, Edwardes Lake Park is considered to meet this criterion.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

Edwardes Lake Park is not considered to meet this criterion.

#### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

Edwardes Lake Park is considered to meet criterion H.1 for its likely association with Carlo Catani, Chief Engineer of the

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Victorian Public Works Department, who was hired by 1915 Preston Shire Council to lay out the park.

It is of local interest for its association with local land owner Thomas Dyer Edwardes, after whom the park is named and on whose land the park was a part of. Edwardes donated the remaining 34 acres of the estate to the citizens of Preston for use as a park, with several conditions, including the requirement that it be accessible to the general public.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Edwardes Lake Park is not considered to meet this criterion.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Edwardes Lake Park is considered to meet criterion G.1 as it has been identified by the local community, including Darebin's diverse ethnic communities, as a place that plays an important role in the social and sporting life of the local community.

## **Recommendations 2011**

### **External Paint Controls**

No

### **Internal Alteration Controls**

No

### **Tree Controls**

Yes

### **Fences & Outbuildings**

No

### **Prohibited Uses May Be Permitted**

No

### **Incorporated Plan**

-

### **Aboriginal Heritage Place**

No

## **Other Recommendations**

It is recommended that Edwardes Lake Park, Edwardes Street, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	RESERVOIR METHODIST CHURCH (FORMER)		
<b>Address</b>	34 George Street RESERVOIR	<b>Significance Level</b>	Local
<b>Place Type</b>	Church		
<b>Citation Date</b>	2011		



<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes		
<b>Designer / Architect</b>	Wilson, RG	<b>Architectural Style</b>	Interwar Period (c.1919-c.1940) Gothic
<b>Maker / Builder</b>	Ackland, AL		

## History and Historical Context

### Thematic context

- . Theme: 7 Community & Culture. Sub-theme: 7.1 Worshipping
- . Theme: 5. Building suburban Darebin. Sub-theme: 5.3 Developing the suburban ideal

### History of Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the

Melbourne market well into the twentieth century.

Reservoir experienced two key periods of suburban expansion. The first was in the 1920s when like the rest of Preston, Reservoir shared in the post-WWI boom particularly in the central area along the axis of High Street that had access to the railway, which in 1921 was electrified as far as Reservoir station encouraging development along its length. In that era small shopping strips took shape along High Street and in the area surrounding Reservoir railway station. The first suburban development of weatherboard bungalows occurred along Edwardes Street and in adjoining streets to the north and south. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

After a cessation in activity due to the 1930s depression and the Second World War, Reservoir's second major period of urban expansion occurred began in the late 1940s, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed. In the northern part of Reservoir new residential development is still taking place on land formerly used for psychiatric institutions.

### **Contextual history of Methodist churches in Darebin**

Methodism was the earliest and most prolific Christian denomination, in terms of church building and membership, in nineteenth century Darebin. In 1891, 25.33% of Preston's population were Methodist, compared with 13.86% in Victoria generally. Darebin's first church was the Wesleyan Methodist in Preston, founded in 1850-52 (Forster, 1968:21, 34). The Alphington Wesleyans soon followed, building their bluestone chapel in Heidelberg Road in 1859 (Benson, 1935:415; Lemon, 1983:48). These were amongst the founding churches of Darebin.

In 1902 the four branches of Methodism, including the Wesleyans and Primitive Methodists who were both represented in Darebin, amalgamated to form the Methodist Church of Australia. In June 1977, the Methodists, Congregationalists and the majority of the Presbyterians amalgamated to form the Uniting Church in Australia.

### **History of Reservoir Methodist Church**

In an article entitled 'A progressive step at Reservoir' the Preston Leader reported the laying of the foundation stone for the Reservoir Methodist Church by Evan J.F. Hardie esq., secretary of the church trust, on 20 January 1934 and added that 'a happy and successful afternoon was spent at the Reservoir Methodist Church Saturday last'. In front of 200 people the architect, Raymond G. Wilson presented Mr Hardie with a 'highly polished' mallet with a silver shield and an inscription thereon. Mr Hardie told of some of the history of the church. The first Methodist service was conducted in the Reservoir State School in 1924 before the first church was built. After just a few years that church was 'found to be small' and hence the need for a new building was identified (Preston Leader).

Rev. A.T. Holden, President General of the church, and Rev. H.W. Frederick, President of the Victoria and Tasmania conference were the other speakers. An afternoon tea was held in aid of the building fund. The hymn was, appropriately, 'The church's one foundation' (Preston Leader).

The new church was opened on Saturday 30 March, 1934 by Rev. F.C. Bremer, who at the time had been Superintendent of the Preston circuit for the past four years. The church was constructed by A.L. Ackland, builder at a cost of £1,100. Rev. G.D. Brimscombe was the Minister and Rev. F.C. Bremer was the Superintendent Minister (Preston Leader).

Leadlight windows in porch were presented by the trustees of the church including Messrs E. Hardie, R. Tiney, C. Jacobs, A.F. Ahearn, W.R. Freeman, R.J. Knox, and G.A. Tregear. The window to the left of the entrance is dedicated 'In recognition of services rendered by Mr H. Jones', while the window to the right is 'Dedicated to Mr & Mrs G. Hardie by their sons and daughters'.

# HERITAGE CITATION REPORT

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The church is now part of the Darebin North West Uniting Church.

## References

### Primary sources

Foundation stone

Preston Leader, 26 January, 1934, 6 April 1934

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Darebin Historical Encyclopedia

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

Lewis, Miles, *'Victorian churches. Their origins, their story and their architecture'*, National Trust of Australia (Victoria), Melbourne, 1991

## Description

### Physical Description

A modest Inter-war Gothic Revival church set back from George Street by a lawn. The church has a gable roof clad in terracotta tiles. The walls of the church are red brick and the street facing elevation has a red brick porch projecting towards the street. The porch is entered from its sides, and it is flanked by pointed arched windows on the wall of the main part of the church. The wall of the porch facing the street has a four-centred arched stained glass window. On the wall of the church above the porch is a smaller four-centred arched window. The side walls of the church are divided into bays by piers/buttresses, with each bay having a pointed arched window.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the inter-war Gothic Revival appearance of the church and its setting when viewed from George Street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

The former Reservoir Uniting Church at 34 George Street, Reservoir is a surviving example of a church from the early twentieth century in the district and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The church is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from George Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular

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to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

Lewis (1991:10) notes that 'Methodism, like Presbyterianism, had no great architectural tradition when it was introduced to Australia. According to Lewis John Wesley had 'laid it down that preaching houses should be 'plain and decent' and no more expensive than necessary'. The early bluestone churches erected at Preston in 1863 and Alphington in 1859 appear to fit this decree, while the 1889 Wesleyan Methodist Church in Yann Street, South Preston was a much grander



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and architecturally distinguished building.

The Reservoir Methodist Church on the other hand is one of two inter-war Methodist churches identified by this Study and may be compared with the former Prince of Wales Park Methodist Church (now Holy Church of St George Greek Orthodox Church) at 64-66 St David Street, Thornbury (q.v.), which was designed by A.S. (Alec) Eggleston and constructed in 1923. The Prince of Wales Park Church, designed by A.S. Eggleston is more architecturally sophisticated, although it has been altered and has a lower level of integrity than the Reservoir Church.

The former Reservoir Methodist Church is therefore a representative, but not outstanding example of an inter-war church in terms of its architectural values. It may be compared to other small churches built for new congregations in the emerging suburbs of Darebin after the 1930s Depression, which were more modest in scale and character and perhaps reflected the more limited means of the congregations at that time. It is however, notable for its level of intactness when compared to other inter-war churches in Darebin.

In terms of its historic values this church is notable as the only surviving example of the churches erected in Reservoir during the time it was undergoing its first phase of suburban development in the 1920s and 30s.

## Statement of Significance

### *What is significant?*

The Reservoir Methodist Church at 34 George Street, Reservoir, constructed in 1934 to a design by Raymond G. Wilson, is significant. It is a modest inter-war Gothic Revival church set back from George Street by a lawn. The church has a gable roof clad in terracotta tiles. The walls of the church are red brick and the street facing elevation has a red brick porch projecting towards the street. The porch is entered from its sides, and it is flanked by pointed arched windows on the wall of the main part of the church. The wall of the porch facing the street has a four-centred arched stained glass window. On the wall of the church above the porch is a smaller four-centred arched window. The side walls of the church are divided into bays by piers/buttresses, with each bay having a pointed arched window.

Later alterations and additions and other buildings on the site are not significant.

### *How is it significant?*

The former Reservoir Methodist Church at 34 George Street, Reservoir is of local historic, architectural and social significance to Darebin City.

### *Why is it significant?*

Historically, the former Reservoir Methodist Church is significant as a representative example of a simple inter-war Gothic Revival church, which is associated with the first phase of suburban development in Reservoir during the inter-war period. The architectural and historic significance of the church is enhanced by its high level of intactness and its rarity value as the only surviving inter-war church in Reservoir. (AHC criteria A.4, B.2, D.2)

Socially, the former Reservoir Methodist Church is significant as a building that is known, used and valued by the local community over 70 years. It illustrates the continuing strength of the Methodist faith as an important denomination in Darebin in the twentieth century. (AHC criterion G.1)

## Assessment Against Criteria

### **Historic**

*RNE Criterion A.4*

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*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The former Reservoir Methodist Church at 34 George Street, Reservoir is considered to meet Criterion A.4 as a church associated with the first phase of suburban development of Reservoir during the inter-war period.

## *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The former Reservoir Methodist Church at 34 George Street, Reservoir is considered to meet Criterion B.2 as the only church or public/community building in Reservoir that dates from the inter-war period.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The former Reservoir Methodist Church at 34 George Street, Reservoir is considered to meet Criterion D.2 as a representative example of a simple inter-war Gothic Revival suburban church, which is notable for its level of intactness.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The former Reservoir Uniting Church at 34 George Street, Reservoir is considered to meet Criterion G.1 as it is a building that is known, used and valued by the Reservoir community over 70 years.

## **Recommendations 2011**

### **External Paint Controls**

No
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### **Internal Alteration Controls**

No
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### **Tree Controls**

No
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### **Fences & Outbuildings**

No
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### **Prohibited Uses May Be Permitted**

No
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### **Incorporated Plan**

None Specified
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### **Aboriginal Heritage Place**

No
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## **Other Recommendations**

It is recommended that the former Reservoir Methodist Church at 34 George Street, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of

registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	CLYDEBANK DAIRY TREES	
<b>Address</b>	679 Gilbert Road RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	Trees of social, historic or special significance	
<b>Citation Date</b>	2011	




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**Recommended** VHR - HI - PS Yes  
**Heritage Protection**

## History and Historical Context

### Thematic context

- . Theme: 4 Peopling Darebin; Sub-theme: 4.1 Utilising Natural Resources
- . Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston and Reservoir

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an

important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

### **Contextual history of milk supply in Darebin**

Dairying was a major rural industry in nineteenth century Darebin and well into the twentieth century. In 1944, although most of Melbourne's milk came from Gippsland, an area that included the Shires of Whittlesea and Eltham still provided 20.15% of Melbourne's daily milk. A further 5.33% was provided by 108 farms still operating in the metropolitan area ('Report of the Milk Pasteurization Committee', p.8). Some of these metropolitan farms were in the City of Preston, particularly around Reservoir, Merrilands and Keon Park. The dairymen of Preston and rural areas beyond supplied milk to small dairies that proliferated in the suburbs.

Dairies delivered milk in bulk to customers residing in the surrounding neighbourhoods. The milk was carried in a large can in a horse-drawn cart, and was ladled into customers' billy cans at the front gate. The perishable nature of milk and the slowness of delivery meant that milk rounds were quite small, probably only a few streets in the vicinity of the dairy, as most dairies had only one or two carts (Milk Board Annual Report, 1945).

In the 1920s Preston Shire had over 60 dairies, and there were also many in Northcote (Darebin Historical Encyclopedia). Prior to the 1930s each dairy acted independently, with no regulation of prices or areas of distribution. The Milk Board, established in 1932, regulated metropolitan milk supplies and defined areas of milk rounds for each dairy. The Board cancelled many dairy licences, reducing the number of dairies by about half (Wuchatsch, 1985:101; Priestley, 1984:262).

The establishment of the Milk Board saw the closure of many dairies and the upgrading of others - the effect was similar to that experienced by hotels as a result of the reduction in licenses a decade or so earlier. Consequently the 1930s saw the establishment of 'new model dairies' such as Thornton Dairy in St George's Road, Thornbury and the Centenary Dairy and Milk Bar in Heidelberg Road, Alphington. These dairies bottled the milk but did not pasteurise it. However it

was Preston dairyman Albert Siebel who had a major impact on the processing and distribution of Melbourne's milk supply. In 1934 Siebel established the Pura Dairy in Murray Road Preston (q.v), which he eventually developed into the company Metropolitan Dairies, with a large pasteurising and bottling plant at Jessie Street. By 1964 Metropolitan Dairies were handling 32% of Melbourne's milk supply (Wuchatsch, 1985:101-2; [www.pura.com.au](http://www.pura.com.au); [www.natfoods.com](http://www.natfoods.com)).

In the 1940s, however, there was still a role for small independent dairies supplying their local neighbourhood. In 1944 only 25 of Melbourne's dairies had pasteurising plants, including three in Northcote, but none of Preston's 17 retail delivery dairies were pasteurising their milk. At that stage about 50% of Melbourne's milk was bottled.

### **History of 679 Gilbert Road, Reservoir**

Crown allotment 147 Parish of Jika Jika, was first purchased from the Crown in August 1839 (McIlroy, 1939:101). It was quickly subdivided and by the late nineteenth century a number of small farms had been established along the west side of what is now Gilbert Road. One of the families who bought farmland in this part of Reservoir in the 1850s was the Olver family (Forster, 1968:31). The Olver family later had a strong connection with the Northcote end of Darebin, mainly through William Olver, who was Mayor twice in the 1920s and 1930s.

A William Olver had in 1884 been listed as a farmer in Newlands, the district on the western edge of what is now called Reservoir, and may have included Gilbert Road. James Olver was first listed by Sands & McDougall as living in Gilbert Road in 1894. The property was acquired in 1899 by Katherine Olver. It remained in the Olver family until 1951 the last owner being Albert Olver a farmer (V.2732 F.234).

A 1925 MMBW plan shows several large buildings on a double block, which was probably a dairy. As noted above, one of the Shire of Preston's main industries at that time was dairying, and local farmers supplied much of Melbourne's daily milk. The 1930 Sands & McDougall Directory lists the occupant of the block between Knox and Bourke Streets as A.W. Olver, dairy.

In 1951 the land was subdivided in two and the northern portion, No.683 was sold to Melbourne Milk Supply Ltd. The southern part, No.673 Gilbert Road, was sold to Metropolitan Dairies Ltd, in 1952 (V.7712 F.189, V.7833 F.154). Sands & McDougall list the property in 1951 as No.681, then occupied by Clydebank Dairy and Albert Olver. (there was usually a time lag of a year or two with Directory listings) By 1960 the numbering had been changed and Clydebank Dairy was No.673. Then, until at least 1974, it was part of Metropolitan Dairies.

As noted above, Metropolitan Dairies had originated in Preston as the Pura Dairy at 403 Murray Road (q.v.) and had revolutionised the distribution of the suburban milk supply. During its expansion process Metropolitan Dairies bought up several local dairies. The company sold both properties in 1977.

The land has been redeveloped for multi-dwelling housing, and the street numbering has been changed again. The only remnant of the former Olver property and dairy is a row of four Cypress trees along the frontage.

### **References**

#### **Primary sources**

Land Victoria Certificate of Title V.2732 F.234, V.7712 F.189, V.7833 F.154

McIlroy, W., "Melbourne's Land Sales", I & II, in *Victorian Historical Magazine*, Part I, November 1937, pp 133-46, Part II, May 1939, pp 98-140

MMBW Detail Plan 3280, dated 1925

Melbourne and Metropolitan Milk Distributors Association "Report and Recommendations for the Pasteurising and Bottling of the Melbourne and Metropolitan Milk Supply", 1944

MMBW Detail Plan 2379, dated 1928.

Milk Board Annual Report 1945

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"Report of the Milk Pasteurization Committee", 1944

## Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
*Darebin Historical Encyclopedia*  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Cheshire, Melbourne, 1968  
Godbold, N. *Victoria Cream of the Country: A History of Victorian Dairying*, 1989  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
Northcote Jubilee Celebrations, 1883-1933", *Souvenir and Official Programme*, 1933  
Penney, Jan & Brown-May, Andrew, "Dairying and Milk Supply" in Brown-May, Andrew & Swain, Shurlee (ed) *The Encyclopedia of Melbourne*, Cambridge University Press, Port Melbourne 2005  
Priestley, Susan, *The Victorians: Making Their Mark*, McMahons Point, 1984  
Wuchatsch, Robert, *Westgarthtown: The German Settlement at Thomastown*, Melbourne, 1985  
[www.pura.com.au](http://www.pura.com.au)  
[www.natfoods.com](http://www.natfoods.com)

## Description

### Physical Description

This comprises four mature Bhutan Cypress (*Cupressus torulosa*) along the frontage of 679 Gilbert Road. The trees are all of similar height and are evenly spaced, which indicates that they were planted at the same time, possibly around the 1930s/40s.

The trees are situated on a site that is now occupied by a multi-dwelling development. No other evidence of the former use of this site as the Clydebank Dairy survives.

## Conservation Policy

### Objectives

- . To conserve the four Bhutan Cypress at 679 Gilbert Road, within their normally expected lifespan.
- . To avoid development that would affect the health or condition of the trees.

### Policy Basis

This trees are in good condition and it appears were deliberately retained when the multi-dwelling development was built. They should be able to survive for a number of years with appropriate care.

### Guidelines (General)

In order to conserve the heritage significance of the trees, it is policy to:

- . Ensure that any future development or changes in immediate environmental conditions, adjacent to the trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- . If the trees die, become unsafe or decline and require removal, encourage replanting 'like with like' species (i.e. Bhutan Cypress (*Cupressus torulosa*)) unless an alternative planting scheme has been devised in accordance with Council or the

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decision is made not to replace the tree/s.

. Undertake maintenance and monitor for pest and disease when required.

## **Guidelines (Specific)**

It would be desirable to provide an interpretive history of the trees.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

Dairies were once common in Darebin, particularly in Reservoir, where they were associated with the small dairy farms that existed in this area well into the twentieth century. Research undertaken for this Study has found that of 15 dairies known to exist in Preston and Reservoir in 1961, only 8 are in existence today. The dairies ranged in scale from smaller neighbourhood level dairies who simply distributed the milk to larger dairies that bottled and distributed it. Clydebank is thought to have been one of the latter types of dairies by the 1950s when it was taken over by Metropolitan Dairies.

There are two dairies already in the Heritage Overlay, one in Northcote (Centenary Dairy) and one in Thornbury (Tomkin's Dairy), they are perhaps examples of smaller distribution dairies or larger neighbourhood dairies. Two dairies identified by this Study and recommended for inclusion in the HO are examples of smaller neighbourhood dairies. None of these dairies have any significant landscaping.

## **Statement of Significance**

*What is significant?*

The four Bhutan Cypress (*Cupressus torulosa*) at 679 Gilbert Road, Reservoir are significant.

The buildings on the site are not significant.

*How is it significant?*

The four Bhutan Cypress at 679 Gilbert Road, Reservoir are of local historic significance to Darebin City.

*Why is it significant?*

The four Bhutan Cypress at 679 Gilbert Road, Reservoir are historically significant for their associations with the Clydebank Dairy, which was established on this site by the Olver family and later acquired by Metropolitan Dairies. The significance of the trees is enhanced by their rarity value as they are the only features associated with the Clydebank Dairy to survive and so provide important tangible evidence of its existence.



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## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The four Bhutan Cypresses at 679 Gilbert Road, Reservoir are considered to meet Criterion A.4 for their associations with the Clydebank Dairy, which was established on this site by the Olver family and later acquired by Metropolitan Dairies.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The four Bhutan Cypresses at 679 Gilbert Road, Reservoir are considered to meet Criterion B.2 as they are the only features associated with the Clydebank Dairy to survive and so provide important tangible evidence of its existence.

## Recommendations 2011

### External Paint Controls

No
No
Yes
No
No
-
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

It is recommended that the four Bhutan Cypress trees at 679 Gilbert Road, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the trees and a minimum distance of 5 metres from the outer edge of their canopy.

## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSE	
<b>Address</b>	685 Gilbert Road RESERVOIR	<b>Significance Level</b> Local
<b>Date</b>	Circa 1890	
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Victorian Period (1851-1901)

**Maker / Builder** No information held

## History and Historical Context

### Thematic context

- . Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement
- . Theme: 4 Peopling Darebin; Sub-theme: 4.1 Utilising Natural Resources

### History of Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the

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Melbourne market well into the twentieth century.

Reservoir experienced two key periods of suburban expansion. The first was in the 1920s when like the rest of Preston, Reservoir shared in the post-WWI boom particularly in the central area along the axis of High Street that had access to the railway, which in 1921 was electrified as far as Reservoir station encouraging development along its length. In that era small shopping strips took shape along High Street and in the area surrounding Reservoir railway station. The first suburban development of weatherboard bungalows occurred along Edwardes Street and in adjoining streets to the north and south. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

After a cessation in activity due to the 1930s depression and the Second World War, Reservoir's second major period of urban expansion occurred began in the late 1940s, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed.

## History of 685 Gilbert Road, Reservoir

Crown allotment 147, Parish of Jika Jika, was first purchased from the Crown in August 1839 (McIlroy, 1939:101). It was soon subdivided and by the late nineteenth century a number of small farms had been established along the west side of what is now Gilbert Road. This property at 685 Gilbert Road was once part of a 13 acre parcel of land, which was part of CA147 purchased in February 1888 by Henry Heath and John May. May was a builder and land speculator and it is highly likely that he was the same John May that was the owner and builder of 'Mayville' at 85 Cunningham Street, Nothcote.

The land was subdivided creating Bourke Street and Livingstone Street. This property is situated on what was lot 39 in the subdivision, which along with the adjoining lot 38 was purchased in June 1890 by Hubert Corben. Corben also purchased lots 40 and 41 and part of 42, the immediately adjoining lots to the west facing Bourke Street (V.1990 F.873, LP 2897). The property was transferred to Catherine Corben in August 1894.

In 1890 Sands & McDougall listed George and Robert Staples as the occupants. George Staples had been listed as a resident of Newlands from 1884 to 1889. Newlands was the district on the western edge of Reservoir and probably included Gilbert Road. Ownership of the property passed to Richard Staples in January 1896. He was described variously as a pork butcher and a grazier (V.2278 F.411, V.4050 F.921). The Staples had a pig farm, one of few in the Shire of Preston, even though bacon curing was one of Preston major industries (Forster, 1968:47). Pigs were usually kept as an adjunct to farms supplying cream for butter manufacture, but Preston's dairy farmers supplied whole milk to Melbourne consumers, and therefore had no skim milk for feeding pigs. Richard Staples continued to own the property until 1929 when it was sold and by 1930 the Staples were no longer listed at this address, although John Staples was in residence next door at No. 867 (q.v.) (V.5262 F.302).

In 1950 the property at No.685 was occupied by Eugene Greig, who remained there until at least 1960. By 1974 the property had been divided into two residences, with No.685 occupied by B.R. Donaldson and No.685a by Mrs B. Webb.

## References

### Primary sources

Land Victoria, Certificates of Title V.1990 F.873, V.2278 F.411, V.4050 F.921, V.5262 F.302  
Land Victoria, LP 2897  
Sands & McDougall Directory

### Secondary sources

# HERITAGE CITATION REPORT

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Forster, Harley W., *Preston: lands and people, 1838-1967*, Cheshire, Melbourne, 1968  
McIlroy, W., 'Melbourne's land sales', I & II, in *Victorian Historical Magazine*, Part I, November 1937, pp.133-46, Part II, May 1939, pp.98-140

## Description

### Physical Description

This is a double fronted Victorian era farmhouse, which is constructed in bi-chromatic brickwork. It has a cast iron verandah with frieze that is enclosed by projecting wing walls at either end. The centrally placed front door has sidelights and highlights and is flanked by tripartite windows, while other original windows in the side elevations are double hung sash. Other detailing includes the eaves brackets, the consoles to the ends of the wing walls and the bi-chromatic chimneys with moulded tops.

The roof has been replaced in tiles and there is a post-war addition at the rear of the house. The view of the house from Gilbert Road is partly concealed behind a high brick fence.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Victorian era appearance of the house when viewed from Gilbert Road.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

The house is a rare surviving example of a former farmhouse in Darebin and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Gilbert Road.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

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. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

The following specific conservation actions would be supported, should the opportunity arise:

- . Replacement of high brick front fence with more appropriate front fence (e.g. simple picket fence)

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed. The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This house is among a small number of intact and substantial late nineteenth houses associated with the small farms that preceded suburban development in Preston and Reservoir. These types of buildings are more common in Northcote, but are now relatively rare in Preston and Reservoir. In terms of its scale and integrity it compares with similar examples already within the HO. Comparative examples identified by this Study include

*House, 20 Winifred Street, Preston.* This is a similar double-fronted bi-chromatic brick farmhouse. It has a slightly higher level of external integrity.

*House, 7 Pellew Street, Reservoir.* This house is of similar scale, but has slightly higher level of external integrity and more elaborate detailing.

*Houses, 687 and 689 Gilbert Road, Reservoir.* These c.1890 houses are of similar scale and architectural embellishment and are also associated with the small farms established in Reservoir in the late nineteenth century.

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*Howard Park, 172 Albert Street, Reservoir.* This is a double fronted Victorian farm villa of slightly larger scale and higher level of architectural embellishment.

## Statement of Significance

### *What is significant?*

The house at 685 Gilbert Road, Reservoir, built c.1890 as a farmhouse for the Staples family until the 1920s. It is a double fronted Victorian era farmhouse, which is constructed in bi-chromatic brickwork. It has a cast iron verandah and frieze, which is enclosed by projecting wing walls at either end. The centrally placed front door has sidelights and highlights and flanked by tripartite windows, while other windows are double hung sash. Other detailing includes eaves brackets and consoles to ends of the wing walls and there are two bi-chromatic brick chimneys with moulded tops.

The house in terms of its form, scale, materials (excluding roofing and other recent material) and architectural embellishment is significant.

Later alterations and/or additions, including the tiles on the roof, the post-war addition at the rear of the house and the high brick front fence, are not significant

### *How is it significant?*

The house at 685 Gilbert Road, Reservoir is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, the house at 685 Gilbert Road, Reservoir is significant as a representative example of a Victorian era brick farmhouse with typical detailing, which is associated with development of small farms in Reservoir in the late nineteenth century. The significance of the house is enhanced by its rarity value as one of a small number of relatively intact late nineteenth century farmhouses within Reservoir. It has important associations with the Staples family, one of the early farming families to settle in this area. (AHC criteria A.4, B.2, D.2 & H.1)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 685 Gilbert Road, Reservoir is considered to meet Criterion A.4 as it is associated with development of small farms in Reservoir in the late nineteenth century.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 685 Gilbert Road, Reservoir is considered to meet Criterion B.2 as one of a small number of relatively intact late nineteenth century farmhouses within Reservoir.

#### *RNE Criterion D.2*

# HERITAGE CITATION REPORT

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*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 685 Gilbert Road, Reservoir is considered to meet Criterion D.2 as it is a representative example of a Victorian era farmhouse with detailing that is typical of this period.

## *RNE Criterion H.1*

*Importance for close associations with individuals or organisations whose activities have been significant within the history of the nation, State or region.*

The house at 685 Gilbert Road, Reservoir is considered to meet Criterion H.1 as it has close associations with the Staples family, one of the pioneering farming families in the Newlands/Reservoir area.

## Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

None Specified

**Aboriginal Heritage Place**

No

## Other Recommendations

It is recommended that the house at 685 Gilbert Road, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSE	
<b>Address</b>	689 Gilbert Road RESERVOIR	<b>Significance Level</b> Local
<b>Date</b>	Circa 1890	
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Victorian Period (1851-1901)

**Maker / Builder** No information held

## History and Historical Context

### Thematic context

- . Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement
- . Theme: 4 Peopling Darebin; Sub-theme: 4.1 Utilising Natural Resources

### History of Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the



# HERITAGE CITATION REPORT

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Melbourne market well into the twentieth century.

Reservoir experienced two key periods of suburban expansion. The first was in the 1920s when like the rest of Preston, Reservoir shared in the post-WWI boom particularly in the central area along the axis of High Street that had access to the railway, which in 1921 was electrified as far as Reservoir station encouraging development along its length. In that era small shopping strips took shape along High Street and in the area surrounding Reservoir railway station. The first suburban development of weatherboard bungalows occurred along Edwardes Street and in adjoining streets to the north and south. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

After a cessation in activity due to the 1930s depression and the Second World War, Reservoir's second major period of urban expansion occurred began in the late 1940s, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed.

## History of 689 Gilbert Road, Reservoir

Crown allotment 147 Parish of Jika Jika, first purchased from the Crown in August 1839 (McIlroy, 1939:101). It was quickly subdivided and by the late nineteenth century a number of small farms had been established along the west side of what is now Gilbert Road. One of the families who bought farming land in this part of West Preston in the 1850s was the Olver family (Forster, 1968:31). This property, now a small suburban allotment on the south west corner of Academy Avenue, once formed part of a 17 acre farm. It appears that the house was constructed by 1892 for Joseph Gilbert and remained in the Gilbert family until the 1930s (Sands & McDougall). The occupier in 1930 was Frederik Gilbert, a dairy farmer, and by 1934 it appears to have been vacant. By this time, the Gilbert family had acquired the nearby house at No.687 and were in residence there (Land Victoria 1, Sands & McDougall).

The Gilberts were another longstanding farming family in the Newlands/Reservoir district and Gilbert Road was named after these early settlers.

In August 1943 the house and its land was sold to Albert William Olver and Nellie May Olver of Gilbert Road, Preston. They did not live in the house and it was tenanted to various people including Robert Milburn who was the occupant in 1950. The land surrounding the house was subdivided into suburban allotments and sold from 1950-55. Nellie May Olver retained ownership of this property until her death in 1973 (Land Victoria 2). (Sands & McDougall Directory).

## References

### Primary sources

Land Victoria 1, Certificate of Title V.5545 F.803  
Land Victoria 2, Certificate of Title V.6598 F.452  
Information supplied by Lexie Luly  
Sands & McDougall Directory

### Secondary sources

Forster, Harley W., *Preston: lands and people, 1838-1967*, Cheshire, Melbourne, 1968  
McIlroy, W., 'Melbourne's Land Sales, I & II, in Victorian Historical Magazine, Part I, November 1937, pp.133-46, Part II, May 1939, pp.98-140

## Description

### Physical Description

# HERITAGE CITATION REPORT

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This is a Victorian era asymmetrical farmhouse constructed in well detailed bi-chromatic brickwork, which is situated on the south-west corner of Academy Avenue. The return verandah has a tessellated tiled floor and is supported on timber posts with a simple ladder fretwork and carved brackets. The windows are double hung sash with a pair to each projecting bay with arched heads with the brickwork forming a 'sunray' pattern. It has a slate roof with paired eaves brackets and there are three brick chimneys with decorative corbelling.

The front brick and stone fence is a later addition. An addition has been made at the rear in a modern interpretation of the Victorian style with almost identical detailing to the original house, including the chimneys.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Victorian era appearance of the house when viewed from Gilbert Road and Academy Avenue.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

The house is a rare surviving example of a former farmhouse in Darebin and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Gilbert Road and Academy Avenue.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction

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of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

The following specific conservation actions would be supported, should the opportunity arise:

- . Replacement of brick front fence with more appropriate front fence (e.g. simple picket fence)

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This house is among a small number of late nineteenth houses associated with the small farms that preceded suburban development in Preston and Reservoir. Comparative examples identified by this Study include

*House, 20 Winifred Street, Preston.* This is a similar double-fronted bi-chromatic brick farmhouse. It has a similar level of external integrity.

*House, 7 Pellow Street, Reservoir.* This house is of similar scale, but has more elaborate detailing. It has a similar level of external integrity.

*Houses, 685 and 687 Gilbert Road, Reservoir.* These c.1890 houses are of similar scale and architectural embellishment and are also associated with the small farms established in Reservoir in the late nineteenth century. The house at No.687 has relatively lower external integrity and is not recommended for inclusion in the HO.

*Howard Park, 172 Albert Street, Reservoir.* This is a double fronted Victorian farm villa of slightly larger scale and higher level of architectural embellishment.

## **Statement of Significance**

# HERITAGE CITATION REPORT

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## *What is significant?*

The house was constructed by 1892 for Joseph Gilbert, a dairy farmer, at 689 Gilbert Road, Reservoir is significant. It is a Victorian era asymmetrical farmhouse constructed with finely detailed bichromatic brickwork. The return verandah has a tessellated tile floor and is supported on timber post with a simple ladder fretwork and carved brackets. The front door has sidelights and highlights and windows are double hung sash, with a pair to each projecting bay that have arched heads with the brickwork forming a 'sunray' pattern. It has a slate roof with paired eaves brackets and there are brick chimneys with decorative corbelling.

The front fence, and later alterations and/or additions to the property, including the stone fence and the rear additions completed in a faux Victorian style are not significant.

## *How is it significant?*

The house at 689 Gilbert Road, Reservoir is of local historic and architectural significance to Darebin City.

## *Why is it significant?*

Historically, the house at 689 Gilbert Road, Reservoir is significant as a representative example of a Victorian era farmhouse, which is associated with development of small farms in Reservoir in the late nineteenth century. It is also significant for its associations with the Gilbert family, who were among the pioneering farmers in this area. It is architecturally significant as a fine example of a Victorian era farmhouse with typical detailing and significance of the house is enhanced by its rarity value as one of a small number of relatively intact late nineteenth century farmhouses within Reservoir and the well detailed bi-chromatic brickwork. (AHC criteria A.4, B.2, D.2 & H.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 689 Gilbert Road, Reservoir is considered to meet Criterion A.4 as it is associated with development of small farms in Reservoir in the late nineteenth century. It is also significant for its associations with the Gilbert family who were among the pioneering farmers in Reservoir/Newlands in the late nineteenth century. Gilbert Road is named in their honour.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 689 Gilbert Road, Reservoir is considered to meet Criterion B.2 as one of a small number of relatively intact late nineteenth century farmhouses within Reservoir.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 689 Gilbert Road, Reservoir is considered to meet Criterion D.2 as it is a representative example of a Victorian era brick farmhouse with detailing that is typical of this period including the well-detailed bi-chromatic

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brickwork. The additions to the rear of the house are reasonably sympathetic, although overly detailed, and do not detract from the appearance of the house when viewed from Gilbert Road.

## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None Specified
Aboriginal Heritage Place	No

## Other Recommendations

It is recommended that the house at 689 Gilbert Road, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	HOUSE	
<b>Address</b>	40 GLOUCESTER STREET, RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	



**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Federation/Edwardian Period (1902-c.1918) Domestic Queen Anne

**Maker / Builder** No information held

## History and Historical Context

### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

. Theme: 4 Developing Darebin's economies; Sub-theme: 4.1 Farming and grazing

### History of Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same

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development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

Like the rest of Preston, Reservoir shared in the post-war boom of the 1920s, particularly in the central area along the axis of High Street and the railway. In that era small shopping strips also took shape along High Street. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

Reservoir's major period of urban expansion occurred after the Second World War, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed. In the northern part of Reservoir new residential development is still taking place on land formerly used for psychiatric institutions.

## History of 40 Gloucester Street, Reservoir

The house at 40 Gloucester Road, Reservoir was built by 1916 for Henry Wilkins, a poultry farmer (Sands & McDougall). The house was then situated on 5 acres of land, being Lot 62 of LP 5999, which Wilkins had purchased in 1914 (Land Victoria 1). This was one of the many small farms created as a result of the subdivision of the large estate purchased in 1889 by Thomas Dyer Edwardes. This estate comprised over 900 acres of land including much of present-day Reservoir in the areas to the north and south of the Edwardes Street and west of Spring Street (Land Victoria 2).

Wilkins lived in the house until the 1920s. In 1927 he subdivided his land creating 30 suburban allotments facing Gloucester Road and the newly created Pine Street at the rear, most of which were sold between 1927-31. The home allotment containing this house was eventually purchased in 1938 to George and Daisy Greenwood (Land Victoria 3).

## References

### Primary sources

Land Victoria 1, Certificates of title Vol.2176 Fol.018  
Land Victoria 2, Certificates of title Vol.3776 Fol.099, LP 5999  
Land Victoria 3, Certificate of title Vol.6254 Fol.698, LP 10362  
Sands & McDougall Directory

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

This is a Queen Anne-style asymmetrical block (ashlar) fronted weatherboard villa, now situated on a suburban allotment. It has a high hip and gable roof with (new) corrugated colourbond steel. There are two tall brick chimneys with rendered tops and terracotta pots. The separate verandah has a timber frieze and brackets with art-nouveau detailing. A notable feature is the window detailing to the projecting bay. This comprises a half-timbered flying gable with a narrow throat above the hipped hood (with a timber frieze and curved brackets) over the tripartite casement and transom bay window. The other window underneath the verandah is also a tripartite casement and transom, but not a bay. There is a panelled front door with a large sidelight and highlight, which appears to contain leadlight (It is not known whether this is original).

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The garden contains a semi-mature Canary Island Palm (*Phoenix canariensis*), which is an appropriate planting that contributes to the setting of the house. Other garden plantings are relatively recent.

A large gabled garage has been built on the north side of the house. The cyclone wire fence dates from the post-World War Two era.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the Edwardian era appearance of the house when viewed from Gloucester Road.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy basis

This place is in good condition and is relatively intact. Some material such as the roof and verandah material has been replaced, but this has not adversely affected the significance of the place.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or

- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.



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.Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This house is among a small number of houses associated with the small farms that preceded the suburban subdivision of Reservoir during the inter-war period. Other early farmhouses in Reservoir mostly date from the late nineteenth century - examples include 7 Pellew Street, and the houses at 685, 687 and 689 Gilbert Road. This house is one of the few surviving early twentieth century examples that shows how small scale farming continued well into the twentieth century.

It is also a representative example of a well detailed Queen Anne weatherboard house, and is one of few examples identified by this Study in the former City of Preston. This type of house is more common in Northcote. In terms of its level of detailing it compares with the brick house at 93 Cramer Street, Preston and some of the houses in the Collins Street precinct.

## **Statement of Significance**

### *What is significant?*

The house at 40 Gloucester Street, Reservoir, built by 1916 for Henry Wilkins, a poultry farmer, is significant. It is a Queen Anne-style asymmetrical block (ashlar) fronted weatherboard villa, now situated on a suburban allotment. It has a high hip and gable roof with (new) corrugated colourbond steel. There are two tall brick chimneys with rendered tops and terracotta pots. The separate verandah has a timber frieze and brackets with art-nouveau detailing. A notable feature is the window detailing to the projecting bay. This comprises a half-timbered flying gable with a narrow throat above the hipped hood (with a timber frieze and curved brackets) over the tripartite casement and transom bay window. The other window underneath the verandah is also a tripartite casement and transom, but not a bay. There is a panelled front door with a large sidelight and highlight, which appears to contain leadlight (It is not known whether this is original).

Later alterations and/or additions, including the large gabled garage on the north side of the house, the cyclone wire fence, and other more recent garden plantings are not significant.

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## *How is it significant?*

The house at 40 Gloucester Street, Reservoir is of local historic and architectural significance to Darebin City.

## *Why is it significant?*

Historically, the house is significant as evidence as a house associated with the small farms established in Reservoir just prior to suburban development in the inter-war period. The house is architecturally significant as a representative and well-detailed example of a Queen Anne style weatherboard house, which is relatively intact and has notable detailing to the projecting bay window. The setting of the house is enhanced by the Canary Island Palm. The significance of the house is enhanced by its rarity value as one of a small number of surviving early twentieth century farmhouses in this part of Darebin. (AHC criteria A.4, B.2 & D.2)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 40 Gloucester Road, Reservoir is considered to meet Criterion A.4 as associated with the small farms established in Reservoir just prior to suburban development in the inter-war period. It illustrates the closer settlement that happened as larger estates were broken up into small farming allotments.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 40 Gloucester Road, Reservoir is considered to meet Criterion B.2 as one of a relatively small number of surviving early twentieth century farmhouses within Reservoir.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 40 Gloucester Road, Reservoir is considered to meet Criterion D.2 as it is a representative a representative and well-detailed example of a Queen Anne style weatherboard house, which is relatively intact and has notable detailing to the projecting bay window. The setting of the house is enhanced by the Canary Island Palm, which is a typical inter-war garden planting.

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes Canary Island Palm
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the house at 40 Gloucester Road, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSE AND FORMER DOCTORS SURGERY	
<b>Address</b>	662 HIGH STREET, RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	Commercial Office/Building	
<b>Citation Date</b>	2011	



# HERITAGE CITATION REPORT

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**Recommended**      **VHR - HI - PS** Yes  
**Heritage Protection**

**Architectural Style**      Interwar Period (c.1919-c.1940)  
Georgian Revival

## History and Historical Context

### Thematic context

Theme: 5. *Building suburban Darebin*; Sub-theme: 5.3 Developing the suburban ideal

### History of Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

Like the rest of Preston, Reservoir shared in the post-war boom of the 1920s, particularly in the central area along the axis of High Street and the railway. In that era small shopping strips took shape along High Street and in the area surrounding Reservoir railway station. The first suburban development of weatherboard bungalows occurred along Edwardes Street and in adjoining streets to the north and south. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

Reservoir's major period of urban expansion occurred after the Second World War, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed.

### History of 662 High Street, Reservoir

There was no commercial settlement in High Street north of Tyler Street until the well into the 1920s when the surrounding farmlands began to succumb to suburban development as Preston grew rapidly. During the 1920s some large housing estates including Regents Park were settled and at the same time a shopping strip began to grow along High Street Reservoir. In 1927 the only buildings between Tyler and Edgar Streets were the Methodist Church and Sunday School. By 1930 H.J. Lewis an undertaker was at No.550, just up from the church on the corner of Edgar Street.

The first listing of 662 High Street in the Directories was in 1937, when the occupant was L.A. Neale, physician. Dr Neale still had the practice on the site in 1960. In 1966 Mrs A.P. Neale was the occupant, and Mrs Neale was still there in 1974.

### References

MMBW Detail Plan 2407, dated 1911  
Sands & McDougall Directory

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Cuffley, Peter, *Australian houses of the twenties & thirties*, Rowville, Five Mile Press, 1989

## Description

## Physical Description

This building on the southeast corner of High Street and Edgar Street is a substantial two-storey rendered brick Georgian Revival house, with a hipped roof clad in terracotta tiles. There are two tall rendered brick chimneys adjacent to the north (Edgar Street) elevation. The building sits upon a clinker brick base. The windows of the house are timber frame with multi-paned upper and lower sashes. The lower level of the building projects out towards High Street; its roof forming a balcony for the upper level on this elevation.

The house is set back from both its High Street and Edgar Street boundaries behind a mature garden. There is a single car garage at its rear along the Edgar Street boundary. The original clinker brick boundary fence is extant, but has been altered unsympathetically with the fitting of a steel railing at its top. With the former State Savings Bank of Victoria on the northeast corner of High Street and Edgar Street, the two form a notable gateway to Edgar Street, when entering from High Street.

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the Georgian Revival appearance of the houses when viewed from both High Street and Edgar Street.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features and damaged materials and altered elements.

### Policy Basis

This building is a relatively rare surviving example of a substantial Georgian Revival house in Preston and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the

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elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

The following specific conservation actions are recommended, should the opportunity arise:

- . Remove railing at the top of the boundary fence.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This house is among a small number of substantial inter-war houses in Preston and is relatively intact. In his study of inter-war houses Cuffley (1989:37) notes that those whose 'affluence and taste' demanded what may be called the 'romantic' inter-war styles such as Georgian Revival, American Colonial, Mediterranean and Tudor thus ensuring that these styles 'maintained their command in fashionable areas in each State'. Houses in the 'romantic' inter-war styles are more common in middle-class suburbs of Melbourne, but relatively rare in working-class Preston where bungalows and other Inter-war housing were generally more modest in scale and character.

In terms of its scale, design and integrity this compares with similar examples already within the HO. Just one other Georgian Revival house has been identified by this Study; this is the house and former doctor's surgery at 572 Plenty Road, Preston. Built around the same time as this house, it was also the home of a medical practitioner, and included a surgery in part of the building. Both buildings are substantial in scale, and both are of a similar level of integrity.

## **Statement of Significance**

*What is significant?*

# HERITAGE CITATION REPORT

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This house at 662 High Street, Reservoir was erected by 1937 for Dr. L.A. Neale, physician. It is a substantial two-storey rendered brick Georgian Revival house, with a hipped roof clad in terracotta tiles. There are two tall rendered brick chimneys adjacent to the north (Edgar Street) elevation. The building sits upon a clinker brick base. The windows of the house are timber frame with multi-paned upper and lower sashes. The lower level of the building projects out towards High Street; its roof forming a balcony for the upper level on this elevation. The original form, detailing and siting of the house, the garage and the front fence (excluding the steel railing) contributes to the significance of the place.

Later alterations and/or additions are not significant.

## *How is it significant?*

This house and former doctor's surgery at 662 High Street, Reservoir is of local historic and aesthetic significance to Darebin City.

## *Why is it significant?*

Historically, the house is significant as it provides evidence of an important phase of suburban development in Reservoir during the Inter-war period both as a dwelling and the provision of an essential service being a medical practice. It is also significant as a representative example of an inter-war doctor's surgery and residence. (AHC criteria A.4, D.2)

The house is architecturally significant as a relatively substantial and intact example of a Georgian Revival house with architectural embellishment and other elements typical of this style. It is one of just two known examples of the Georgian Revival style and one of only a small number of substantial middle-class houses in Preston. (AHC criteria B.2, D.2)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 662 High Street, Reservoir is considered to meet Criterion A.4 as it provides evidence of an important phase of suburban development in Reservoir during the Inter-war period both as a dwelling and the provision of an essential service being a medical practice.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 662 High Street, Reservoir is considered to meet Criterion B.2 as one of a small number of relatively intact substantial Inter-war dwellings within Preston.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 662 High Street, Reservoir is considered to meet Criterion D.2 as it is an intact representative example of a substantial inter-war house in the Georgian Revival style with architectural embellishment and other elements that are typical of this style. It is also significant as a representative example of an inter-war doctor's surgery and residence.



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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

The house and former doctor's surgery at 662 High Street, Reservoir is recommended for inclusion in the heritage overlay as part of the High Street Reservoir precinct. If the precinct is not included in the HO then this place should be included as an individual place with the schedule entry as shown below. . The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	STATE SAVINGS BANK OF VICTORIA (FORMER)		
<b>Address</b>	666 HIGH STREET, RESERVOIR	<b>Significance Level</b>	Local
<b>Place Type</b>	Bank		
<b>Citation Date</b>	2011		



**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Interwar Period (c.1919-c.1940)  
Free Classical

## History and Historical Context

### Thematic context

- . Theme 4. Developing Darebin's economies; Sub-theme: 4.6 Retailing
- . Theme 5. Building suburban Darebin; Sub-theme: 5.3 Developing the suburban ideal

### History of Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the

Melbourne market well into the twentieth century.

Like the rest of Preston, Reservoir shared in the post-war boom of the 1920s, particularly in the central area along the axis of High Street and the railway. In that era small shopping strips took shape along High Street and in the area surrounding Reservoir railway station. The first suburban development of weatherboard bungalows occurred along Edwardes Street and in adjoining streets to the north and south. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

Reservoir's major period of urban expansion occurred after the Second World War, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed.

### **Contextual history of the State Savings Bank of Victoria**

The State Bank of Victoria was established by 1912 when the Savings Banks Act (No.2365) provided for all Banks then operating under the Savings Banks Acts to be collectively named The State Savings Bank of Victoria. Services offered by the Bank included savings bank facilities, special loans to discharged soldiers (from 1917), building homes for people of small means (from 1920s), including the Garden City estate at Fisherman's Bend and credit foncier facilities including mortgage loans and sale of debentures. The credit foncier scheme was one of the first of many introduced in Australia over the first decades of the twentieth century and became known colloquially as the 'cheap money' scheme. By the 1920s the success of the credit foncier scheme led to the Bank adding other loans on special conditions for lower income workers and returned servicemen (Murray & White, 1992:207-17).

A history of the Bank notes that:

*"One of the results of the new thrust into housing was that, to get the best combination of low prices and high standards, the Bank effectively became a builder in its own right, issuing standard designs and selecting building contractors for many of the houses it financed. A 'Bank home' became an affordable goal, a symbol of achievement and recognition that the house was solidly built. Such was the enthusiasm of Victorian workers for Bank-financed and built homes that by the mid-1920s the Bank was the largest home builder in Victoria."* (Murray & White, 1992:207-17)

George BurrIDGE Leith, chief architect of the Bank Building Department from 1921 until his retirement in 1953 was one of the most influential men in the Bank and by the mid-1920 presided over one of the fastest growing and most prestigious departments. He designed a series of 'Bank homes' - plans for standard homes, which sub-contractors built under the supervision of the Bank's Building Department. Up to 30 designed were produced by the Department (Murray & White, 1992:207-17).

Credit foncier borrowers from the SSBV could choose one of the bank's own house designs, or choose their own design. Whatever the design, the bank required a high standard of construction/supervision, which seems to have been the basis for the very high reputation of a 'State Bank house' for many years. Most State Bank homes were built in the metropolitan area, and few were built in groups. It is thought that up to 7,500 were built, principally between 1921-30, then less until 1939. All except 300 were in Melbourne and these mostly in the ring of suburbs: Brunswick, Coburg, Preston, Hawthorn, Kew, Ivanhoe, Heidelberg, Box Hill, Camberwell, Malvern, Oakleigh and Brighton (Murray & White, 1992:207-17).

### **History of State Savings Bank of Victoria, Reservoir**

There was no commercial settlement in High Street north of Tyler Street until the well into the 1920s when the surrounding farmlands began to succumb to suburban development. During the 1920s some large housing estates including Regents Park, were settled, and at the same time a shopping strip began to grow along High Street Reservoir.

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In 1927 there were no buildings in High Street between Edgar and Mason Streets. By 1930 a small shopping strip provided for the everyday needs of local residents had begun to develop.

According to a resident of Edgar Street, the State Savings Bank was the first building on the corner. Before that local people had to use the bank on the corner of Bell Street in Preston (Jones, 1994:91). It was first listed in the Directory in 1930, with resident Manager Geoffrey Palliser. The architects are likely to have been Godfrey & Spowers who designed many banks for the SSBV in the inter-war period (Trethowan, 1976:75). This bank displays many of the elements that characterise their style (see Comparative analysis).

The State Savings Bank was still trading on the site in 1974.

## References

### Primary sources

MMBW Detail Plan 2407, dated 1911  
Sands & McDougall Directory

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994  
Murray R. & White, K., 'A bank for the people: A history of the State Bank of Victoria', Hargreen, North Melbourne, 1992  
Trethowan, B., 'A study of banks in Victoria, 1851-1939', HBC, December 1976

## Description

### Physical Description

A former branch of the State Savings Bank of Victoria on the northeast corner of High Street and Edgar Street, Reservoir built in a Free Classical style. It is two-storey, rendered brick, with a hipped terracotta tile roof, partially concealed by a parapet at one corner of the building. At the ground floor of this bay is an entrance, in a projecting porch with a segmental pediment, which has a fanlight above its door. To the north of this entrance is a large window that has a projecting sill. On the first floor, above the entrance is a window with an unusual detail of a quadrant extending up from the jambs to form a segmental arch. The window to its north is a standard pair of double-hung sash windows. The south (Edgar Street) elevation is more utilitarian and has had some of its original fenestration removed.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Free Classical style appearance of the building when viewed from High Street and Edgar Street.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This branch of the State Savings bank of Victoria is a surviving example of a bank branch established in Reservoir in the Inter-war years and should be retained as a record of the historic development of this area. This does not mean that

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development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The bank is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from both High Street and Edgar Street.

## **Guidelines (General)**

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is

affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

In his study of banks in Victoria Trethowan (1976:75) identifies a period that he terms 'Towards modernism' and notes that "The progression from historicism to modernism was a slow process. It began with Art Nouveau and was followed by a transition period". He describes the typical elements of the banks of this period as follows:

*"Most banks erected during this period consisted of simple two storey brick structures with hipped or gable roofs. Any sort of architectural focus was centred around the entrance and usually consisted of a projected canopy or balcony, or a parapet wall or gable piercing through the roof structure. The use of exposed brick walls with stucco mouldings was popular and a favourite motif was a deep string course between the ground and first floor windows. The principles of design in this transition period relied to an extent on classicism and the Romanesque/Art Nouveau style. This reliance of previous styles however was suppressed and indicative architectural ornament was used very sparingly. The concepts of modernism, particularly in the expression of volume and material had not yet been understood."* (Trethowan, 1976:75)

Trethowan developed a typology that categorizes general examples according to roof type. The work of Godfrey & Spowers who designed many branches for the State Savings Bank and three branches for the Bank of New South Wales during the interwar period is sufficiently distinctive to warrant a special category.

*"These buildings have their roots in the Romanesque/Art Nouveau style. They consistently comprise a number of ribs that pierce through the overlapping eaves or cornice and form parapets and pinnacles. Early examples at Donald and Preston use wide semi-circular windows and banded brick and stuccowork."* (Trethowan, 1976:76)

The former SSBV branch at Reservoir is one of the Godfrey & Spowers designs, but is not the example cited at Preston, which was constructed in 1921. In terms of its design and integrity it compares with similar examples already within the HO. Comparative examples identified by this Study include:

*Former State Savings Bank of Victoria, 660 Plenty Road, Preston.* Erected in c1928, it is contemporaneous with this example in terms of scale and corner siting, but differs from this stylistically, in its use of Classical and other detailing.

*Commonwealth Bank of Australia, 374-376 High Street, Preston.* Erected around World War II, it has a more prominent position on a street corner in the Preston Shopping Centre. Stylistically, its Moderne influenced design shows the continuing shift away from historicism to modernism as described by Trethowan.

## Statement of Significance

*What is significant?*

The former State Savings Bank of Victoria at 666 High Street, Reservoir erected by 1930 in a Free Classical style, to a design by prolific bank architects Godfrey & Spowers is significant. It is two-storey, rendered brick, in the Free Classical style with a hipped terracotta tile roof, partially concealed by a parapet at one corner of the building. At the ground floor of this bay is an entrance, in a projecting porch with a segmental pediment, which has a fanlight above its door. To the north of this entrance is a large window that has a projecting sill. On the first floor, above the entrance is a window with an unusual detail of a quadrant extending up from the jambs to form a segmental arch. The window to its north is a standard pair of double-hung sash windows. The south (Edgar Street) elevation is more utilitarian and has had some of its original fenestration removed.

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Later alterations and/or additions to the building are not significant.

## *How is it significant?*

The former State Savings Bank of Victoria at 666 High Street, Reservoir is of local historic and architectural significance to Darebin City.

## *Why is it significant?*

Historically, it is significant for its associations with the State Savings Bank of Victoria, which was a major financier of mortgages to Victorians, and through its loans and other services enabled many Victorians to become homeowners. It is a representative example of the suburban branches of the bank that were erected during the inter-war period when the bank experienced a period of significant growth. The establishment of this branch c.1930 is associated with an important phase growth of residential development in Reservoir at this time and is one of several former branches of the bank that remain in Darebin. It is also significant as an example of the work of Godfrey & Spowers, architects who designed many State Savings Banks in the inter-war period. (AHC criteria A.4, D.2, H.1)

Architecturally, it is significant as a representative example of a suburban branch of a bank built in the Free Classical Style, which illustrates the trend in bank design during the inter-war period away from historic styles and towards Modernism. (AHC criteria D.2, F.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

This former branch of the State Savings Bank of Victoria at Reservoir is considered to meet Criterion A.4 as evidence of the development of banking during the inter-war period. It is also associated with an important phase of suburban development of Preston during the inter-war period. The establishment of this branch in c1930 reflects the growth of residential development in Reservoir at this time.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

This former branch of the State Savings Bank of Victoria at Reservoir is considered to meet Criterion D.2 as it is a representative example of a suburban branch of the bank erected in the Inter-war period.

#### *RNE Criterion H.1*

*Importance for close associations with individuals or organizations whose activities have been significant within the history of the nation, State, or region.*

The former State Savings Bank of Victoria at Reservoir is considered to meet Criterion H.1 for its associations with The State Savings Bank of Victoria was a major financier of mortgages to Victorians, and through its loans and other services enabled many Victorians to become homeowners. The bank is also significant as an example of the work of prolific bank architects Godfrey & Spowers.

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## Aesthetic

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

This former branch of the State Savings Bank of Victoria is considered to meet Criterion F.1 as a relatively intact example of a suburban branch of a bank, built in a Free Classical style. The bank is one of a number erected during the interwar illustrates the transition of styles from historic to modern.

## Recommendations 2011

### External Paint Controls

No
No
No
No
No
-
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

The former State Savings Bank of Victoria at 666 High Street, Reservoir is recommended for inclusion in the heritage overlay as part of the High Street Reservoir precinct. If the precinct is not included in the HO then this place should be included as an individual place with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.



## HERITAGE CITATION REPORT

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<b>Name</b>	REGENT BAPTIST CHURCH	
<b>Address</b>	726-34 HIGH STREET, RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	Church	
<b>Citation Date</b>	2011	



# HERITAGE CITATION REPORT

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<b>Recommended Heritage Protection</b>	<b>VHR - HI - PS</b> Yes		
<b>Designer / Architect</b>	Reid, Keith	<b>Architectural Style</b>	Interwar Period (c.1919-c.1940)
<b>Maker / Builder</b>	Ackland, AL,		

## History and Historical Context

### Thematic context

Theme: 7. Community & culture; Sub-theme: 7.1 Worshipping

### History of Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

Like the rest of Preston, Reservoir shared in the post-war boom of the 1920s, particularly in the central area along the axis of High Street and the railway. In that era small shopping strips took shape along High Street and in the area surrounding Reservoir railway station. The first suburban development of weatherboard bungalows occurred along Edwardes Street and in adjoining streets to the north and south. However, at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

Reservoir's major period of urban expansion occurred after the Second World War, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed.

### Regent Baptist Church

Amongst the earliest permanent European settlers in Darebin was a group of Particular Baptists from Sussex in England. Two of them, James Tyler and Edward Wood, bought land in Preston, and several other families settled around them. Edward Wood opened a store on the corner of High and Wood Streets, and this formed a focal point of the early Preston community.

The Particular Baptists built a chapel in High Street near Percival Street in 1856, but seem to have had a falling out with each other at some stage. When the chapel fell into disrepair, members held services in a nearby library until the 1890s (Forster, 1968:22-5).

The Baptist cause really only began to prosper after the turn of the twentieth century, during a time of modest growth in Darebin. It was also a time when evangelical revivalist churches such as the Baptists and the Churches of Christ were growing in Australia.

In 1915 John Downey recommenced Baptist services in the old library hall in High Street. In 1917 the present site, close to the site of the old Particular Baptist chapel, was bought. The Baptists built their new chapel in 1918, and the pulpit and Bible were brought from the old Particular Baptist chapel (Forster, 1968:25), thus symbolising continuity with the founders of the earlier church. As the congregation grew a new brick front was added to the chapel in 1935. Then, in 1964, a new Modernist Church was built. The new church was designed by the noted architect, Keith Reid.

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Darebin is home to Melbourne's Protestant Macedonian community, who are descendants of Methodists and Baptists evangelised by American missionaries in the nineteenth century (Jupp, 1988:685, 690). The Regent Baptist Church is now used by Macedonian Baptists.

## Keith Reid, architect

Keith Reid was a Modernist architect, who, in partnership with John Pearson and in association with Stuart Calder, designed the McPherson's Building at 566 Collins Street, Melbourne, in 1934-37, one of the city's earliest examples of architecture influenced by the European Modern Movement. He later formed a practice of Keith Reid and John R. Reid with his brother and their office designed a number of houses in the suburbs of Templestowe and Warrandyte.

In the 1950s and 60s, Reid designed a number of churches for the Presbyterian and Baptist Churches, all in a Modernist style. Examples include the Templestowe Presbyterian Church (1967, in a Brutalist style), St Andrew's in Moe (1963), The Avenue Uniting Church at Blackburn (1960), and St John's at Croydon (1956).

## References

Forster, Harley W., *Preston: lands and people, 1838-1967*, Cheshire, Melbourne, 1968  
Goad, Philip, *Melbourne Architecture*, Sydney 1999  
Jupp, James, *The Australian People*, North Ryde, 1988

## Description

### Physical Description

A Baptist Church complex dating from 1918 built on the east side of High Street, almost at the top of the hill in Reservoir. What is now the Macedonian Christian Church forms the earliest part of the complex and was built in 1918 by the Baptist Church. It is a timber frame building clad in battened board and weatherboard, which has a gable roof, with one gable end (west elevation) facing towards High Street. The roof is clad in corrugated galvanised steel sheeting. The remainder of this elevation has been concealed by a Moderne clinker brick addition completed in 1938, that now forms the entrance of this building.

To the north of the complex is the 1964 Church designed by architect Keith Reid. The Modernist church has two brown brick bays that flank a central entrance. Above the door in this entrance is a large stained glass window and a steeply pitched roof clad in terracotta tiles crowns the composition. A cone-shaped copper spire extends up from the roof at its High Street end. A bay projects to the south at rear. There is unsympathetic signage on its west elevation.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the heritage significance of the complex when viewed from High Street.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is an example of a suburban church complex, which has been built in stages from 1918. The 1918 building has been altered, but should be retained as a record of the site's historic development. Similarly, the 1964 church should be retained, as it is a fine example of a Modernist church designed by the architect Keith Reid, and reflects the continued

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growth of the suburb after World War II. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from High Street.

## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or

- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

. Remove unsympathetic signage that has been fixed to the wall of the 1964 Modernist church.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

The Regent Baptist Church complex at 726-734 High Street, Reservoir is among a number of twentieth century church complexes in Darebin. These buildings often reflect the stage of development of the district at the time they were built, with modest simple churches built in the early years of development and more substantial churches built later. The 1918 church can be compared with St Mark's Anglican Church, 19-21 Beatty Street, Reservoir, which is a modest timber frame late nineteenth century or early twentieth century church moved to its site from Camberwell in 1930. It reflects the early stage of residential development of Reservoir and the modest character of the church reflects a community with limited means and resources at this time. It also compares with

The 1964 church illustrates the influence of Modernism upon church design in the post-World War Two era and the continuing development of Keith Reid's work. Modernism had begun to influence church design since the early 1950s and the more progressive designs dispensed with traditional layouts and forms in favour of the interest in geometric forms and new materials. One of the best examples of this type is St Faith's Anglican Church in Burwood completed in 1958 to a design by Mockridge Stahle and Mitchell, which was later hailed as 'probably one of the first of the successful churches to be built in Victoria in the contemporary spirit' (Coleman, 1996:41 cites Louis Williams in 'Church Architecture in Australia', The Victorian Historical Magazine, November, 1968, pp.181-196). Based on a circular plan it allowed the altar to be in full view of the congregation. Other churches adopted Modernist forms and detailing, but applied them within a more traditional church layout and the Regent Baptist Church is an example of this type.

This church can be compared with other churches identified by this Study:

*St George's Anglican Church, Reservoir.* This is another Modernist church designed by Mockridge Stahle and Mitchell, in 1964 and this time with a square plan. It has high-set clerestory windows. A sympathetic addition was made in 2002.

*Holy Name Catholic Church, East Preston.* This Modernist church illustrates the more circular forms of Catholic Churches that were a response to the reforms of the Second Vatican Council.

## Statement of Significance

*What is significant?*

The Regent Baptist Church complex at 726-734 High Street, Reservoir is significant. The following buildings contribute to the significance of the place:

- The 1918 Chapel, which is a timber frame gable-fronted building clad in battened board and weatherboard and the Moderne clinker brick addition completed in 1938, that now forms the entrance of this building.
- The 1964 Church designed by architect Keith Reid. The Modernist church has two brown brick bays that flank a central entrance. Above the door in this entrance is a large stained glass window and a steeply pitched roof clad in terracotta tiles crowns the composition. A cone-shaped copper spire extends up from the roof at its High Street end. A bay projects to the south at rear.

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Later additions and alterations and the unsympathetic signage on the west elevation of the 1964 church are not significant.

## *How is it significant?*

The Regent Baptist Church complex at 726-734 High Street, Reservoir is of local historic, aesthetic and social significance to Darebin City.

## *Why is it significant?*

Historically, the Baptist church complex is significant as it has served as a local Baptist church on this site for over ninety years. In recent years the 1918 building has served the Macedonian Christian Church, which demonstrates the diversity of the Darebin community in the early 21st century. It is also historically important, as its stages, are representative of the development of Reservoir into a residential area during the twentieth century (AHC criteria A.4, D.2).

Aesthetically, the 1964 church is a fine example of a Modernist suburban church, and the work of the accomplished Melbourne Modernist architect Keith Reid. (AHC criteria F.1, H.1)

Socially, the church complex is significant as a group of religious buildings that are known, used and valued by the Reservoir community. (AHC criterion G.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The Regent Baptist Church complex is considered to meet Criterion A.4 as it is associated with the development of Reservoir throughout the twentieth century. The 1918 building served as the first purpose-built Baptist Church for this congregation and the later church, completed in 1964, demonstrates the continued growth of Reservoir in the Post War period and the church's central role in the community. Its use today by the Macedonian Christian Church demonstrates Darebin's cultural diversity and the influence of migration upon Darebin in the post-World War Two era.

#### *RNE Criterion D.2*

The Regent Baptist Church complex is considered to meet Criterion D.2 as it is a representative example of a suburban church complex erected in stages throughout the twentieth century. The 1918 building is a modest building and reflects a fledgling community with limited resources. The 1964 church, which is larger and grander, reflects Reservoir's growth in the post-World War Two era, into an established suburb of Melbourne.

#### *RNE Criterion H.1*

*Importance for close associations with individuals or organizations whose activities have been significant within the history of the nation, State, or region.*

The Regent Baptist Church complex is considered to meet Criterion H.1 for its associations with the Baptist Church, which was one of the first religions to be established in Darebin. The 1964 church is significant as an example of the eminent Modernist architect, Keith Reid who designed a number of churches for the Presbyterian Church in the post-World War Two era.

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## **Aesthetic**

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The 1964 Regent Baptist Church is considered to meet Criterion F.1 as a relatively intact and fine example of a Modernist church.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The Regent Baptist Church complex is considered to meet Criterion G.1 as it is known, used and valued by the Reservoir community.

## **Recommendations 2011**

### **External Paint Controls**

### **Internal Alteration Controls**

### **Tree Controls**

### **Fences & Outbuildings**

### **Prohibited Uses May Be Permitted**

### **Incorporated Plan**

### **Aboriginal Heritage Place**

Yes
No
No
No
No
-
No

## **Other Recommendations**

It is recommended that the Regent Baptist Church complex at 726-734 High Street, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	MMBW PRESTON RESERVOIRS NOS. 2 AND NO.3		
<b>Address</b>	832-34 HIGH STREET, RESERVOIR	<b>Significance Level</b>	Local
<b>Place Type</b>	Water Supply Reservoir/ Dam		
<b>Citation Date</b>	2011		



**Recommended Heritage Protection** VHR - HI - PS Yes

**Maker / Builder** No information held

## History and Historical Context

### Thematic context

. Theme: 4. Developing Darebin's economies Sub-theme: 4.4 Melbourne's water supply

### Contextual history of water supply in Melbourne

An integral part of Melbourne's first reticulated water supply system, this complex of three service reservoirs gives the suburb Reservoir its name. The Yan Yean Water Supply System was devised by engineer and ex-convict, James Blackburn and developed by engineer Matthew Bullock Jackson to bring water from the Plenty Ranges catchment north of Melbourne. It comprised a large holding reservoir at Yan Yean and a series of aqueducts and pipes, which delivered water by gravity to the city. When it came into operation in December 1857, the system was the first of its kind in Australia, and Yan Yean reservoir was one of the world's largest dams. The Yan Yean pipeline bringing the water to city consumers traversed the whole length of Darebin



In the first two decades of its operations the Yan Yean system was plagued with problems of water quality and quantity. The water was polluted by organic matter flowing into Yan Yean reservoir, and although theory of water-borne infection was as yet unknown, some health experts considered the water dangerous to health, and consumers found it unpalatable. With its high levels of organic matter, the water stagnated in the pipes overnight when its long journey was slowed by low demand (Dingle and Doyle, 2003:40-8)

Shortages and interrupted supplies were also of concern. Due to the difficulty of regulating water pressure on the long downhill run from Yan Yean to Melbourne, pipes frequently burst, cutting off supplies. During dry spells, such as the summer of 1862, sufficient pressure could not be maintained to supply all consumers. The problems of regulating supply and the stagnation in the pipes were addressed by the construction of a service reservoir. Preston being at a suitable elevation and distance from Melbourne on the pipe track between Yan Yean and Melbourne, was chosen as the site for Melbourne first service reservoir.

### History of Preston Reservoir complex

#### *Preston Reservoir No.1*

Although Preston Reservoir No.1 on the west side of High Street was on Blackburn's original plans it was not built as part of the initial Yan Yean project, but added later to address the problems of pressure and stagnation in the pipes, as outlined above. In an attempt to alleviate the pressure problem Jackson designed two pressure regulating valves, one of which was installed north of Child's Road at present day Mill Park, the other at the site of the proposed service or distribution reservoir at Preston. This was the first time such regulators were used on a large pipeline, but they proved to be useless in preventing pipes from bursting. The bluestone valve house still stands at Preston.

Work on the reservoir was commenced in July 1863 and completed in the latter part of 1864. The reservoir was of traditional puddle core construction, using the same engineering technology as for the Yan Yean reservoir. The four earth embankments that made up the sides were made with a core of the best clay excavated from the site, embedded in a trench and built up in layers. Each layer was worked into the one below to provide an impervious centre for the wall. It was vital that the core be watertight, because any leakage could undermine the structure and cause the dam to fail. The reservoir was lined with bluestone pitchers bedded in gravel and set in cement mortar. Turf cut from the site was then placed over the outer surface of the embankments. The contractor was Alexander Cooper, of Fitzroy, who employed an average of 50 men per day - with sometimes up to 90 men and 30 horses. Thomas Catanach was the foreman of works. Additional workers were employed quarrying and dressing the bluestone pitchers, presumably using nearby basalt deposits. In October 1863 a man was killed in an accident at the works when part of a cutting collapsed onto him (VPRS 8609/P28 Unit 6).

The reservoir's capacity was 16 million gallons (72.8 megalitres) - sufficient to supply Melbourne for three days at that time. It was filled at night when demand was low. This helped regulate the pressure in the pipes, and provided a daily supply close to Melbourne. The by-wash directed excess water via a pitched channel into the Darebin Creek. At the time of its completion the reservoir had two inlets, which could also be used as outlets. One was the 22-inch main from Yan Yean at the northern end of the reservoir, which was also used as a scour. The other was a 33-inch pipe near the south-west angle, which was also used as a means of relieving pressure on the main by discharging surplus water into the reservoir (MMBW, 1905:37). An early photograph shows what appears to be a small outlet tower near the southern bank on the western side, and is probably the outlet shown on MMBW Plan of Preston Reservoir dated 1907. The 24 inch cast iron main, laid from Preston to Collingwood in 1869 exits the reservoir from near the south west corner (Gibbs, 1925; VPRS 8069/P35, Unit 46).

A caretaker's cottage was built at Preston in 1865. George Wilson was caretaker before he took over his father's position as caretaker at Yan Yean in 1907. One of the caretaker's duties was to ensure that the reservoir did not fill above 17 feet 3 inches each night. An electric float inside the northern slope of the reservoir rang an alarm when that level was reached, usually between 3.00 and 6.00 am. The caretaker would have to get out of bed and direct the overflow over the spillway

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into the Darebin Creek (MMBW, 1905:37). The Preston office of the MMBW was built next to the house in 1900. Improvements and additions were made to the living quarters around the same time (Carroll & Rule, 1985:223; MMBW *Chairman's Report*, 1899-1901, p.121).

Preston Reservoir was built as a key part of the Yan Yean distribution system, a system that continued to expand to meet Melbourne's growing demand for water delivery. During the 1870s and 1880s the Department of Water Supply took measures to increase the rate of delivery of water to Melbourne. In 1875 the 30 inch pipe from Yan Yean to Morang was replaced by an open aqueduct with a larger carrying capacity. The aqueduct ended at small Pipehead reservoir at Morang, which was also of puddle core earth construction. Preston was Melbourne's only suburban service reservoir until 1881, when another one was built at Essendon. By the end of the nineteenth century four more service reservoirs had been built in suburban Melbourne. Preston was one of only four earthen service reservoirs (Ritchie), and the only one still in existence.

When the Maroondah system was opened in 1891 the aqueduct terminated at the Junction Basin in Cheddar Road Preston. The water was piped to Preston Reservoir via a 53-inch wrought-iron main, entering through the north bank half way between the by-wash and the east bank (MMBW, 1905, p.37; MMBW *Chairman's Report*, 1899-1901, p.120).

There were problems with water quality from the Maroondah system, which contained large amounts of vegetable matter. The water was originally passed through bar gratings which screened out "only the very roughest material in suspension". Early in the twentieth century new screens "of the finest mesh used for water supply purposes" were installed at Preston, but fine vegetable detritus held in suspension was still able to pass through the screens and into consumption. One remedy proposed for this was another reservoir divided into three compartments to be used as settling ponds however this did not eventuate (see below). Instead, a new screening chamber was designed in 1911. It was a hexagonal concrete structure with a balustrade of one inch gas piping on the top and gangway. This presumably connected to the 54 inch outlet (Thwaites, 18 December 1906, p.11; MMBW Plan, VPRS 8609/P35, Unit 45). The structure can still be seen at the southern end of the reservoir.

### *Preston Reservoir No.2*

As early as 1884, William Davidson, the Engineer in Charge of Water Supply, pointed out the necessity for additional storage at Preston to supply the rapidly growing metropolis. However instead of increasing storage at Preston, the delivery was increased with the laying of the second Morang to Preston main, completed in 1887. In 1886 he reiterated the need for increased local storage at Preston, and urged the government of the necessity to construct another reservoir with a 60 million gallon capacity at Preston. He recommended the purchase of a parcel of land 23 acres 1 rood 24 perches for this purpose. Although the land, on the eastern side of High Street, was subsequently purchased, building of the reservoir was delayed by the economic crisis of the 1890s (Thwaites, 18 December 1906, p.8).

Melbourne's six service reservoirs maintained local pressure for the metropolis, but by 1905 their combined storage capacity was only sufficient for one summer day's supply. The accepted standard of the time was three days storage, which was the original capacity of the Preston Reservoir. In December 1906 the MMBW's Engineer-in-Chief, William Thwaites, repeated Davidson's advice that a 60 million gallon reservoir at Preston was urgently needed to keep up with daily storage requirements. He also recommended the construction of four more service reservoirs in other suburbs, which would, in combination with the new Preston reservoir, hold three days supply for Melbourne's summer requirements. Thwaites suggested that a new reservoir at Preston was also required for settling purposes for the water from the Maroondah system, because the new screens (noted above) were not filtering suspended vegetable matter. Thwaites therefore recommended a large reservoir divided into three compartments of 20 million gallons each, which would address both settling and storage problems (Thwaites, 18 December 1906, pp 8-11).

Plans were drawn for the new service reservoir at Preston. The design featured three compartments separated by puddle core banks with a puddle core embankments surrounding the whole (VPRS 8069/P35, Unit 31). However this design was never built. Thwaites, who had been responsible for the design of Essendon Reservoir No. 1 and Caulfield Reservoir in

the 1880s, died in 1907. It is not known what deliberations followed, but perhaps his successor, Calder Oliver, preferred the more modern technology of concrete construction. By October 1907 plans had been drafted for two separate concrete reservoirs with a combined capacity of 50 million gallons (MMBW 1905, p.28; Gibbs, pp 37; VPRS 8067/P35, Unit 46).

When, in early 1908, the MMBW advertised for tenders for Preston Reservoir No. 2, it asked for alternative quotes for concrete (i.e. plain or massed) and reinforced concrete (Serle, p.165). The advantage of using concrete over puddle-core earth reservoirs was that concrete embankments were thinner and thus required less land, an important consideration when suburban land had to be acquired for the purpose. Also the concrete floor was more effective in keeping water clean, and facilitated the cleaning out of silt. So far three of the suburban service reservoirs-Caulfield, Kew and Surrey Hills-had been constructed of massed concrete (Ritchie) Preston Reservoir No.2 was to be the first venture into reinforced concrete for reservoir construction in Melbourne's water supply system.

Since the turn of the century reinforced concrete had been used for a number of bridges, water tanks and other structures throughout Victoria. Most of these had been built by Victoria's foremost exponent of reinforced concrete, the engineer John Monash, who later made his name as a military leader in World War I. Monash held the patent for the Monier system of reinforced concrete (one of many systems) and was virtually operating with a monopoly for the technology in Victoria, although there were by now a few competitors using different reinforcing systems. There had been considerable suspicion and prejudice against reinforced concrete amongst the engineering profession, and Monash had campaigned hard to have this new technology accepted, particularly by municipal councils, water boards and other providers of public infrastructure (see Serle, and Alves et al.).

Ten tenders of Preston Reservoir No.2, including two for reinforced concrete, were received by the Board, with the lowest being that of Monash's company, the Reinforced Concrete & Monier Pipe Construction Co. At £26,489 it was considerably lower than the lowest tender of £30,910 for massed concrete. An advantage of reinforced concrete was that it required less concrete than massed concrete construction, thus saving on the cost of expensive cement. The Board's Engineer in Chief, Calder Oliver, argued in favour of reinforced concrete, noting "numerous examples of this work" in Victoria and other places, and the fact that reinforced concrete structures had withstood the shock of the 1906 San Francisco earthquake (Engineer in Chief, Memo, 24 March 1908)

Preston reservoir No.2 with a capacity of 24.5 million gallons (111.5 megalitres), was completed in 1909. It measured 476 feet (166.6 metres) by 516 feet (157.4 m) and 17 feet (5.2) deep. Unlike earth and massed concrete reservoirs, the inner walls were perpendicular, with the outer walls sloping. They were constructed in vertical panels rather than built up horizontally in courses, like puddle core or massed concrete. This meant that the building up of the earth embankment behind the reinforced concrete wall could not proceed evenly as the wall was raised, resulting in more cracking of the concrete than usually occurred with massed concrete. Edgar Ritchie, the Board's Engineer of Water Supply, later gave this as his reason for preferring massed concrete for service reservoirs (Ritchie, pp 5-6).

### *Preston Reservoir 3*

Preston Reservoir No.3, constructed of massed concrete, was completed in 1913. It measured 516 feet (157.5 m) by 502 feet (153.1 m), with a depth of 17 feet (5.2 m), and capacity of 26.3 million gallons (119.6 megalitres). The cost was £29,190. While the excavation was carried out in the usual way by horse-drawn ploughs and "monkey-tail" scoops, the earth was removed by large scoops drawn by cable between two portable steam engines. The earth was used to build up the embankment behind the concrete wall as the wall was raised. The floor was four inches thick, compared with nine inches previously used on other massed concrete reservoirs. This was found to be less subject to cracking, and more economical in the use of cement (MMBW, 1902, p.13; Ritchie, pp 4-9).

### **Use of the Preston Reservoirs and later developments**

Many more service reservoirs were built throughout the suburbs over time, however the three reservoirs at Preston retained an important role in the network as the terminus of the Yan Yean and Maroondah supplies. They served the low-

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lying suburbs, while the Mitcham Reservoir, as the terminus for the O'Shannassy and Upper Yarra supplies, served the higher eastern suburbs. However, water could be brought across from Mitcham to Preston when needed in the western suburbs.

In the nineteenth century and early part of the twentieth century no covering was considered necessary for service reservoirs. A close thicket of trees and shrubs was planted around all the basin enclosures, which was believed to "arrest dust and other impurities that might otherwise be blown into the water" (Ritchie, p.9) Monterey pines (*P. radiata* previously known as *P. insignis*) were planted extensively around the Yan Yean reservoir and along the aqueducts in the 1880s. Presumably the rows of mature Monterey pines along three sides of Preston Reservoir No. 1 were planted around the same time. Eventually suburban development in Preston, and increased motor traffic along High Street made it necessary to cover reservoirs 2 and 3.

In 1989 a decision was made not to rehabilitate the 125-year-old Preston Reservoir No 1, and it was taken out of commission. It has since been used occasionally for flushing out mains (MMBW *Annual Report*, 1990; information provided by Melbourne Water personnel at Preston Reservoir June 2006)

## References

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MMBW Plan, Details of Screening Chamber at Preston Reservoir No.1, dated 29.5.1911, VPRS 8609/P35, Unit 45

MMBW Plan of Preston Reservoir, office copy dated 15.10.07, VPRS 8069/P35, Unit 46

MMBW Plan of New Service Reservoir at Preston, undated, VPRS 8069/P35, Unit 31

MMBW Thwaites, W., Engineer in Chief, Memo 18 December 1906, in Reports Returns and Tables re Water Supply, VPRS 8609/P1 Unit 50, Item 18

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## Description

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## Physical Description

The Preston Reservoir complex comprises three reservoirs, located on either side of High Street, and associated buildings, structures and landscaping. The oldest element extant is the bluestone Valve House, built as part of the original Yan Yean system in 1853-57 and identical to the one in Mill Park. The site contains a mixture of mature exotic, native and indigenous vegetation. Pines and cypresses are used extensively as windbreaks and scattered elsewhere throughout the site. The other building on the site is the Melbourne Water office building, which is a single storey post-war building situated at the end of the entrance driveway.

Surviving historic features associated with the development of the Yan Yean system are:

### *Valve House*

Built as part of the original system in 1853-7 of finely executed rough-faced bluestone, this small tower-like building held one of Jackson's pressure-regulating valves. The building has an arched doorway with double timber doors, a low hipped iron roof above an ashlar cornice, and an arched corrugated galvanized iron cover over the outlet at the back. The valve machinery appears to be still intact. It is in good condition and has a high degree of integrity.

### *Reservoir No 1*

Built in 1864 by excavation and embankment, the reservoir floor is below ground level and lined with bluestone set in cement. There were originally two inlets on the north side - from the Yan Yean system and a pressure-relieving pipe - now joined by a third from the Sugarloaf Reservoir (1981). There is a bluestone bypass (overflow) channel on the north side of the reservoir. There are mature Monterey Cypress (*Cupressus macrocarpa*) windbreaks along the south and east sides. The original outlet tower is gone, replaced by a c.1950 concrete structure at the south end. The reservoir was taken out of commission in 1989, and now is only used occasionally for flushing out the system.

### *Caretaker's Residence*

Built in 1865, this is a hipped-roof brick dwelling with a skillion-roof timber verandah. It has a weatherboard extension to the rear. It stands near the north-west corner of Reservoir No 1, and had extensive gardens, some elements of which survive to the south of the house. Externally intact, the interiors and rear of the building appear to have been modified. It appears to be structurally sound, however, it is currently unoccupied and under threat due to lack of maintenance.

### *MMBW Office*

The Preston office of the MMBW was built next to the Caretaker's House in 1900. It is a tiny brick structure with a gable terracotta-tiled roof and a small timber front porch. It has a high degree of integrity but is in very poor condition due to lack of maintenance.

### *Reservoir No 2*

This reservoir was built in 1909 and is located on the east side of High Street, opposite the No 1 Reservoir. It was built of reinforced concrete to designs by John Monash's Reinforced Concrete & Monier Pipe Construction Co. It was originally an open basin but a cover has since been built over the top

### *Reservoir No 3*

Also on the east side of High Street, No 3 was built in 1913 of mass concrete. It has also been covered over with a roof.

## Conservation Policy

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Please refer to the 'Yan Yean Water Supply System Conservation Management Plan', 2007, prepared for Melbourne Water by Context Pty Ltd.

## Comparative Analysis

This complex is unique within Melbourne and the part of the complex on the west side of High Street comprising Reservoir No.1, the former caretaker's residence, MMBW Rates Office and the Valve House have been identified as being of State significance (Context, 2007).

The part of the complex on the east side comprising Reservoirs Nos. 2 and 3 is not included in the features of State significance as they date from after 1891, which is defined by Context (2007) as the end of key period of significance - this is date that the first stage of the Maroondah system came on-line and Yan Yean ceased to be the sole source of Melbourne's water supply. They compare with the other service reservoirs established around Melbourne in the late nineteenth and early twentieth centuries such as at Kew, Hawthorn and Essendon, most of which were built of massed concrete. Reservoir No.2 is notable as the only reinforced concrete service reservoir to be built in Melbourne.

## Statement of Significance

### *What is significant?*

The Preston Reservoir complex was established in 1864 as part of the Yan Yean water supply system, which was Melbourne's first engineered water supply system. It originally comprised one reservoir, which is now known as Reservoir No.1, which was designed to regulate the pressure in the pipes, and provided a daily supply close to Melbourne. As Melbourne grew and the Maroondah system came on line additional storage capacity was needed and two new reservoirs were constructed in the early twentieth century. Preston reservoir No.2, constructed by John Monash's company, the Reinforced Concrete & Monier Pipe Construction Co., was completed in 1909. It measured 476 feet (166.6 metres) by 516 feet (157.4 m) and 17 feet (5.2) deep and had a capacity of 24.5 million gallons (111.5 megalitres). Unlike earth and massed concrete reservoirs, the inner walls were perpendicular, with the outer walls sloping. They were constructed in vertical panels rather than built up horizontally in courses, like puddle core or massed concrete. This meant that the building up of the earth embankment behind the reinforced concrete wall could not proceed evenly as the wall was raised, resulting in more cracking of the concrete than usually occurred with massed concrete. Edgar Ritchie, the Board's Engineer of Water Supply, later gave this as his reason for preferring massed concrete for service reservoirs and this was to be the only service reservoir to be constructed using this method. Preston Reservoir No.3, constructed of massed concrete, was completed in 1913. It measured 516 feet (157.5 m) by 502 feet (153.1 m), with a depth of 17 feet (5.2 m), and capacity of 26.3 million gallons (119.6 megalitres). The cost was £29,190. As the reservoirs were originally uncovered trees, mainly pines and cypresses, were planted around the perimeter to prevent dust and debris from blowing into the water. Both reservoirs have now been covered.

The following elements contribute to the significance of this place:

- Preston Reservoir No.2
- Preston Reservoir No.3
- the Monterey Cypress row along High Street; and
- other mature trees including Pines and Washingtonia palms.

Other infrastructure and features are not significant.

### *How is it significant?*

Reservoir Nos. 2 and 3 at Preston Reservoir complex are of local historic and technical significance to Darebin City.

# HERITAGE CITATION REPORT

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## *Why is it significant?*

Historically, Reservoir Nos. 2 and 3 at Preston Reservoir complex are significant as representative examples of the service reservoirs associated with the development of the Melbourne's water supply system in the early decades of the twentieth century. The reservoirs form an important part of the Preston Reservoir complex various components of the complex illustrate how the system was developed to improve the quality and quantity of supply and meet the demands of Melbourne as it grew in population. Other features of the complex that are of interest include the trees, which illustrate the use of vegetation to protect the water supply from effects of dust and debris. The reservoirs are important for their associations with the Melbourne Metropolitan Board of Works and provide evidence of the major works carried by the MMBW to secure Melbourne's water supply in the early twentieth century. Reservoir No.2 is also notable as an example of a reservoir constructed by John Monash's Reinforced Concrete & Monier Pipe Construction Co. (AHC criteria A.4, D.2, H.1)

The complex is technically significant for its demonstration of nineteenth and early twentieth century engineering technique and practice and illustrates the increasing use of concrete as a construction material. Reservoir No.2 is particular significance as perhaps the only example of a reinforced concrete service reservoir in Victoria. (AHC criterion F.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Reservoir Nos. 2 and 3 at the Preston Reservoir complex are considered to meet Criterion A.4 as representative examples of the service reservoirs associated of the development of the Melbourne's water supply system in the early decades of the twentieth century. The reservoirs form an important part of the Preston Reservoir complex various components of the complex illustrate how the system was developed to improve the quality and quantity of supply and meet the demands of Melbourne as it grew in population. .

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

Reservoir Nos. 2 and 3 at Preston Reservoir complex is considered to meet Criterion D.2 as representative examples of the service reservoirs that are designed to store and distribute water conveyed from the various remote storage dams around Melbourne. Other features of the complex that are of interest include the trees, which illustrate the use of vegetation to protect the water supply from effects of dust and debris.

#### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

Reservoir Nos. 2 and 3 are considered to meet Criterion H.1 for their associations with the Melbourne Metropolitan Board of Works and provide evidence of the major works carried by the MMBW to secure Melbourne's water supply in the early twentieth century. Reservoir No.2 is also notable as an example of a reservoir constructed by John Monash's Reinforced Concrete & Monier Pipe Construction Co.

# HERITAGE CITATION REPORT

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## *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The complex is technically significant for its demonstration of nineteenth and early twentieth century engineering technique and practice and illustrates the increasing use of concrete as a construction material. Reservoir No.2 is particular significance as perhaps the only example of a reinforced concrete service reservoir in Victoria.

## **Recommendations 2011**

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	Preston Reservo
<b>Aboriginal Heritage Place</b>	No

## **Other Recommendations**

It is recommended that Reservoirs Nos. 2 and 3 at the Preston Reservoir complex be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property at 832-34 High Street, Reservoir as defined by the title boundaries.



## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSE	
<b>Address</b>	34 King William Street RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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**Recommended** VHR - HI - PS Yes  
**Heritage Protection**

**Architectural Style** Victorian Period (1851-1901)

### History and Historical Context

#### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

#### History of Preston

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of

up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

## History of 34 King William Street, Preston

The site formed part of the property farmed by Samuel Jeffrey, one of Preston's earliest European settlers. (Carroll & Rule, 1985:17-19) Part of Jeffrey's farm was subdivided into suburban lots by Thomas Jeffrey (probably a son of Samuel) during the land boom in the 1880s. This property, comprising lots 35 and 36 on Plan of Subdivision 2429, was purchased in February 1890 by Henry Richardson. In October 1890 he sold to Edward Dalton, architect, of Bourke Road, Hawthorn. The Fourth Victorian Permanent Building Society became owner in February 1891 and one year later in January 1892 Emily Crispe acquired the property. Crispe immediately took out a mortgage over the property (Land Victoria).

The Sands & McDougall Directory for 1892 and 1893 lists the occupant as Albert Crispe. In 1901 the occupant was Charles Thomas Crispe JP, who served as a Preston Councillor from 1897 to 1930, with two terms as Shire President in 1900-01 and 1920-21, and was the first Mayor of the City of Preston in 1921-22. Thus Cr Crispe had the enviable duty of being not only PResident of the Shire of Preston but the first and only mayor of the Borough of Preston and the first mayor of the Town of Preston all in the same year, 1922.

According to Forster, the Crispe house in King William Street was one of the early large houses built by the more prosperous residents of Preston (Forster, 1968:69). A 1912 MMBW plan of the area shows the site, which took up two or three building blocks with a fairly large house and a complex of outbuildings at the back.

The property was later sold to William and Archibald McMeiken (Land Victoria). In 1923 it was occupied by Charles Greenhalgh, who was still there in 1928. G. McGillvray was the occupant in 1960 (Sands & McDougall).

## References

### Primary sources

Land Victoria - Certificate of Title V.2236 F.037  
MMBW Detail Plan 2491, dated 1912  
Shire of Preston Rate Books, VPRS 8228

## Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Darebin Historical Encyclopedia

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

Jones, Roger (ed.) *'Back in Them Days': An Oral History of Preston*, City of Darebin, Preston, 1994

## Description

### Physical Description

A two-storey rendered brick Victorian house with a hipped roof clad in corrugated galvanised steel. It has two rendered brick chimneys with mouldings at their tops. It is set back from its street boundary behind a mature garden and concealed from view from the street by a high timber paling fence. It occupies one-half of a double block. The house has a pair of timber frame tripartite windows on its upper level, and arched window and door openings on its lower level. A cast iron balustrade extends across the upstairs balcony, and there is a cast iron frieze on the lower level verandah.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Victorian era appearance of the house and its garden setting when viewed from King William Street.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This is a relatively rare surviving and intact example of a late nineteenth century two-storey house in Reservoir. It is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from King William Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:

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- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

. Removal of high timber paling fence and reinstatement of original fence if evidence of this is known. Review of significance and policy

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This type of more substantial late nineteenth century house is more common in Northcote, which developed earlier, than Preston and Reservoir. In terms of its design and integrity it compares with similar examples already within the HO. Comparative examples in terms of scale and integrity identified by this Study include:

- *Crawford and Prestonia*, 10 and 12 Hotham Street, Preston. Double storey Italianate houses
- 65 May Street, Preston. A double storey Italianate house
- 418 Murray Road, Preston: A single-storey brick Victorian Italianate villa

## **Statement of Significance**

*What is significant?*

This house at 34 King William Street, Reservoir, constructed c.1892 for Emily and Albert Crispe, is significant. It is a two-storey rendered brick Victorian house with a hipped roof clad in corrugated galvanised steel. It has two rendered

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brick chimneys with mouldings at their tops. It is set back from its street boundary behind a mature garden and concealed from view from the street by a high timber paling fence. It occupies one-half of a double block. The house has a pair of timber frame tripartite windows on its upper level, and arched window and door openings on its lower level. A cast iron balustrade extends across the upstairs balcony, and there is a cast iron frieze on the lower level verandah.

The later alterations/additions and the front fence are not significant.

## *How is it significant?*

The house at 34 King William Street, Reservoir is of local historic and architectural significance to Darebin City.

## *Why is it significant?*

Historically, the house is significant as it provides evidence of the first phase of suburban subdivision and development in Reservoir during the late nineteenth century. It was one of the first houses to be constructed within this part of Darebin and is now one of a small number of relatively intact dwellings from the Victorian period to survive. It is also significant as a representative example of a substantial middle class villa, which has important associations with the locally important Crispe family. (AHC criteria A.4, B.2, D.2 & H.1)

The house is architecturally significant within Reservoir as a relatively substantial example of a Victorian house that has architectural embellishment and other elements that are typical of this period. (AHC criterion D.2)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 34 King William Street, Reservoir is considered to meet Criterion A.4 as it provides evidence of the first phase of suburban subdivision and development in Reservoir during the late nineteenth century. It was one of the first houses to be built in this subdivision and today is the oldest surviving house.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 34 King William Street, Reservoir is considered to meet Criterion B.2 as one of a small number of relatively intact late nineteenth century dwellings within Reservoir.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 34 King William Street, Reservoir is considered to meet Criterion D.2 as a representative example of a substantial middle class villa erected in Melbourne during the late nineteenth century.

#### *RNE Criterion H.1*

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*Importance for close associations with individuals or organizations whose activities have been significant within the history of the nation, State, or region.*

The house at 34 King William Street, Reservoir is considered to meet Criterion H.1 for its associations with locally important Crispe family.

## **Architectural**

### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 34 King William Street, Reservoir is considered to meet Criterion D.2 as a relatively substantial and intact example of a late Victorian house with architectural embellishment and other elements that are typical of this period.

## **Recommendations 2011**

### **External Paint Controls**

No
No
No
No
No
None Specified
No

### **Internal Alteration Controls**

### **Tree Controls**

### **Fences & Outbuildings**

### **Prohibited Uses May Be Permitted**

### **Incorporated Plan**

### **Aboriginal Heritage Place**

## **Other Recommendations**

It is recommended that the house at 34 King William Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries

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<b>Name</b>	HOUSE	
<b>Address</b>	59 King William Street RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	



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**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Architectural Style**

Interwar Period (c.1919-c.1940)

**Maker / Builder**

No information held

## History and Historical Context

### History of Preston & Reservoir

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

Reservoir experienced two key periods of suburban expansion. The first was in the 1920s when like the rest of Preston, Reservoir shared in the post-WWI boom particularly in the central area along the axis of High Street that had access to the railway, which in 1921 was electrified as far as Reservoir station encouraging development along its length. In that era small shopping strips took shape along High Street and in the area surrounding Reservoir railway station. The first suburban development of weatherboard bungalows occurred along Edwardes Street and in adjoining streets to the north and south.

### History of 59 King William Street, Preston



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This site formed part of the property farmed by Samuel Jeffrey, one of Preston's earliest European settlers. (Carroll & Rule, 1983:17-19) Although part of Jeffrey's farm was subdivided by Thomas Jeffrey (probably a son of Samuel) in the 1880s, little if any suburban settlement took place before the First World War. A MMBW plan of the area dated 1912 shows this allotment as vacant.

The property was purchased in July 1918 to George Masson, a painter, and a house was constructed by 1919. The first listing of Masson in King William Street by the Sands & McDougall Directories was in 1919 (there were no house numbers at that stage). Beatrice Reynolds became the owner in July 1920 and Thomas Reynolds is listed as the occupant in 1923. Beatrice continued to own the property until 1941 when it was sold to Cecil Cottman (Land Victoria). Cottman was still the occupant in 1960 (SM).

## References

### *Primary sources*

Land Victoria, Certificate of Title V.2843 F.507, LP 2429

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan 2491, dated 1912

Sands & McDougall Directories (SM)

Shire of Preston Rate Books, VPRS 8228

### *Secondary sources*

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

## Description

### Physical Description

This is a fine example of an early Edwardian brick bungalow. It has a low pitched transverse gable roof clad in terracotta tiles with ridge capping and finials with smaller projecting gable at the side. The roof has a small gablet near the centre of the ridge and a large projecting gabled bay, placed off-centre. Set forward of the projecting bay is a porch clad in roughcast render around the front door, which has a single arch opening and a flat roof with projecting eaves supported by carved brackets. The front door has a leadlight window and leadlight side windows and there are tessellated tiles to the floor of the porch. The windows in the front elevation are side-hung casements with transoms arranged as a shallow curved bay to one side and a box bay on the other. Other detailing includes roughcast render band in the lower part of the wall and in the upper section of the wall under the eaves, and timber shingles to the gable ends. There are slender brick chimneys with terracotta pots.

The house is in good condition and has a relatively high degree of external integrity to the main elevations. The fence is not significant.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to inter-war appearance and garden setting of the house and front fence when viewed from King William Street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

# HERITAGE CITATION REPORT

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## Policy Basis

This place is a fine and relatively early example of an inter-war bungalow and it is rare to find a house of this quality in the Reservoir area. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the integrity of historic fabric, with an emphasis upon the elements that are visible from King William Street.

## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Comparative Analysis

The bungalow was one of the most popular housing styles in suburban Melbourne during the inter-war period and Cuffley (1989:48) believes that 'it gained almost universal in Australia as the ideal style for the average suburban house'. In this style of house the roof plays an important part in the composition and sometimes extended to form porches that were supported by heavy piers of stone or brick, sometimes in combination with wood. Depending on the detailing and

pitch of the roof sub-categories could include California Bungalow, Craftsman Bungalow (characterised by its steeper roof) or Australian Bungalow (Cuffley, 1989:59-62). The term Australian Bungalow (as used by Cuffley) indicates 'the degree of local identity . which had evolved from the American Type and other less direct influences'. Cuffley (1989:62) goes on to say that:

*Substantial bungalow residences in Australian suburbs of the period 1910 to 1940 show less and less of the horizontal character and low-pitched gables of the California or Pasadena type and more of the Craftsman or Middle West influences. Often there are additional Old English details such as half timbered gables and leadlight windows.*

Architecturally, the house at 59 King William Street, Preston is notable as a well-detailed example of an inter-war bungalow, which incorporates many of the key features of the style in an assured manner. It is notable for its relatively early construction date and has a high degree of external integrity. Houses of this scale and quality are more common in middle-class suburbs of Melbourne, but relatively rare in working-class Preston where bungalows and other inter-war housing were generally more modest in scale and character.

In terms of its design and integrity it compares with similar examples already within the HO. Comparative examples identified by this Study and recommended for inclusion in the HO include:

*House, 40 Leamington Street, Reservoir.* This is a large inter-war brick bungalow with a hip and gable tiled roof. Constructed by a bricklayer, it has a fine brick fence.

*Houses, 40 Cooper Street, Preston.* This is a substantial inter-war bungalow, which retains an early front fence and there mature garden.

*House, 30 Regent Street, Preston.* This is a large and well-detailed Craftsman Bungalow. It has a similar level of integrity, but is in poor condition. The garden contains a pair of mature Canary Island Palms.

*House, 194 Edwardes Street, Reservoir.* This is a large inter-war attic rendered brick bungalow, one of the best examples identified by this Study. It also has a complementary fence.

### Statement of Significance

#### *What is significant?*

The Edwardian brick bungalow, constructed by 1919, at 59 King William Street, Reservoir is significant. It has a low pitched tiled gable roof with a projecting gable over a porch, which has rendered arch. The windows in the front elevation are side-hung casements with transoms arranged as shallow curved bays.

Later alterations and additions, including the front fence, are not significant.

#### *How is it significant?*

The house at 59 King William Street, Reservoir is of local historic and architectural significance to Darebin City.

#### *Why is it significant?*

Historically, the house at 59 King William Street, Reservoir is historically significant as a representative example of a house that is associated with the beginning of the first phase of suburban development in Reservoir just after World War One. It is architecturally significant as a representative and well-detailed example of an inter-war bungalow, which is notable as relatively early example of this style that illustrates the transition between Edwardian and inter-war bungalow architecture. The significance of the house is enhanced by its relatively high degree of intactness. (AHC criteria A.4, D.2)

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## Assessment Against Criteria

### Historic

#### RNE Criterion A.4

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 49 King William Street, Reservoir is considered to meet Criterion A.4 as it is associated with the beginning of the first phase of the suburban development of Reservoir just after World War One.

#### RNE Criterion D.2

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 59 King William Street, Reservoir is considered to meet Criterion D.2 as a representative and relatively intact example of an inter-war suburban middle-class house and fence. It is notable as relatively early example of this style and illustrates the transition between Edwardian and inter-war bungalow architecture.

## Recommendations 2011

### External Paint Controls

No
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### Internal Alteration Controls

No
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### Tree Controls

No
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### Fences & Outbuildings

No
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### Prohibited Uses May Be Permitted

No
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### Incorporated Plan

None Specified
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### Aboriginal Heritage Place

No
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## Other Recommendations

It is recommended that the house at 59 King William Street, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	HOUSE (ANNANDALE)	
<b>Address</b>	40 Leamington Street, RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	House,Fence/Wall	
<b>Citation Date</b>	2011	



**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Interwar Period (c.1919-c.1940)  
American Bungalow

**Maker / Builder** No information held

## History and Historical Context

### Thematic context

. Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the

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Melbourne market well into the twentieth century.

Reservoir experienced two key periods of suburban expansion. The first was in the 1920s when like the rest of Preston, Reservoir shared in the post-WWI boom particularly in the central area along the axis of High Street that had access to the railway, which in 1921 was electrified as far as Reservoir station encouraging development along its length. In that era small shopping strips took shape along High Street and in the area surrounding Reservoir railway station. The first suburban development of weatherboard bungalows occurred along Edwardes Street and in adjoining streets to the north and south. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

After a cessation in activity due to the 1930s depression and the Second World War, Reservoir's second major period of urban expansion occurred began in the late 1940s, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed. In the northern part of Reservoir new residential development is still taking place on land formerly used for psychiatric institutions.

## **History of Annandale, 40 Leamington Street, Reservoir**

The house, known as 'Annandale', at 40 Leamington Street, Reservoir was constructed by 1922 for David Richardson (Sands & McDougall Directory). Richardson, who was a bricklayer and stonemason, was possibly involved in the construction of the house and the fine brick front fence. The house is situated on lot 372 of LP 7180. In 1929 ownership was transferred to Mary Richardson, when part of the adjoining lot 373 was acquired and added to the property (Land Victoria).

Leamington Street was one of the streets in Reservoir that experienced some suburban development before the 1930s Depression and the Second World War halted development. In 1924 Richardson's house was one of 5 houses on the north side of the street. There were no houses on the south side and 7 houses were listed as being under construction. There were 16 houses listed by 1928 (Sands & McDougall Directories)

## **References**

### **Primary sources**

Land Victoria, Certificates of title Vol.4494 Fol.795, Vol.4884 Fol.633, LP 7180  
Sands & McDougall Directory

### **Secondary sources**

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

## **Description**

### **Physical Description**

The house at 40 Leamington Street, Reservoir is an inter-war brick bungalow, which may have been built in stages. It has a transverse gable roof with a higher almost pyramidal hip at the front, and another minor gable projecting forward of that, which once formed a porch. The single arched opening to the porch has now enclosed and underneath is the name of the house in raised rendered letters. There is a shallow bay window with narrow double-hung sash windows with leadlights to the upper pane. There are brick chimneys, some with terracotta pots. Other detailing includes the use of clinker brick highlights in the walls and porch. The house is in good condition and has a moderate degree of external

integrity.

It has a fine front fence, which comprises large brick piers separated by swagged sections and has wrought iron gates.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to inter-war appearance and garden setting of the house and front fence when viewed from Edwardes and Best streets.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is a fine example of an inter-war bungalow and front fence and it is rare to find a house of this quality in the Reservoir area. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the integrity of historic fabric, with an emphasis upon the elements that are visible from Edwardes and Best streets.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

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. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

The bungalow was one of the most popular housing styles in suburban Melbourne during the inter-war period and Cuffley (1989:48) believes that 'it gained almost universal in Australia as the ideal style for the average suburban house'. In this style of house the roof plays an important part in the composition and sometimes extended to form porches that were supported by heavy piers of stone or brick, sometimes in combination with wood. Depending on the detailing and pitch of the roof sub-categories could include California Bungalow, Craftsman Bungalow (characterised by its steeper roof) or Australian Bungalow (Cuffley, 1989:59-62). The term Australian Bungalow (as used by Cuffley) indicates 'the degree of local identity . which had evolved from the American Type and other less direct influences'. Cuffley (1989:62) goes on to say that:

*Substantial bungalow residences in Australian suburbs of the period 1910 to 1940 show less and less of the horizontal character and low-pitched gables of the California or Pasadena type and more of the Craftsman or Middle West influences. Often there are additional Old English details such as half timbered gables and leadlight windows.*

Architecturally, the house at 40 Leamington Street, Preston is a well-detailed example of an inter-war bungalow and complementary fence. Both house and fence are notable for the brickwork, which illustrates the involvement of its original craftsman builder owner. Houses of this scale and quality are more common in middle-class suburbs of Melbourne, but relatively rare in working-class Preston where bungalows and other inter-war housing were generally more modest in scale and character.

In terms of its design and integrity it compares with similar examples already within the HO. Comparative examples identified by this Study and recommended for inclusion in the HO include:

*House, 194 Edwardes Street, Reservoir.* This is a large inter-war attic rendered brick bungalow, one of the best examples identified by this Study. It also has a complementary fence.

*Houses, 40 Cooper Street, Preston.* This is a substantial inter-war bungalow, which retains an early front fence and there mature garden.



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*House, 30 Regent Street, Preston.* This is a large and well-detailed Craftsman Bungalow. It has a similar level of integrity, but is in poor condition. The garden contains a pair of mature Canary Island Palms.

## Statement of Significance

### *What is significant?*

The house at 40 Leamington Street, Reservoir known as 'Annandale', constructed by 1923 for David and Mary Richardson and the front fence are significant. It is an inter-war brick bungalow, which has a transverse gable roof with a higher almost pyramidal hip at the front, and another minor gable projecting forward of that, which once formed a porch. The single arched opening to the porch has now enclosed and underneath is the name of the house in raised rendered letters. There is a shallow bay window with narrow double-hung sash windows with leadlights to the upper pane. There are brick chimneys, some with terracotta pots. Other detailing includes the use of clinker brick highlights in the walls and porch. The brick front fence comprises large brick piers separated by swagged sections with wrought iron gates.

The garage and later alterations and/or additions made after World War II are not significant.

### *How is it significant?*

'Annandale' the house and front fence at 40 Leamington Street, Reservoir is of local historic, architectural and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, the house at 40 Leamington Street, Reservoir is historically significant as a representative example of a middle-class house that is associated with the first phase of suburban development in Reservoir during the 1920s. It is architecturally significant as a well-detailed example of an inter-war bungalow constructed by a craftsman builder, which is notable for the finely detailed brickwork. It is complemented by a brick front fence detailed to match the house, which contributes to its aesthetic qualities. (AHC criteria A.4, D.2, E.1)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 40 Leamington Street, Reservoir is considered to meet Criterion A.4 as it is associated with the first phase of suburban development in Reservoir during the 1920s.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 40 Leamington Street, Reservoir is considered to meet Criterion D.2 as a representative and relatively intact example of an inter-war suburban middle-class house and fence. It is architecturally significant as a well-detailed example of an inter-war bungalow constructed by a craftsman builder, which is notable for the finely detailed brickwork.

### **Aesthetic**

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## *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

The house at 40 Leamington Street, Reservoir is considered to meet Criterion E.1 as a well-detailed example of an inter-war bungalow in a garden setting, which is complemented by a fence detailed to match the house that contributes to its aesthetic qualities.

## Recommendations 2011

### External Paint Controls

No
No
No
Yes Front Fence
No
None Specified
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

It is recommended that the house and front fence at 40 Leamington Street, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	RESERVE - F.G. PIKE RESERVE	
<b>Address</b>	26 Mason Street RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	Reserve	
<b>Citation Date</b>	2011	



<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
		<b>Architectural Style</b> Interwar Period (c.1919-c.1940)
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

Theme: 2 Peopling Darebin; Sub-theme: 2.3 Promoting settlement

Theme: 5 Building suburban Darebin; Sub-themes: 5.3 Developing the suburban ideal; 5.5 Creating public landscapes, Providing for public recreation

### History of Preston

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an

urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **Contextual History of open space in Preston**

As most of the municipality of Preston was open farmland, little thought was given to the need for parks until the suburban boom of the 1920s saw the vast open spaces succumbing to housing estates. When Preston became a city in 1926 it had only 110 acres of parks, almost half of which consisted of Edwardes Park in the northern reaches of the municipality. The oval in Cramer Street was a sporting venue for central Preston, and there were a few other areas reserved as parks, mainly on the creek flats (Forster, 1968:90). Edwardes Lake Park in Reservoir provided a large recreational space for citizens to the north, officially from 1914. To satisfy town planning principles of providing open space for residents, the Preston Council needed to purchase more land for parks. Pike Reserve is one such smaller reserve purchased by Council in the 1920s and developed for public pleasure and recreation in the 1920s in an effort to fulfil its obligations.

### **History of Pike (Mason) Reserve**

The subject site formed part of the property farmed by Samuel Jeffrey, one of Preston's earliest European settlers. In 1846 Jeffrey purchased a 40 acre (16 ha) block to the north of Tyler Street and east of High Street, and later added the adjoining block on his eastern side. (Carroll, pp 17-19) Although part of Jeffrey's farm was subdivided by Thomas Jeffrey in the 1880s, little if any suburban settlement took place before the 1920s. A 1911 MMBW plan shows a farm, (possibly Jeffrey's) to the north of Preston Parade (now Edgar Street) extending across the future Mason Street. Diagonally opposite on the corner of Arlington Street and Victoria Street (now Mason Street) was vacant land, with no subdivision lines. This formed part of a later subdivision, possibly the Look Sharp Estate. On 20 June 1927 Preston Council purchased three lots on the subdivision from R. Richardson ('Parks & Reserves of Preston').

In 1929-30 the park, was developed for public pleasure and recreation with the establishment of garden beds and a children's playground. Two reports in the *Preston Leader* refer to the new work, and to destruction caused to the plants by vandals. One report referred to the park as the 'Mason Street Gardenette'. It describes the landscaping, with garden beds fronting the streets and other beds 'tapering towards the east'. Mr Eagles, the curator, planted shrubs and palms. A children's playground with swings and a sandbox were provided on the eastern side. (*Reporter*, 14 January 1930, p.14) The second report, in the same issue, notes that Regents Park had, in recent months, been changed from 'a wilderness into a landscape of entrancing beauty'. It was 'hailed as an ideal children's playground' and a 'popular rendezvous for Sunday evening strollers'. However, new plants in the park had recently been broken and destroyed. Preston Council was offering a reward for information on the vandalism.

A 1945 aerial photograph shows the reserve was established by 1945, with a diagonal axial pathway linking northwest and southeast corners of the park, with a second pathway perpendicular to the first, from the southwest corner to the park's centre. Some mature plantings are visible close to the north boundary of the reserve. There are several specimen

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plantings also visible.

The park was known as Mason Reserve for many years, and was still listed as such in the 1974 Sands & McDougall Directory. The name Pike seems to have been bestowed in memory of an earlier Preston Councillor. Fred G. Pike Jnr ran a home decorating and hardware store in Plenty Road. The business had been established by his father and was later continued by his sons. Fred G. Pike was Mayor of Preston in 1938-39 (Darebin Historical Encyclopedia).

## References

### Primary sources

MMBW Detail Plan 2408, dated 1911

Victorian Department of Lands and Survey, 1945 photo-maps, University of Melbourne, Map Collection, from aerial photography taken by Adastra Airways in 1945

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985.

Darebin Historical Encyclopedia

'Parks & Reserves of Preston', Darebin Libraries Local History Collection.

*Preston Reporter*

## Description

### Physical Description

Pike Reserve is a pocket park situated in the northeast corner of Mason and Arlington Streets, Reservoir. The reserve includes mature exotic specimen trees set in lawn, and is similar in this regard to other parks of a similar era in Darebin. The mature tree species include - 4 x ash (*Fraxinus* sp.), 3 x elms (*Ulmus* sp.), 2 x Canary Island palms (*Phoenix canariensis*), 1 paperbark (*Melaleuca* sp.), and 1 eucalypt.

A bitumen pathway runs diagonally across the park, northwest to southeast, per the alignment noted in the 1945 aerial photograph of the park. The street boundaries are defined by recent, low, treated pine post and rail barriers. There is no planting around the perimeter. The north and east boundaries are defined by the rear fences of adjacent residential properties.

The northeast corner is used as a children's playground, with recent equipment and surfaces. The park is also a space for passive recreation.

## Conservation Policy

### Policy Basis

This place is one of a group of early parks and reserves created in the north of Darebin in the 1920s. It is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The park is relatively intact and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric and use for passive recreation, with an emphasis upon the elements that are visible from Mason Street.

### Objectives

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- . To conserve the surviving fabric and uses which contribute to the historic appearance and significance of Pike Reserve.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.
- . To ensure that mature significant trees survive in good condition according to their normally expected lifespan.

## **Guidelines (General)**

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the place, or
  - it will upgrade the place to meet contemporary standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

In order to conserve the heritage significance of the plantings, it is policy to:

- . Undertake regular maintenance including monitoring condition, pruning, pest and disease and weed management.
- . Undertake incidental replacement of individual dead, dying or dangerous specimens and develop a strategy for major cyclical replacement. When trees are replaced the process should be documented (photographs and written record before, during & after) for future record.

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. Maintain the integrity of significant plantings by:

- replacing trees 'like with like' species unless an alternative planting scheme has been devised in accordance with an approved management plan.
- removing inappropriate or historically inaccurate species.

. Ensure that any future development or changes in immediate environmental conditions, adjacent to the trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

. Remove weed vegetation species.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

Pike Reserve is one of relatively few pocket parks created in the north of Darebin in the 1920s, around the same time Preston became a city in 1926 and in response to Council's desire to fulfil its obligations of providing open space for public pleasure and recreation.

Comparable places include other smaller parks in Darebin such as Johnson Park\* in Bastings Street, Northcote, Penders Park\* in Thornbury, L.W. Williams Reserve on Spring Street, Reservoir. Generally these parks were created through the purchase of two or more allotments from a residential subdivision and were developed for passive recreation; often with a children's playground.

Many of the early development of parks such as Pike Reserve, Robinson Reserve, Reservoir, and Johnson Park in Bastings Street, Northcote, comprised simple shrub plantings and planting of several specimen trees from stock available to Council. Characteristic trees used included Canary Island palms, elms, silky oaks, later ash, later still eucalypts, melaleucas, brush box. For its relatively small size and modest beginnings, Pike Reserve includes an impressive number of early specimen plantings - elm trees and Canary Island palms - unlike other some pocket parks in Reservoir such as L.W. Williams Reserve.

While there are other better examples of such parks in Darebin, these are generally in Northcote, Thornbury and fewer in Preston. To this end, Pike Reserve with its mature early specimen trees is a relatively unusual example in the context of Reservoir.

\*This place has also been assessed by this Study and is proposed for inclusion in

## Statement of Significance

### *What is significant?*

Pike Reserve on Mason Street, Reservoir, an inter-war park acquired in the 1920s, and developed in 1929-30 by curator Mr Eagles who planted shrubs and palms, is significant. The following elements contribute to the significance of the place:

- the form of the park, which comprises mature exotic specimen trees within lawns
- the mature Canary Island Palms, Elm trees and Ash trees
- the position of and use as the children's playground on the eastern side of the park (not fabric)

Later alterations and/or additions, including the fences, the path materials, the furniture and landscaping are not significant.

### *How is it significant?*

Pike Reserve on Mason Street, Reservoir is of local historic and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, Pike Reserve is significant as one of a group of parks acquired by Preston Council in the 1920s at a time of suburban expansion in order that they fulfil their obligations and satisfy contemporary town planning principles to provide places for public pleasure and recreation, and as a relatively unusual example of its type in Reservoir. (AHC criteria A.4, B.2)

Historically, Pike Reserve is also significant for the representative evidence it provides of the type of works undertaken as a demonstration of civic pride that followed Preston's becoming a city (1926) and recognition of contemporary town planning principles. (AHC criterion D.2)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Pike Reserve is considered to meet criterion A.4 as one of a group of parks acquired by Preston Council in the 1920s in order that they fulfil their obligations and satisfy contemporary town planning principles to provide places for public pleasure and recreation.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

While other arguably better examples of similar places exist in Darebin, in suburbs such as Northcote and Thornbury, Pike Reserve is considered to meet criterion B.2 as a relatively unusual example of its type in Reservoir.

#### *RNE Criterion D.2*



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*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

Pike Reserve is considered to meet criterion D.2 for its improvements which date from the late 1920s, and which provide representative evidence of the type of works undertaken in other similar public places as a demonstration of civic pride that followed Preston's becoming a city (1926) and recognition of contemporary town planning principles.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

Pike Reserve is not considered to meet this criterion. It is of interest, however, for its association with Fred G. Pike, Mayor of Preston in 1938-39 after who the park is named.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Pike Reserve is considered to meet criterion E.1 for its relatively unusual collection of mature exotic specimen trees when compared to other similar places in the north of Darebin.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Not applicable.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

## **Recommendations 2011**

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

Yes

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

None Specified

**Aboriginal Heritage Place**

No

**Other Recommendations**

It is recommended that Pike Reserve, Mason Street, Reservoir, be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSE	
<b>Address</b>	34 Mason Street RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Interwar Period (c.1919-c.1940)  
American Bungalow

## History and Historical Context

### Thematic context

. Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Preston

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum. Preston remained an

important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

### *Becoming a city - Early twentieth century and post-WWI boom*

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters on the estates originally subdivided in the 1890s land boom. However, Preston experienced much more rapid suburban growth during post First World War boom era of the 1920s and following in 1921 the electrification of the railway as far as Reservoir, which sped up the journey to the city considerably. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain. During the 1920s the population of Preston more than trebled (Carroll & Rule, 1985:127). Within the four years from 1922 to 1926, Preston was raised from a shire, through the stages of Borough and Town to the City of Preston, proclaimed on 14 July 1926.

### **History of 34 Mason Street, Reservoir**

This property once formed part of the estate farmed by Samuel Jeffrey, one of Preston's earliest European settlers. (Carroll & Rule, 1983:17-19) Although part of Jeffrey's farm was subdivided by Thomas Jeffrey (probably a son of Samuel) in the 1880s, little if any suburban settlement took place before the First World War. A 1911 MMBW plan shows a farm to the north of Preston Parade (now Edgar Street) extending across the future Mason Street. At that stage the east west running Victoria Street (now Mason Street) terminated at Arlington Street. The 1911 plan shows open country with no urban subdivision lines.

A subdivision must have been made shortly after the plan was made, because Mason Street appears in the Sands & McDougall Directory by 1915. Another, later, subdivision plan of the land north from Queen Street indicates the land south of Queen Street as the 'Look Sharp Estate' (DLLHC).

The subject site was purchased in 1913 by Walter Johnson, a signalman, but sold in August 1928 to James Paterson, a motor garage proprietor. A mortgage was taken out to the Bank of NSW in February 1931. This is the likely date of the house, which is an inter-war bungalow. Paterson was still residing at the property in 1947. When he died in 1951, his widow Emmaline became owner and remained so until her death in 1983. (Land Victoria)

# HERITAGE CITATION REPORT

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## References

### Primary sources

Land Victoria, Certificate of Title V.3761 F.138, LP 5675 [lot 26]

MMBW Detail Plan 2408, dated 1911, VPRS 8601

Sands & McDougall Directories

Shire of Preston Rate Books, VPRS 8228

Subdivision Plan Regents Park Estate c1925, Darebin Libraries Local History Collection (DLLHC)

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

## Description

### Physical Description

A single-storey brick bungalow on the northwest corner of Mason and Arlington Streets, Reservoir. It is set back from the street behind a mature garden, which has a mature Canary Island Palm (*Phoenix canariensis*). The woven wire front fence and agapanthus plantings provide an appropriate setting for the house. The house has three gable roofs clad in terracotta tiles. A large roof spans most of the building, with two smaller roofs covering a projecting bay at front and the front verandah. The verandah has a large brick arch with well-detailed voussoirs of brick. The front doors lead off the verandah. They are a pair of timber frame doors, each with elliptical-shaped glazing. The house's walls are red brick, with banding and other details in a deeper coloured brick. Windows are timber frame double-hung sashes.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the inter-war era appearance and garden setting of the house when viewed from Mason Street or Arlington Street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This house is a rare example of an intact highly detailed bungalow and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Mason Street or Arlington Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or

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interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

### **Comparative Analysis**

This house is among a small number of relatively substantial and intact and well detailed Inter-war houses in Preston and Reservoir. These types of buildings are more common in other parts of Melbourne, but relatively rare in Preston and Reservoir where bungalows and other Inter-war housing were modest in scale and character. In terms of its scale, design and integrity it compares with similar examples already within the HO. Comparative examples identified by this Study

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include:

*House, 30 Regent Street, Preston:* A Craftsman bungalow set on a prominent corner site. It is built of timber and is larger in scale, but lacks the level of detailing of this house. It has a pair of mature Canary Island palms.

*House, 662 High Street, Preston:* A two-storey Inter-war house, set on a prominent corner site. It is designed in the Georgian Revival style, which was also popular in the 1930s.

*House, 237 Tyler Street, Preston:* This is a single storey rendered brick inter-war house. It has an early garden with a low brick fence. It is notable for its high degree of integrity of both the house and garden and for the detailing to the house.

## Statement of Significance

### *What is significant?*

The bungalow at 34 Mason Street, Reservoir, constructed c.1931 for James Paterson, a motor garage proprietor, and his wife Emmaline, is significant. It is a well-detailed single-storey brick bungalow which has three gable roofs clad in terracotta tiles. A large roof spans most of the building, with two smaller roofs covering a projecting bay at front and the front verandah. The verandah has a large brick arch with well-detailed voussoirs of brick. The front doors lead off the verandah. They are a pair of timber frame doors, each with elliptical-shaped glazing. The house's walls are red brick, with banding and other details in a deeper coloured brick. Windows are timber frame double-hung sashes. The house is in good condition and has a high degree of external integrity. The woven wire front fence, garden setting and the mature Canary Island Palm (*Phoenix canariensis*) also contribute to the significance of the place.

Later alterations and/or additions are not significant.

### *How is it significant?*

The bungalow at 34 Mason Street, Reservoir is of local historic and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, the house is significant as it provides evidence of an important phase of suburban development in Reservoir during the Inter-war years. Its significance is enhanced by its rarity value as one of a small number of relatively intact and well-detailed bungalows from this period within the suburb. (AHC criteria A.4, B.2, D.2)

Aesthetically, the house is significant as a relatively intact example of a bungalow with architectural embellishment that is well detailed and other elements that are typical of this style. The aesthetic qualities of the house are enhanced by the mature garden setting, which includes a mature Canary Island palm and an early woven wire fence. (AHC criterion D.2, F.1)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 34 Mason Street, Reservoir is considered to meet Criterion A.4 as it provides evidence of an important phase of suburban development in Reservoir during the Inter-war period.

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## *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 34 Mason Street, Reservoir is considered to meet Criterion B.2 as one of a small number of relatively intact and well-detailed inter-war bungalows within Reservoir.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 34 Mason Street, Reservoir is considered to meet Criterion D.2 as it is an intact and well-detailed representative example of an inter-war brick bungalow in a garden setting.

## **Aesthetic**

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The house at 34 Mason Street, Reservoir is considered to meet Criterion F.1 as a relatively intact example of a bungalow. It has architectural embellishment and other elements that are well detailed and not commonly found on this style of building in Reservoir. Of note is the detailing around the arch of the verandah and the pair of timber entrance doors. It also has aesthetic qualities as a well-detailed house in a garden setting with a notable mature Canary Island Palm.

## **Recommendations 2011**

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

Yes Canary Island Palm

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

None specified

**Aboriginal Heritage Place**

No

## **Other Recommendations**

It is recommended that the house at 34 Mason Street, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.



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<b>Name</b>	HOUSE (ROSEHILL)	
<b>Address</b>	7 Pellew Street RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
	<b>Architectural Style</b>	Victorian Period (1851-1901)
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement

Theme: 4 Peopling Darebin; Sub-theme: 4.1 Utilising Natural Resources

Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Reservoir

All of the land in Preston was first alienated from the Crown in auctions held for land in the Parish of Jika Jika and Keelbondora in 1838 and 1839. Few of the original purchasers remained to settle on their allotments, most were speculators hoping to make a quick profit by reselling the land. The four original Crown allotments in the Parish of Jika Jika, on which central Preston is situated, were all sold on 1 August 1839. Much of the land was subdivided for small holdings or tenant farms. In the 1860s the area between Dundas Street and Murray Road was occupied as small farms of up to 16 hectares, and north of Murray Road the country was still closely wooded with red gum.

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Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Like the rest of Preston, Reservoir shared in the post-war boom of the 1920s, particularly in the central area along the axis of High Street and the railway. In that era small shopping strips also took shape along High Street. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston. Reservoir's major period of urban expansion occurred after the Second World War, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed.

## Place history

As noted above, the northern parts of Preston and Reservoir remained sparsely settled until well into the twentieth century. Most of the land was used for dairy or poultry farms or market or flower gardens.

This property was once part of a 13 acre property owned in July 1889 by John Thomas Ellison. He took out a mortgage that same year, but Richard Trudgeon became the owner in October 1889 (Land Victoria 1). Richard Trudgeon was listed for the first time as a resident of Spring Street in the 1893 Sands & McDougall Directory. There was no Pellew Street then. The Trudgeon property can be seen in a 1925 MMBW plan. It was a large house called *Rosehill*, with what appears to be a farm building on the adjoining block, and surrounded by an empty housing estate. The house, although facing Pellew Street on this plan, originally had a Spring Street frontage. This was one of the Shire of Preston's larger houses, representing the prosperous rural community on the eve of the depression of the 1890s. One of the Trudgeon daughters married H.H. Olney, a partner in the leather firm of J.P. Howe and Co. (Forster, 1968:68-9, 84).

After Trudgeon died in 1902 ownership was transferred to William Edgar. In August 1910 Henrietta Trudgeon acquired the property (Land Victoria 2). The property was subdivided into suburban lots as the Trudgeon Estate and offered for sale in March 1923 (DLLHC, Land Victoria 2). Pellew Street was first listed in the Sands & McDougall Directory in the early 1920s.

It seems that sales were slow on the estate. The 1925 MMBW plan shows only the one house in Pellew Street, *Rosehill*, and it was listed as vacant in that year and in 1926. In 1930 there were two houses in Pellew Street. Blocks from the estate were still being sold in 1955.

*Rosehill* was sold to John and Leah Cannon in February 1955 (Land Victoria 2). John Cannon was still the occupant in 1966.

## References

Darebin Libraries Local History Collection (DLLHC), Trudgeon Estate Advertising Brochure  
Land Victoria 1 - Certificate of Title V.2161 F.120  
Land Victoria 2 - Certificates of title V.3466 F.015 V.8075 F.553, Lodged Plan No.8679  
MMBW Detail Plan 2488, dated 1925, VPRS 8601  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

Forster, Harley W., *Preston: lands and people, 1838-1967*, Cheshire, Melbourne, 1968

## Description

### Physical Description

Rosehill is a single-storey double-fronted Victorian brick villa, symmetrically composed with canted bay windows flanking a central panelled timber front door. It has polychromatic brickwork. Its roof is hipped and clad in cement tiles. There are two brick chimneys that have corbelling at their tops. A verandah (not original) extends between the two canted bays. The house is set back from the street behind a mature garden with two semi-mature Canary Island palms that conceal much of the house from view from Pellew Street.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Victorian era appearance of the house when viewed from Pellew Street.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

The house is a rare surviving example of a former farmhouse in Darebin and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Pellew Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

The following specific conservation actions are recommended, should the opportunity arise:

. Reinstatement of original verandah based upon historic evidence.

. Reinstatement of original roofing material based upon historic evidence.

. Painting of the front door and other elements in a colour scheme that is sympathetic to the Victorian character of the house.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This house is among a small number of intact and substantial late nineteenth houses in Preston and Reservoir. These types of buildings are more common in Northcote, but are relatively rare in Preston and Reservoir. In terms of its scale and integrity it compares with similar examples already within the HO. Comparative examples identified by this Study include

*House, 418 Murray Road, Preston.* A double-fronted brick single-storey Victorian villa of a slightly larger scale and a higher level of architectural embellishment.

*House, 34 King William Street, Reservoir.* A double-storey brick Victorian house, which also predates its adjacent suburban subdivision. The house, although more substantial than *Rosehill*, has also a relatively restrained use of architectural embellishment.

*Houses, 685, 687 and 689 Gilbert Road, Reservoir.* These c.1890 houses are of similar scale and architectural

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embellishment to 7 Pellew Street and are also associated with the small farms established in Reservoir in the late nineteenth century.

## Statement of Significance

### *What is significant?*

The house, formerly known as *Rosehill*, at 7 Pellew Street, Reservoir and built c.1893 as a farmhouse for Richard Trudgeon is significant. It is a single-storey double-fronted Victorian brick villa, symmetrically composed with canted bay windows flanking a central panelled timber front door. It has polychromatic brickwork. Its roof is hipped and clad in cement tiles. There are two brick chimneys that have corbelling at their tops. A verandah (not original) extends between the two canted bays. The original form, scale, materials (excluding roofing and other recent materials) and architectural embellishment of the house contributes to its significance.

Later alterations and/or additions, including the installation of new roofing materials, the new verandah, and the Canary Island Palms are not significant.

### *How is it significant?*

*Rosehill* at 7 Pellew Street, Reservoir is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, *Rosehill* is significant as a representative example of a farmhouse in Reservoir, which is associated with the subdivision of large holdings into small farms during the late nineteenth century. The significance of the house is enhanced by its rarity value as one of a small number of surviving nineteenth century farmhouses in Reservoir. (AHC criteria A.4, B.2, D.2)

*Rosehill* is architecturally significant within Reservoir as a fine example of Victorian polychromatic brick villa of the late nineteenth century with typical detailing. The double fronted form with canted bay windows is unusual for this area. (AHC criterion D.2)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 7 Pellew Street, Reservoir is considered to meet Criterion A.4 as it provides evidence of an early phase of the suburb's development. *Rosehill* was built as a farmhouse in the late nineteenth century for an agricultural property that extended over much of the surrounding land.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 7 Pellew Street, Reservoir is considered to meet Criterion B.2 as one of a small number of relatively intact late nineteenth century dwellings within Reservoir.

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## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 7 Pellew Street, Reservoir is considered to meet Criterion D.2 as it is a representative example of a substantial farmhouse erected in Darebin during the late nineteenth century.

It is also significant as a relatively substantial and intact example of a Victorian villa with architectural embellishment and other elements that are typical of this period.

## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that Rosehill at 7 Pellew Street, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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**Name** ST GEORGES ANGLICAN CHURCH  
**Address** 32-34 Ralph Street RESERVOIR  
**Place Type** Church  
**Citation Date** 2011

**Significance Level** Local




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**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Postwar Period (1945-1965)

**Maker / Builder** No information held

### History and Historical Context

#### Thematic context

- . Theme: 7. Community & culture; Sub-theme: 7.1 Worshipping, 7.2 Educating
- . Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

#### History of Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

Like the rest of Preston, Reservoir shared in the post-war boom of the 1920s, particularly in the central area along the axis of High Street and the railway. In that era small shopping strips also took shape along High Street. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

Reservoir's major period of urban expansion occurred after the Second World War, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed. In the northern part of Reservoir new residential development is still taking place on land formerly used for psychiatric institutions.

### **Contextual history of the Anglican Church in Darebin**

Northcote's early Anglicans worshipped at St Mark's Fitzroy. In 1857, a group of residents met in the Peacock Inn to decide on a place for a church, and they accepted land grant of a reserve in the Township of Northcote. It was usual for the government to assist churches of the major denominations, and a cash grant of £500 was received in 1859. In that year, the Governor Sir Henry Barkly laid the foundation stone of All Saints Church, and the construction work was carried out by local volunteers. All Saints Church at Northcote was opened in 1860.

Preston's first Anglican Church, St Mary's, another bluestone building, was built on land donated by a stockbroker on the corner of Tyler Street and Plenty Road, in 1865. At that stage East Preston was rather isolated from the two centres of Preston's settlement, so in 1889 All Saints was opened on the corner of Murray Road and High Streets. St Mary's was closed during the 1890s Depression, to be re-opened in 1899. All Saints at Preston was part of St Mary's parish until it became a separate parish in 1921 (Carroll & Rule, 1985:111).

Over the years new Anglican churches were built as new communities formed in the further reaches of Darebin, such as St Aiden's in East Northcote, built in the 1920s. At Reservoir, St George's Church (which was within the Parish of St John's church at Epping) was opened in 1917, followed by St Mark's in West Preston in 1930.

### **History of St George's Church of England**

The present St George's Church of England at Reservoir was constructed in 1964 and replaced the original church constructed in 1917 (Foundation stone). As noted above the church was originally within the Parish of St John's, Epping, but was later made its own Parish. The 1917 church was built by local volunteers 'with help from their fellow Anglicans in South Preston' and served as an Education Department day school, Sunday school, church and hall for community activities (Carroll & Rule, 1985:111).

The 1964 church was designed by the noted firm of Mockridge, Stahle and Mitchell, who designed a number of churches for the Anglican Church in the late 1950s and early 1960s (see below) (Coleman, 1997:52). Additions were made to the church in 2002 when a new Vicarage was erected on the north side of the church facing Byfield Street.

The church remains in use as the centre of the Reservoir Parish today.

### **Mockridge, Stahle & Mitchell, architects**

The partnership of Mockridge, Stahle and Mitchell was formed in 1948 and continued until this name when Stahle retired in 1983. In the practice the partners' roles are said to have been become well-defined with Mockridge undertaking much of the design work, Stahle the specifications and Mitchell the administration (Coleman, 1959:59). Coleman (1997:59) notes that:

*"A functional approach was applied to each client's work and the result was simple and individual. This could be seen in their church work and it is interesting to note that writing in 1968, the prolific church designer, Louis Williams, described St. Faith's Burwood (1958) by Mockridge, Stahle and Mitchell as 'probably one of the first of the successful*



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*churches to be built in Victoria in the contemporary spirit'."*

The firm designed at least seven churches, two Catholic and five Anglican, in metropolitan Melbourne between 1957 and 1971. Apart from St Georges and St Faith's, the other churches are Church of the Mother of God Catholic, East Ivanhoe (1957), Church of Mary Immaculate Catholic, Ivanhoe (1962), St Michael and All Angels Anglican, Beaumaris (1966), St Stephen's Anglican, Mt Waverley (1969), and Holy Trinity Anglican, Doncaster (1971) (Coleman, 1997:59).

## References

### Primary sources

Foundation stone

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Coleman, Ian & Roslyn et al, *Twentieth century churches in Victoria, A study for the Historic Buildings Council*, HBC, 1996

Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

## Description

### Physical Description

A Modernist Anglican church built of steel and concrete. It is of a cubic form and displays structural expressionism in its use of a space frame truss roof, which appears to float above the building. A tall spire set on a raised platform is placed centrally above the roof.

The 2002 addition comprises relatively sympathetic flat-roofed structure with glass walls and a cantilevered awning.

To the north of the church is the Vicarage, constructed in 2002. It is a Modernist house.

## Conservation Policy

### Objectives

- . To conserve and maintain the fabric and setting of the 1964 Church as an exemplar of Modernist design.
- . To support the on-going use of the building as a Church and parish centre.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

The 1964 is a fine example of Modernist design. While not intact, the 2002 additions have been made in a sympathetic manner that respects the original architecture. Further changes to the original fabric should be avoided wherever possible.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

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. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. In the time since the place was first assessed it is also possible that the condition of buildings may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

St Georges's Anglican church, constructed in 1964, is among a small number of post-war Anglican churches in Preston and is one of only three Modernist churches identified by this Study. Modernism had begun to influence church design

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since the early 1950s and the more progressive designs dispensed with traditional layouts and forms in favour of the interest in geometric forms and new materials. As noted above, the firm of Mockridge, Stahle and Mitchell were pre-eminent church designers in the late 1950s and early 1960s with St Faith's at Burwood Based on a circular plan it allowed the altar to be in full view of the congregation. Other churches adopted Modernist forms and detailing, but applied them within a more traditional church layout.

This church can be compared with other Modernist churches identified by this Study which are recommended for inclusion in the HO:

*Holy Name Catholic Church, East Preston.* This Modernist church built in 1964 illustrates the more circular forms of Catholic Churches that were a response to the reforms of the Second Vatican Council. Like St George's, it is finely detailed and sophisticated design, which displays the embracement of Modernism by the Christian churches in the middle of the twentieth century. It is also notable for containing a number of artworks by the eminent religious artist and sculptor, Voitre Marek.

*Regent Baptist Church.* This church applies Modernist forms and detailing, but within a more traditional church layout. It was designed by the prominent church and Modernist architect, Keith Reid.

## Statement of Significance

### *What is significant?*

St George's Anglican Church at 32 Ralph Street, Reservoir, constructed in 1964, designed by the noted architectural firm of Mockridge, Stahle and Mitchell, is significant. It is a Modernist Anglican church built of steel and concrete, which is of a cubic form and displays structural expressionism in its use of a space frame truss roof that appears to float above the building. A tall spire set on a raised platform is placed centrally above the roof.

The 2002 additions, including landscaping and signage, are not significant.

### *How is it significant?*

St George's Anglican Church at 32 Ralph Street, Reservoir is of local historic, architectural and social significance to Darebin City.

### *Why is it significant?*

Historically, St George's Anglican Church at 32 Ralph Street, Reservoir is significant as a representative example of a church that provides evidence of an important phase of suburban development of Reservoir after the Second World War. St George's Anglican Church at 32 Ralph Street, Reservoir is also significant as an important work of the noted Modernist church architects, Mockridge, Stahle and Mitchell. The design of the church reflects the changes in church design as a result of the influence of the Modern movement in the post-World War Two era. (AHC criteria A.4, D.2, H.1)

St George's Anglican Church at 32 Ralph Street, Reservoir is architecturally significant as a fine example of a Modernist church in Darebin. It is notable for its simple, yet striking and innovative form, which demonstrates the interest of the architects in geometric forms, first employed at St Faith's Burwood in 1957. The significance of the church is enhanced by its rarity value as one of just three Modernist churches in Darebin. (AHC criteria B.2, F.1)

St George's Anglican Church at 32 Ralph Street, Reservoir is socially significant as as the centre of the Reservoir Anglican Parish and is a church that is known, used and valued by the local community. (AHC criterion G.1)

## Assessment Against Criteria

# HERITAGE CITATION REPORT

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## **Historic**

### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

St George's Anglican Church at 32 Ralph Street, Reservoir is considered to meet Criterion A.4 as it provides evidence of an important phase of suburban development of Reservoir during the mid twentieth century. The design of the 1964 church reflects the changes in church design as a result of the Modern movement in the post-World War Two era.

### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

St George's Anglican Church at 32 Ralph Street, Reservoir is considered to meet Criterion B.2 as one of just three Modernist churches in Darebin.

### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

St George's Anglican Church at 32 Ralph Street, Reservoir is considered to meet Criterion D.2 as it is a representative example of a post-World War Two Anglican church in Darebin.

### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

St George's Anglican Church at 32 Ralph Street, Reservoir is considered to meet Criterion H.1 as an important work of the noted Modernist church architects, Mockridge, Stahl and Mitchell.

## **Aesthetic**

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

St George's Anglican Church at 32 Ralph Street, Reservoir is considered to meet Criterion F.1 as a fine example of a Modernist church in Darebin. It is notable for its simple, yet striking and innovative form, which demonstrates the interest of the architects in geometric forms, first employed at St Faith's Burwood in 1957.

### *Social RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

St George's Anglican Church at 32 Ralph Street, Reservoir is considered to meet Criterion G.1 as the centre of the

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Reservoir Anglican Parish and is a church that is known, used and valued by the local community.

## Recommendations 2011

External Paint Controls	-
Internal Alteration Controls	Yes
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None Specified
Aboriginal Heritage Place	No

## Other Recommendations

It is recommended that the St George's Church of England be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	HOLY NAME CATHOLIC PRIMARY SCHOOL and CHURCH COMPLEX		
<b>Address</b>	2-26 ROBB STREET, RESERVOIR	<b>Significance Level</b>	Local
<b>Place Type</b>	School - Private, Church		
<b>Citation Date</b>	2011		



<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes		
	<b>Architectural Style</b>	Postwar Period (1945-1965)	
<b>Maker / Builder</b>	Dixon		

## History and Historical Context

### Thematic context

Theme: 7 Community and culture. Sub-theme: 7.1 Worshipping

Theme: 2 Peopling Darebin; Sub-theme: 2.2 Migrating to seek opportunity

Theme: 5 Building suburban Darebin; Sub-theme: 5.3 Developing the suburban ideal

### History of Preston

Preston's early European settlers clustered around two centres. The first cluster was on the corner High and Wood Streets - where Wood's store opened in 1850 - and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was at the junction of High Street and Plenty Road, South Preston where some of Darebin's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Entrepreneurs took advantage of Preston's isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works. The availability of water along the pipeline from the Yan Yean Reservoir from 1857 was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms in South Preston.

The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful and many estates remained as open paddocks for two or three decades more. Preston continued to be an important agricultural district, particularly for dairying, market gardening and flower growing, supplying produce to Melbourne well into the twentieth century.

Preston Shire Hall, later known as the Town Hall, was built in 1895 on a site that was central to the two early settlement clusters and close to the Preston railway station. As the economy recovered in the early twentieth century, commercial and residential development gradually began to fill in the gap between the two early clusters.

Preston experienced much more rapid suburban growth during the post First World War boom era of the 1920s. In this decade Preston experienced phenomenal growth, with the highest birth rate in Victoria in 1927 and a large amount of migration, both from the inner suburbs of Melbourne and, to a lesser extent, from overseas, mainly Britain.

The northern and eastern extremities of Preston remained rural or semi-rural until the second half of the twentieth century, when they were filled up by post Second World War housing and industrial development. The Housing Commission of Victoria constructed large estates in East Preston and Reservoir in proximity to the new industries and by 1959 over 4000 housing units housed more than 10,000 new residents. During this era a large number of immigrants from Europe moved into Preston, followed by people from the Middle East and Asia, who established new places of worship and cultural institutions.

### **The Catholic Church in Darebin**

In the nineteenth century European settlers in Darebin tended to be predominantly Protestant. Census statistics show that in 1891 only 11.8% of Preston's residents were Roman Catholic, compared with 21.07% of all Victorians (Forster, 1968:34). Although this was to change in the mid twentieth century, it meant that Darebin's small Catholic communities were late to establish parishes. Prior to 1887 Preston's Catholics had to travel to Coburg or Heidelberg to mass. The land boom of the 1880s brought considerable urban growth to southern and central parts of Darebin, including a pocket of commercial and residential development in Preston around the intersection of High and Bell streets and along Mary Street. In 1887 the newly constructed Bradford Hall in High Street, Preston was made available for the celebration of Mass. Darebin's Catholics were then included in the Clifton Hill Parish. By this time two blocks of land had been purchased in Preston for church use. One block was subdivided and sold to finance the construction of Darebin's first Catholic church, Sacred Heart, on a site in Bell Street, Preston.

The post Second World War era brought a huge influx of European immigrants to Victoria, many of them Catholic, thus boosting Victoria's Catholic communities. Between 1947 and 1961 the number of Catholics in Melbourne more than doubled from 254,050 to 518,305 (Bourke, 1988:297). It is said that:

*In expanding Melbourne, new streets of houses and whole new suburbs rose from the ground as if by magic. Old parishes were divided, and new parishes were divided again. Churches, schools, presbyteries and convents were built or enlarged.* (Bourke, 1988:296)

Many post-war immigrants settled in Darebin and by 1961 the proportion of Roman Catholics in Preston had risen to 28.5%, compared with 27% of all Victorians. As a result new places of worship were constructed to serve the rapidly expanding suburbs in the north and east of Darebin.

### **Holy Name Catholic Church, East Preston**

As noted above East Preston was one of the parts of Darebin that remained rural until after the Second World War when post-war migration stimulated suburban development. The new arrivals moved into the new public and private housing developments, filled the jobs in Darebin's newly developing industries and created new institutions such as churches and schools. However, there were sufficient numbers of people in this part of Darebin to warrant the establishment of a school here as early as 1939 and by 1952 the East Preston Parish was split from the Sacred Heart Parish at Preston to serve the growing congregation in that area (*Advocate*, 29 October 1964, p.6)

The 1939 building operated as a primary school, but at other times in the week it was used as a chapel and hall. A presbytery was built to the south of the school around 1940, and additions made to the northern end of the school in 1953 (Cahill, 2001:7, Foundation stone). The foundation stone for the Holy Name Church was laid by Archbishop Mannix on 10 May 1964, and in the following December, the new Archbishop Simonds blessed and opened the new church (Carroll & Rule, 1985:113; *Advocate*, 22 October 1964). Archbishop Simonds said that the church was 'beautifully designed' and 'excellently executed' while Father A.J. Cleary P.P. eulogised it as a 'work of art' (*Advocate*, 31 December 1964). The opening ceremony was attended by the Mayor of Preston, Cr. C.C. Sullivan and Mrs. Sullivan as well as the Town Clerk and City Surveyor.

The church was designed by architect J.P. Saraty (his partner Stan Moran had previously designed St Gabriel's at Reservoir) and was constructed by parishioner F.O. Dixon. The cost was £66,431 including 'furnishings and landscaping'. Archbishop Simonds noted that the architect, Mr Saraty, is 'very well known to many people in the Archdiocese of Melbourne' and added that he had known Mr Saraty and his partner, Stan Moran, for some time (*Advocate*, 17 & 31 December 1964). A sum of £400 had been given to the building fund by 'Anglican friends' and this money had been used to provide a fountain at the front. The fountain created by Irish folk singer Margaret Dickson and a number of her Anglican friends (*Advocate*, 17 & 31 December 1964) is no longer in operation.

The design of the church appears to have been a response to the Second Vatican Council, which held sessions in four successive years from 1962 through 1965. The Second Vatican Council was convened in 'in order to adapt the Church to contemporary requirements of its apostolic task' in the context of the rapid social, cultural and economic changes of the post-WWII era. The Council issued sixteen documents, which sought to 'impart an ever increasing vigor to the Christian life of the faithful'. In the words of Pope John Paul II the goal common to all of these documents was the 'enrichment of the faith'. This was occur via two broad avenues of change, one of which was to promote an 'increasing awareness of among the laity of their role in the Church and her liturgy'. This was known as *participatio actuosa* or 'active participation' (Schloeder, XXX:17).

The fan shaped plan of the church accommodated 850 people was adopted by the architect as being 'the best shape for focusing attention on the altar and emphasising the present liturgical concept of unity of the Priest and the people in the offering of the Mass' (*Advocate*, 17 December 1964). In describing the church as being 'liturgically correct' Father Clearly explained that it was a church where the liturgy could be carried out effectively as 'the people were centred on the altar and not apart from it' (*Advocate*, 31 December 1964).

At the back of the church was a gallery seating 180 people. Confessionals were set at each side beneath the gallery near the baptistry. Three large stained glass windows at the rear and clerestory windows in the side walls provided the main lighting to the nave. The baptistry and sacristy were highlighted by dome lights set in the ceiling focusing attention on the font and main altar. Cantilevered from the right wall near the sanctuary was a pipe organ with the choir seated underneath facing into the centre of the church to enable them to be conducted by the organist and participate in the ceremony 'without undue movement'. On the left side was the Lady Chapel with a statue of the Mother and Child (*Advocate*, 31 December 1964).

The altar stone in the Lady Chapel was brought from the ruined sixteenth century Church of Kilchreest in County Clare,



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Ireland. The tabernacle, baptismal font and Stations of the Cross and other art works in the church were designed by Adelaide artist, Voitre Marek. In 1969 another of Marek's works, the mural *Our Lady of Knock* was erected outside the church. The mural depicted an apparition seen in the village of Knock in Ireland in 1879 (*Advocate*, 22 October 1964, p.25 & 20, October 1969, p.1). In 1966 a new presbytery was built to the north of the church and a Bell Tower was built in front of the church in 1980 (Cahill, 2001:87).

In 1995 alterations were made to the school to the design of McCarthy, Collings & Purtell. Further alterations were carried out in 2003 - this time the architect was Graeme Law & Associates. In 2005 the architect Robert Simeoni supervised alterations to the church.

### **J.P. Saraty, architect**

Little is known about the work of the architect J.P. Saraty. It is known that he was involved in the design of at least two other Catholic Churches being Sacred Heart at Sandringham in 1972 and St Cecilia's at Glen Iris in 1976. Both churches were designed by the office of Saraty, Smith and Associates (Coleman, 1996:65).

### **Voitre Marek**

Voitre Marek (1919-99) was an Adelaide artist and sculptor who specialised in religious subjects and received commissions from many Roman Catholic and Anglican churches in South Australia and Victoria. Marek was born in Czechoslovakia and after the Communist takeover in 1948 he and his younger brother Dusan (see below) fled to Germany before migrating to Australia in 1948 'in order to ensure that he could enjoy maximum freedom' (Anglican Church website). He was known for a love of copper as a medium in his work. Other examples of Marek's work can be found at St Joseph's Catholic Church, Tranmere (1965), Church of the Holy Cross in Goodwood S.A. (1969), a Tabernacle Door and sculpture, 'Christus Rex' at St Barnabas' Anglican church, Croydon, S.A.(1968), a sandstone sculpture of the Madonna and Child at Christian Brothers College Adelaide, as well as two works for St Peter's Anglican Cathedral in Adelaide (Anglican Church website, St Peter's Cathedral website, CBC college website).

Marek is described by Holden (2009:9) as part of 'a larger stream of artists from continental Europe that has substantially enriched the treatment of Christ's Passion in Australia in the second half of the 20th century'. He comments that:

*"As well as Arthur Boyd, other artists and sculptors like Leonard French, Guy Grey Smith, Eric Smith, Robert Curtis, Matcham Skipper and Jeffrey Wilkinson all brought a modernist perspective to bear on their treatment of aspects of the Passion. However, artists born and trained in Europe provided a powerful reinforcement to this trend, as well as creating some of the most significant works in this area, effectively internationalising the field. Andor Mészáros arrived in 1939, earlier than most others. It was the post-war migration of numbers of artists that tipped the balance. Most of all, the Czech Voitre Marek (1919-99, arrived 1948) was responsible for a substantial number of striking modernist and sometimes highly abstracted sculptures of the crucifixion, such as the Christus Rex in St Barnabas Croydon (South Australia, 1968)."*

His younger brother, Dusan, was also a little known, but celebrated, surrealist artist (Mould, 2007).

### **References**

#### *Primary sources*

*Advocate*, 22 October 1964, 17 December, 1964, 31 December 1964, p.2 'Newly opened E. Preston Church a Work of Art', October 1969  
MMBW Detail Plans for Shire of Preston, VPRS 8601  
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Cahill, Wendy, '*East of the Shamrock. A history of Holy Name Parish East Preston*', Richmond (Victoria), Spectrum, 2001  
Carroll, Brian & Rule, Ian, '*Preston, an illustrated history*', Preston, City of Preston, 1985  
Coleman, Ian & Roslyn et al, '*Twentieth century churches in Victoria, A study for the Historic Buildings Council*', HBC, 1996  
Darebin Historical Encyclopedia  
Dutkiewicz, A. (2000), 'Voitre Marek 1919-1999', *Art & Australia*, 38, 2, 237  
Forster, Harley W., *Preston: lands and people, 1838-1967*, Melbourne, Cheshire, 1968

## Description

### Physical Description

Holy Name at East Preston is a Catholic church and school complex built in stages from 1939. The site extends along the east side of Robb Street, and the earliest part of the complex is the red brick school building, which is like a chapel in appearance. It has additions at its northern end that were completed in 1953 and larger windows have been fitted to the west elevation since the building's completion. The interior of the 1939 school has also been altered and now forms the administrative offices of the school.

To the south of the school is Cleary House, which is the former Presbytery. It was built around 1940 and is a cream brick villa with a gabled roof clad in terracotta tiles, set back from Robb Street behind a mature garden. The building no longer serves as a Presbytery and is now used by the church as a day care centre for children. A new Presbytery at the north end of the site, erected in 1966, replaced this building.

The church was erected in 1964 and is designed in a Modernist style. It is constructed of a steel frame, with brick and stained glass walls, and its form has a strong geometric emphasis executed as a parabolic nave and gallery. The building is set back some distance from Robb Street behind a mature garden. Remnants of a fountain outside the front of the building remain, however this is now used as the walls of a flowerbed. A tall concrete Bell Tower, erected in 1980, in a Modernist design that is sympathetic to the adjacent church, is also situated in this forecourt of the church, as is the mural *Our Lady of Knock* designed by the artist Voitre Marek and completed in 1969. Marek also designed other elements on the church including the Stations of the Cross, which have since been relocated in the church, and the cross above the altar.

## Conservation Policy

### Objectives

To conserve and maintain the fabric and setting of the 1964 Church as an exemplar of Modernist design.

To conserve the artworks by Voitre Marek as an integral part of the 1964 church design.

To ensure that the historic development of the complex constructed in stages from 1939 to 1966.

To support the continuing use of the site as a parish centre comprising church, school and other facilities.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

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All buildings in the complex are important as an illustration of its historic development over a 30 year period, however, not all have the same level of integrity or level of significance and this will affect future management.

The 1939 school/chapel and its 1953 additions and the 1940 are important as the earliest stages of the complex, however, it is recognised that the school has been altered on several occasions and this has diminished its integrity of the buildings. The focus of these buildings is to conserve the significant fabric, with an emphasis upon the elements that are visible from Robb Street.

The 1964 church is of primary significance a fine example of a Modernist church and retains a relatively high degree of intactness both internally and externally. The artworks by Voitre Marek are an integral part of its significance as is its setting. It is important that the whole of this building and its setting is conserved.

The 1966 Presbytery is of more limited significance as a later addition to the complex and the c.1990s additions to the school have limited significance and conservation of these elements is not required.

## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or

- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-

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going conservation of the building, or

- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

The following specific conservation actions would be supported, should the opportunity arise:

- . Reinstatement of the fountain in the forecourt of the church.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. In the time since the place was first assessed it is also possible that the condition of buildings may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

Holy Name church, constructed in 1964, is among a small number of post-war Catholic churches in Preston and is one of only three Modernist churches. Modernism had begun to influence church design since the early 1950s and the more progressive designs dispensed with traditional layouts and forms in favour of the interest in geometric forms and new materials. One of the best examples of this type is St Faith's Anglican Church in Burwood completed in 1958 to a design by Mockridge Stahle and Mitchell, which was later hailed as 'probably one of the first of the successful churches to be built in Victoria in the contemporary spirit' (Coleman, 1996:41 cites Louis Williams in 'Church Architecture in Australia', The Victorian Historical Magazine, November, 1968, pp.181-196). Based on a circular plan it allowed the altar to be in full view of the congregation. Other churches adopted Modernist forms and detailing, but applied them within a more traditional church layout.

The post-war era also saw changes in the design of Catholic churches as a result of the findings of the Second Vatican Council held between 1962-65 and the Church's preference for Modernist architecture on its buildings of this period. St Gabriel's church in Reservoir (1960) anticipates some of the changes that would flow from the Second Vatican Council and while it still, in broad terms, displays traditional church planning, it is of interest as a church that illustrates the evolution in Modernist church design during the Post-war era. Holy Name Church in East Reservoir, constructed four years later, is by comparison a more progressive design in the manner in which the Second Vatican Council's ideas are expressed in its architecture, as well as the principles of Modernist architecture.

This church can be compared with other Modernist churches identified by this Study which are recommended for inclusion in the HO:

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*St George's Anglican Church, Reservoir.* A Modernist Anglican church built of steel and concrete. It is of a cubic form and displays structural expressionism in its use of a space frame truss roof, which appears to float above the building. As with Holy Name, it displays the embracement of Modernism by the Christian churches in the middle of the twentieth century. Both churches are finely detailed and of a sophisticated design. It was designed by Mockridge Stahle and Mitchell

*Regent Baptist Church.* This church applies Modernist forms and detailing, but within a more traditional church layout. It was designed by the prominent church and Modernist architect, Keith Reid.

This is the only known work of Voitre Marek in Darebin. It is not known whether he had any other commissions in Victoria.

## Statement of Significance

### *What is significant?*

The Holy Name Church complex at 2-26 Robb Street, Reservoir, built in stages from 1939 to 1966, is significant. The following elements contribute to the significance of the place:

- The interior and exterior of the church, designed by J.P. Saraty and constructed by 1964 and the mural and artworks created for the church by Voitre Marek. The Modernist form of the church and its setting behind an open forecourt is integral to the significance of the place.
- The 1939 School and 1953 additions to the School and the first Presbytery.

The later additions to school and church and the 1966 Presbytery are not significant.

### *How is it significant?*

The Holy Name Church complex at 2-26 Robb Street, Reservoir is of local historic, architectural, aesthetic and social significance to Darebin City.

### *Why is it significant?*

Historically, the Holy Name Church complex at 2-26 Robb Street, Reservoir is significant as a place that reflects in its stages of its development the evolution of Reservoir into a residential area of Darebin in the mid twentieth century. The expansion of the complex in the post-war era reflects the growth in Catholic congregations in Melbourne as a result of migration. It is also important for its associations with the Catholic church as the parish centre in East Preston and with Father Anthony J. Cleary who was appointed Parish Priest in 1952 and during his time expanded the church and its facilities. The design of the 1964 church reflects the revolutionary changes in Catholic church design as a result of the reforms made by the Second Vatican Council and is important as an early example of the work of architect J.P. Saraty (AHC criteria A.4, D.2, H.1)

The Holy Name Church at 2-26 Robb Street, Reservoir is architecturally and aesthetically significant as a fine example of a Modernist church. The building's form and scale is of particular note and other elements in the complex including the artworks by Voitre Marek and the Bell Tower are of aesthetic value and contribute to the significance of the complex. The significance value of the church and the Marek artworks are enhanced by their rarity value (AHC criteria B.2, F.1).

Socially, the Holy Name Church complex at 2-26 Robb Street, Reservoir is significant as a church and school that is known, used and valued by the local community.

## Assessment Against Criteria

# HERITAGE CITATION REPORT

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## Historic

### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Holy Name Church complex at 2-26 Robb Street, Reservoir is considered to meet Criterion A.4 as they provide evidence of an important phase of suburban development of Reservoir during the mid twentieth century. The development of the church in the post-war era is associated with migration, which led to a growth in Catholicism as well as increased suburban development in Reservoir generally. The design of the 1964 church reflects the revolutionary changes in Catholic church design as a result of the reforms made by the Second Vatican Council.

### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The Holy Name Church complex at 2-26 Robb Street, Reservoir is considered to meet Criterion B.2 as one of just three Modernist churches in Darebin. The artworks by the eminent religious artist and sculptor, Voitre Marek, are also significant as the only known example in Darebin.

### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Holy Name Church complex at 2-26 Robb Street, Reservoir is considered to meet Criterion D.2 as it is a representative example of a Catholic church and school complex erected in Darebin in the mid twentieth century.

### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The Holy Name Church complex at 2-26 Robb Street, Reservoir is considered to meet Criterion H.1 for its association with the Catholic Church Father Anthony J. Cleary who was appointed Parish Priest in 1952 and during his time expanded the church and its facilities. It is also of note for its association with church architect, J.P. Saraty.

## Aesthetic

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The Holy Name Church at Reservoir is considered to meet Criterion F.1 as a fine example of a Modernist church in Darebin. Its scale and form are of particular note, and other elements in the complex including the artworks by the eminent religious artist and sculptor Voitre Marek and the Bell Tower are of aesthetic value and contribute to the significance of the complex.

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## Social

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The Holy Name Church complex at 2-26 Robb Street, Reservoir is considered to meet Criterion G.1 as a church and school complex that is known, used and valued by the local community.

## Recommendations 2011

### External Paint Controls

Yes
Yes
No
No
No
-
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

It is recommended that the Holy Name Church and School at 2-26 Robb Street, East Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	ST GABRIELS CATHOLIC CHURCH COMPLEX		
<b>Address</b>	237-243 Spring Street RESERVOIR	<b>Significance Level</b>	Local
<b>Place Type</b>	Church, Religious housing		
<b>Citation Date</b>	2011		



**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Postwar Period (1945-1965), Federation/Edwardian Period (1902-c.1918)

**Maker / Builder** Dixon,

## History and Historical Context

### Thematic context

- . Theme: 7. Community and culture. Sub-theme: 7.1 Worshipping
- . Theme: 2 Peopling Darebin; Sub-theme: 2.2 Migrating to seek opportunity
- . Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early



twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

Reservoir experienced two key periods of suburban expansion. The first was in the 1920s when like the rest of Preston, Reservoir shared in the post-WWI boom particularly in the central area along the axis of High Street that had access to the railway, which in 1921 was electrified as far as Reservoir station encouraging development along its length. In that era small shopping strips took shape along High Street and in the area surrounding Reservoir railway station. The first suburban development of weatherboard bungalows occurred along Edwardes Street and in adjoining streets to the north and south. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

After a cessation in activity due to the 1930s depression and the Second World War, Reservoir's second major period of urban expansion occurred began in the late 1940s, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed. In the northern part of Reservoir new residential development is still taking place on land formerly used for psychiatric institutions.

### **Contextual history of the Catholic Church in Darebin**

In the nineteenth century European settlers in Darebin tended to be predominantly Protestant. Census statistics show that in 1891 only 11.8% of Preston's residents were Roman Catholic, compared with 21.07% of all Victorians (Forster, 1968:34). Although this was to change in the mid twentieth century, it meant that Darebin's small Catholic communities were late to establish parishes. Prior to 1887 Preston's Catholics had to travel to Coburg or Heidelberg to mass. The land boom of the 1880s brought considerable urban growth to southern and central parts of Darebin, including a pocket of commercial and residential development in Preston around the intersection of High and Bell streets and along Mary Street. In 1887 the newly constructed Bradford Hall in High Street, Preston was made available for the celebration of Mass. Darebin's Catholics were then included in the Clifton Hill Parish. By this time two blocks of land had been purchased in Preston for church use. One block was subdivided and sold to finance the construction of Darebin's first Catholic church, Sacred Heart, on a site in Bell Street, Preston.

The post Second World War era brought a huge influx of European immigrants to Victoria, many of them Catholic, thus boosting Victoria's Catholic communities. Between 1947 and 1961 the number of Catholics in Melbourne more than doubled from 254,050 to 518,305 (Bourke, 1988:297). It is said that:

*In expanding Melbourne, new streets of houses and whole new suburbs rose from the ground as if by magic. Old parishes were divided, and new parishes were divided again. Churches, schools, presbyteries and convents were built or enlarged.* (Bourke, 1988:296)

Many post-war immigrants settled in Darebin and by 1961 the proportion of Roman Catholics in Preston had risen to 28.5%, compared with 27% of all Victorians. As a result new places of worship were constructed to serve the rapidly expanding suburbs in the north and east of Darebin.

### **History of St Gabriel's Catholic Church, Reservoir**

As noted above, the central part of Reservoir, close to the railway line saw some urban development during the post First World War boom that populated much of Preston. The building of a new brick Sacred Heart Church for the Preston parish in 1926 was an opportunity for the Catholic community at Reservoir. The old wooden Sacred Heart church, built in 1889, was transported to Viola Street Reservoir to become the first St Gabriel's Church.

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By 1930 there were sufficient Catholic families in the area for a school. Construction of the first stage of St Gabriel's School was commenced in July 1930 in Spring Street under the supervision of a Mr. Flannery (*Leader*, 25 July 1930). In 1936 the Sacred Heart Parish Preston was split to form a new parish at Reservoir (*Advocate*, 29 October 1964).

As noted above, the post Second World War boom brought a new phase of urban development to Reservoir and many migrants from Catholic Europe, particularly Italy. In January 1960 Archbishop Simonds blessed the corner stone for a new church at St Gabriel's (Carroll & Rule, 1985:122-3). The new building, designed by S.J. (Stan) Moran, architect, and F.O. Dixon, builder, was opened in October of the same year.

In his address at the blessing of the corner stone, the Archbishop noted that the architect, Moran:

*"usually contrives to give his church buildings a happy combination of artistic attractiveness and a close attention to the liturgical needs of religious worship.."*

The Archbishop also compared the new church design with that of traditional churches, where the congregation was remote from the priest. In the new St Gabriel's Church:

*"a clear view of the altar will be possible for every worshipper and a judicious use of angled seating in the transepts will allow all members of the congregation to take an active part in the sacred liturgy.."* (*Advocate*, 28 January 1960)

This appears to anticipate the changes to church design that would occur as a result of the Second Vatican Council, held between 1962 and 1965, which aimed to make Catholic congregations more actively involved in worship. The dramatic change in the design of churches during this period can be seen in the Church of the Holy Name at East Preston, designed by Moran's partner, J.P. Saraty and opened in December 1964 (q.v.).

## References

### Primary sources

*Advocate*, 28 January, 6 October, 1960

*Leader*, 25 July 1930

St Gabriel's Church foundation stone

### Secondary sources

Bourke, Fr. D.F., 'A history of the Catholic Church in Victoria', Victoria, 1988

Coleman, Ian & Roslyn et al, 'Twentieth century churches in Victoria, A study for the Historic Buildings Council', HBC, 1996

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

Forster, Harley W., *Preston: lands and people, 1838-1967*, Cheshire, Melbourne, 1968

## Description

### Physical Description

A cream brick Modernist church with a roof clad in terracotta tiles and built on a diagonal to the Spring Street and Viola Street corner. The church has a recessed entrance which is faced with glazed white tiles and panels of small green mosaic tiles. At right of the entrance is a bell tower with a cross at its top. There is a foundation stone at the base of the tower.

Further west along Viola Street is a cream brick Presbytery that is contemporaneous with the church, and sympathetic to it in terms of its materials. The Presbytery is now linked to the rear of the church by additions.

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On the north side of Viola Street is St Gabriel's Primary School which was built in stages from the 1930s. The early buildings are red brick and have gambrel roofs clad in terracotta tiles. Crosses are fixed to the tops of the roofs where they face Spring Street. The integrity of this building has been compromised by a Modernist addition to the centre of the building, which unsympathetic in terms of its form.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the appearance of the church when viewed from Spring and Viola Streets.
- . To support the continuing use of the site as a parish centre comprising church, school and other facilities.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

St Gabriel's church, Reservoir is a good example of a Modernist church and should be retained. The church is relatively intact externally and internally and this contributes to its significance as does its open setting of the church and siting. The broader complex, built in stages from the 1930s is also significant as its various buildings reflect the historic development of this area, however the school has been significantly altered compromising its design and affecting the ability to understand its 1930s origins. The overall conservation objective therefore is to conserve and maintain its historic fabric and setting of the church, and historic fabric associated with parts of the complex, with an emphasis upon the elements that are visible from Spring and Viola Streets.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction

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of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

St Gabriel's, constructed in 1960 is among one of a number of post-WWII Catholic churches in Darebin. The Post-war era saw changes in Catholic church design as a result of the findings of the Second Vatican Council held between 1962-65 and the embracing of Modernist architecture by the church. St Gabriel's church anticipates some of the changes that would flow from the Second Vatican Council and while it is still, in broad terms, a traditional layout, it is of interest as a church that illustrates the evolution in modern church design during the post war era. Holy Name Church in East Reservoir, constructed four years later, is by comparison a more progressive design in the manner in which the Second Vatican Council is expressed more in the architecture.

## **Statement of Significance**

### *What is significant?*

St Gabriel's Catholic Church complex, comprising the church designed by S.J. Moran and constructed by F.O. Dixon in 1960, and the presbytery at 237-243 Spring Street, Reservoir is significant. The church is constructed of cream brick in the Modernist style with a roof clad in terracotta tiles and built on a diagonal to the Spring Street and Viola Street corner. The church has a recessed entrance which is faced with glazed white tiles and panels of small green mosaic tiles. At right of the entrance is a bell tower with a cross at its top. There is a foundation stone at the base of the tower. Further west along Viola Street is a cream brick Presbytery that is contemporaneous with the church, and sympathetic to it in terms of its materials. The Presbytery is now linked to the rear of the church by additions.

The original form detailing, materials and siting of the Church and Presbytery are significant.

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Later alterations and/or additions are not significant.

## *How is it significant?*

St Gabriel's Catholic Church complex at 237-43 Spring Street, Reservoir is of local historic, architectural and social significance to Darebin City.

## *Why is it significant?*

Historically, St Gabriel's Catholic Church complex is significant as representative example of a Catholic Church Parish complex, which provides evidence of the post-war development of Reservoir. The scale and central location of the complex also illustrates the importance of the church to Reservoir. (AHC criteria A.4, B.2, D.2)

St Gabriel's Catholic Church is architecturally significant as a good representative example of a Modernist church in Darebin, which illustrates the transition in Catholic Church design that anticipated the outcomes of the Second Vatican Council. It has aesthetic qualities as a landmark building, which are due to its scale, materials and prominent position on a corner site. (AHC criteria D.2, E.1)

Socially, St Gabriel's Catholic Church complex, Reservoir is significant as a church that is known, used and valued by the local community for over 70 years. (AHC criterion G.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

St Gabriel's Catholic Church complex at 237-243 Spring Street, Reservoir is considered to meet Criterion A.4 as a place that contains buildings which are associated with both of the important phases in the suburban development of Reservoir in the 1920s and the 1960s.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

St Gabriel's Catholic Church, Reservoir is considered to meet Criterion B.2 as one of a relatively small number of intact and substantial Modernist churches constructed in Darebin in the mid twentieth century.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

St Gabriel's Catholic Church complex, Reservoir is considered to meet Criterion D.2 as it is a representative example of a Catholic church and school complex. St Gabriel's church is architecturally significant as a representative example of a Modernist church in Darebin, which is notable for its scale and materials and as an illustration of the changes in church design as a result of the influence of Modernism and in anticipation of the reforms of the Second Vatican Council.

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## Aesthetic

### RNE Criterion E.1

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

St Gabriel's Catholic Church complex, Reservoir is considered to meet Criterion E.1 as a building, which has aesthetic qualities as a landmark due to its size, design and prominent position on a corner site.

## Social

### RNE Criterion G.1

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

St Gabriel's Catholic Church complex, Reservoir is considered to meet Criterion G.1 as a church and school complex that is known, used and valued by the local community.

## Recommendations 2011

### External Paint Controls

No
Yes
No
No
No
-
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

It is recommended that St Gabriel's Catholic Church complex, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property containing the church and presbytery, and to the extent of the 1930 school building and all land between it and the side boundary to Viola Street and to Spring Street.

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<b>Name</b>	HOUSE	
<b>Address</b>	9 Station Street RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
	<b>Architectural Style</b>	Victorian Period (1851-1901)
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

- . Theme 2. Peopling Darebin. Sub-Theme: 2.3 Promoting settlement
- . Theme 5. Building Suburban Darebin Sub-Theme: 5.3 Developing the suburban ideal

### History of Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

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Preston's early European settlers tended to cluster around two centres. The first cluster centred on the corner High and Wood Streets, where Wood's store opened in 1850, and extended northwards to Tyler Street and the area known as Irishtown, later Regent. The second focal point was in the south at the junction of High Street and Plenty Road, where some of Preston's earliest industries, including brickworks and bacon factories, were established in the 1860s and 1870s.

Preston's distance from Melbourne and lack of efficient transport systems isolated most of Preston from suburban settlement until after the First World War. Entrepreneurs took advantage of this isolation to set up industries that were classed as noxious - industries, such as tanning, wool scouring, meat processing and boiling down works that caused unpleasant odours and water pollution. The availability of water along the pipeline from the Yan Yean Reservoir was also an important incentive for these industries coming into the area. By the end of the nineteenth century a large number of tanneries and bacon factories occupied south central Preston. These industries attracted workers and the beginnings of an urban population amongst the small farms. The Whittlesea railway through Northcote and Preston, opened in 1889, and the cable tram system to the Preston border at Dundas Street, also encouraged a little suburban development, particularly close to the stations along the route. Although Preston, like the rest of Melbourne, was swept up in the land boom of the 1880s, few of Preston's boom subdivisions were successful before the economic crash of the early 1890s, and many estates remained as open paddocks for two or three decades more.

## History of 7 Station Street, Reservoir

As noted above, the northern parts of Preston and Reservoir remained sparsely settled until well into the twentieth century. However, there was some suburban development during the late nineteenth century boom in the areas close to the railway stations and Station Street is an example of this - it was the result of an 1889 subdivision (LP 2567).

This property was once part of a 1 acre allotment on the south side of Station Street purchased in August 1891 by Richard Trudgeon (Land Victoria, V.2361 F.151). It is listed for the first time in Sands & McDougall in 1893, the only property on the south side of Station Street, and it was occupied by Charles Howden. Fredrick Stacey was the occupant for a few years then John Moloney. In 1908 and 1909, Mrs Trudgeon lived there. The house was listed as vacant in 1910.

The acre allotment was subdivided into three allotments in 1909-10. This property (lot 1) together with lots 2 and 3, was purchased in August 1910 by Annie Olney (V.3466 F.011). A 1911 MMBW plan shows the subject site as No.13 Station Street, with two vacant allotments on the east side. The house is a modest sized Victorian style house, with verandahs front and back. This plan also shows the street created by the subdivision, which was named after the Trudgeon family - this was later extended across Station Street to Henry Street.

It seems that Ms Olney owned the property for investment purposes. The occupant in 1912 was Fred Hughes, a solicitor. By 1920 Alfred Emselle was the occupant. In 1924 Annie Olney sold the property to Ellenor Crampton, who also kept the property for investment, and later resided next door at No.7 (q.v). In 1930 Miss E. Emselle, a music teacher, was sharing the house with Alfred (Sands & McDougall Directory). The occupant in 1955 was L.T. Ryan, who still resided there in 1974.

## References

### Primary sources

Land Victoria Certificate of Title V.2361 F.151, V.3466 F.011, LP 5122  
MMBW Detail Plan 2704, dated 1911  
Sands & McDougall Directory

### Secondary sources



# HERITAGE CITATION REPORT

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Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

## Description

### Physical Description

This is an asymmetrical Victorian rendered brick villa. The projecting bay has a bay windows with moulded detailing include a cornice above the window and a sill below. The windows are double hung sash and there is a tripartite windows adjacent to the front door, which has highlights and sidelights. There are two rendered chimneys with moulded tops and other original decoration includes eaves brackets.

The house is in good condition and has a moderate level of external integrity. The verandah has been altered including the replacement of the posts and the roof has been reclad. A small carport is attached to the west side of the building.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Victorian era appearance of the pair of houses when viewed from Station Street.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This house at 18 Regent Street, Preston is significant as a representative example of an asymmetrical Victorian villa with Italianate detailing and it is important that it is retained as a record of the historic development of this area. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Station Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

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- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

The following specific conservation actions would be supported, should the opportunity arise:

- . Reinstatement of original verandah based on historic evidence
- . Reinstatement of a more appropriate roof material
- . Construction of a more appropriate front fence
- . Removal of the carport

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed. The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional

## **Comparative Analysis**

This house is representative of the houses constructed as investment properties during the late nineteenth boom in Reservoir. This type of house is more common in Northcote, but relatively rare in Preston and Reservoir. In terms of its design and integrity it compares with similar examples already within the Heritage Overlay. It was one of a number of houses constructed in the late nineteenth century in the streets adjacent to Regent railway station, and is one of the few to survive relatively intact today. Comparative examples identified by this Study and recommended for inclusion in the HO include:

*House, 1 Wild Street, Reservoir.* This house in a street to the north of Station Street was constructed c.1891. It is a double fronted block-fronted weatherboard house and is very intact externally.

*Cliveden, 18 Regent Street, Reservoir.* A c.1892 double-fronted rendered brick Victorian villa, of similar scale and with

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elements typical of its style and period.

*Wahroonga and Leaholme, 297-299 Tyler Street, Preston.* A pair of detached double-fronted brick Victorian villas, of similar scale dating from c.1890.

## Statement of Significance

### *What is significant?*

This house at 9 Station Street, Reservoir, constructed c.1893, is significant. It is an asymmetrical Victorian rendered brick villa. The projecting bay has bay windows with moulded detailing include a cornice above the window and a sill below. The windows are double hung sash and there is a tripartite windows adjacent to the front door, which has highlights and sidelights. There are two rendered chimneys with moulded tops and other original decoration includes eaves brackets.

Later alterations and additions to the house, including the carport, the front fence and the roof materials are not significant.

### *How is it significant?*

This house at 9 Station Street, Reservoir is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

It is historically significant as a representative example of a house built as an investment, which is associated with the first phase of suburban development of Reservoir during the late nineteenth century land boom just before the economic crash of the 1890s. It is architecturally significant as a relatively intact example of a Victorian asymmetrical villa with features that are typical of this period and style of building. The significance of the place is enhanced by its rarity value as one of a relatively small number of late nineteenth century dwellings within Reservoir. (AHC criteria A.4, B.2, D.2)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 9 Station Street, Reservoir is considered to meet Criterion A.4 as it provides evidence of the first phase of suburban development of Reservoir during the late nineteenth century land boom just before the economic crash of the 1890s.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The house at 9 Station Street, Reservoir is considered to meet Criterion B.2 as one of a relatively small number of late nineteenth century dwellings within Reservoir.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment*

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*(including way of life, custom, process, land-use, function, design or technique)*

The house at 9 Station Street, Reservoir is considered to meet Criterion D.2 as it is a representative example of the speculative housing erected throughout Melbourne during the late nineteenth century. It is architecturally significant as a relatively intact example of a Victorian asymmetrical villa with features that are typical of this period and style of building.

## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the house at 9 Station Street, Reservoir be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	HOUSE	
<b>Address</b>	1 Wild Street RESERVOIR	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	




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<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes	
	<b>Architectural Style</b>	Victorian Period (1851-1901)
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

- . Theme: 2 Peopling Darebin; Sub-theme: 5.5 Promoting settlement
- . Theme: 5 Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### History of Reservoir

Reservoir takes its name from the three service reservoirs that were built in the area in the mid nineteenth and early twentieth century, as part of Melbourne's Yan Yean water supply system. The area does not seem to have been referred to as Reservoir until the end of the 1920s. Before that it was considered part of Preston, and it shared the same development history as Preston - as a district of dairy farms, market gardens and flower gardens, supplying the Melbourne market well into the twentieth century.

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Like the rest of Preston, Reservoir shared in the post-war boom of the 1920s, particularly in the central area along the axis of High Street and the railway. In that era small shopping strips also took shape along High Street. However at that stage Reservoir still lacked the secondary and extractive industries that characterised Preston.

Reservoir's major period of urban expansion occurred after the Second World War, when most of the remaining farmland was converted into housing estates, including some large Housing Commission of Victoria estates in the east and north. In this period an industrial precinct was also commenced in the north west of Reservoir, and the Broadway shopping centre developed.

## History of 1 Wild Street, Reservoir

As noted above, the northern parts of Preston and Reservoir remained sparsely settled until well into the twentieth century. Most of the land was used for dairy or poultry farms or market or flower gardens, however small pockets of housing emerged in the late nineteenth century around what is now Regent railway station.

This property was part of a 10 acre property on the west side of High Street extending across the Yan Yean pipetrack purchased in March 1886 by William Spurr, a builder. The part of the land between High Street and the pipe track was subdivided and sold from 1886, creating Wild and Henry Streets. It was a boom-time subdivision that attracted a small amount of settlement before the end of the century. This property was sold to Sarah Annie Mooney in October 1886. In 1891 Mrs Mooney was listed as one of only four residents of Wild Street, and she was still there in 1893 (Sands & McDougall Directory). In 1901 this property was still one of only two houses on the south side of Wild Street, and it was occupied by Mrs S.A. Henderson until around 1906.

The property was sold to Alfred and Edith Ozanne in 1908, and it was occupied by Mrs Milly Ozanne until at least 1912. A 1911 MMBW plan shows the house as No.3 Wild Street. It is a modest sized house, with a fairly large shed at the rear.

By 1915 Gordon Wild was the occupant, and Herbert Slater in 1920. In 1955 the occupant was Mrs D. O. Ball, and she remained in residence there until at least 1974 (Sands & McDougall Directory).

## References

### Primary sources

Land Victoria Certificate of Title V.1796 F.066, V.1862 F.377, V.2240 F.900, LP 1176  
MMBW Detail Plan 2704, dated 1911  
Sands & McDougall Directory

### Secondary sources

Carroll, Brian & Rule, Ian, *Preston, an illustrated history*, Preston, City of Preston, 1985

## Description

### Physical Description

A double-fronted symmetrically composed weatherboard Victorian house, with a hipped roof clad in corrugated galvanised steel sheeting. A verandah, which extends across its north elevation, has square timber posts, some with brackets. The front door is flanked by canted-bay windows with double-hung sash windows. There are two brick chimneys with corbelling at their tops. The street-facing (north elevation) is block-fronted and has paired eaves brackets and a frieze. The house is set back a short distance from the street boundary and to the east of the house is a lane.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Victorian era appearance of the house when viewed from Wild Street.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is a rare surviving example of a modest Victorian working man's cottage and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Wild Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This house is among a small number of late nineteenth century houses in this part of Darebin that are intact. Double-fronted timber cottages of this type are more common in Northcote, but are relatively rare in Reservoir and Preston, which developed into residential areas much later. In terms of its design and integrity it is notable for its level of intactness and the canted bay windows, which are an unusual feature. It compares with similar examples already nearby within the Heritage Overlay. Comparative examples identified by this Study and recommended for inclusion in the HO include:

*House, 268 Tyler Street, Preston.* A double-fronted timber house, which is slightly more substantial and has a more imposing presence as it is built upon an elevated site.

*Houses, 297-299 Tyler Street, Preston.* A pair of double-fronted brick Victorian houses, of a similar modest character.

## Statement of Significance

### *What is significant?*

The house, constructed c.1890, at 1 Wild Street, Reservoir is significant. It is a double-fronted symmetrically composed weatherboard Victorian house, with a hipped roof clad in corrugated galvanised steel sheeting. A verandah, which extends across its north elevation, has square timber posts, some with brackets. The front door is flanked by canted-bay windows with double-hung sash windows. There are two brick chimneys with corbelling at their tops. The street-facing (north elevation) is block-fronted and has paired eaves brackets and a frieze. The house is set back a short distance from the street boundary and to the east of the house is a lane.

Later alterations and/or additions are not significant.

### *How is it significant?*

The house at 1 Wild Street, Reservoir is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, the house is significant as evidence of some residential development achieved by developers in Reservoir during the land boom just before the economic crash of the 1890s. (AHC criteria A.4, B.2, D.2)



# HERITAGE CITATION REPORT

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The house is architecturally as a representative example of modest double-fronted timber Victorian cottages, and has features that are typical and characteristic of this type and style of house. It is notable for its level of intactness and the canted bay windows, which are an unusual feature within houses of this type in Reservoir. (AHC criterion D.2).

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The house at 1 Wild Street, Reservoir is considered to meet Criterion A.4 as it provides evidence of the earliest phase of suburban development of Reservoir during the late nineteenth century land boom just before the economic crash of the 1890s.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The houses at 1 Wild Street, Reservoir is considered to meet Criterion B.2 as one of a relatively small number of intact late nineteenth century dwellings within Reservoir.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The house at 1 Wild Street, Reservoir is considered to meet Criterion D.2 as it is a representative example of housing erected in Melbourne during the late nineteenth century. The house at 1 Wild Street, Reservoir architecturally significant as relatively intact example of a modest double-fronted timber Victorian cottage with decorative features that are typical of this style and period. The canted bay windows that flank its central entrance are of note.

## Recommendations 2011

### External Paint Controls

No
No
No
No
No
None Specified
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

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It is recommended that the house at 1 Wild Street, Preston be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	RESERVE - THE STEPS		
<b>Address</b>	1 CLARENDON ST, THORNBURY 12 & 19 GOOCH ST, THORNBURY 26 FLINDERS ST, THORNBURY 29 ROSSMOYNE ST, THORNBURY 2a RALEIGH ST, THORNBURY	<b>Significance Level</b>	Local
<b>Place Type</b>	Urban Park		
<b>Citation Date</b>	2011		





**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Architectural Style**

Interwar Period (c.1919-c.1940)

**Maker / Builder**

No information held

## History and Historical Context

### Thematic context

Theme: 2 Peopling Darebin; Sub-theme: 2.3 Promoting settlement

Theme: 5 Building suburban Darebin; Sub-themes: 5.3 Developing the suburban ideal; 5.5 Creating public landscapes, Providing for public recreation

### History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a residential suburb.

Thornbury also experienced the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops created in the earlier bursts of commercial development. In the years following the Second World War the few remaining parts of Thornbury, such as the former Croxton Racecourse, now Bird and Bradley Avenues, were developed for housing.

### Place history

The provision of open space for fresh air and recreation was a response to the overcrowded industrial towns of nineteenth

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century Britain, and the concept was established early in the European settlement of Victoria. Parks, gardens and recreational grounds were considered essential to public health and social harmony.

In the land boom of the 1880s large areas of land were subdivided and offered for sale, with little attention paid to providing open space and parkland. By the early years of the twentieth century, Darebin was under-provided with open space particularly when compared with neighbouring municipalities. The situation was particularly critical in the built-up central parts of the Northcote municipality where Northcote Park (q.v.) was still the only public park in 1906 and towards the end of that year the pressure to create more parks and reserves emerged in the local press. The importance of the issue led to the Mayor calling a public meeting on the 7th December 1906 in the Town Hall, which was attended by between 70 and 100 people (ALM, 2002:8). Mr. Beard, M.L.A., moved the first resolution:

*That in the interests of the health and recreation of present and future citizens of Northcote it is essential that reserves should be obtained, and that the council be urged to use its utmost endeavours to secure such spaces, more especially as the opportunities for doing so are rapidly becoming less* (ALM, 2002:8, cites *Leader* 15 December 1906).

The resolution was supported such people as the Vice-President of the National Council of Women in Victoria, Mrs. Strong and led the Council to acquire in 1907 the sites of two new reserves; what would become Batman Park, and Penders Park. As the population of Northcote grew in the inter-war period additional reserves were needed and by 1933 the Northcote Council had spent £18,760, acquiring areas for parks. As well as Batman Park and Pender's Park, this included Johnson Park (Bastings Street), Merri Park (St. George's Road), Henderson Park (Murray Street), McDonell Park (Victoria Road), Mayer Park (Leinster Grove), Hayes Park (Flinders Street), Pearl Reserve (Shaftesbury Parade). In addition, there were children's playgrounds on small reserves in Separation, Smith, Rathmines and Rennie Streets (ALM, 2002). A number of drainage reserves were subsequently acquired by Northcote Council in the 1920s and 30s. (Lemon, 1983:158, 208)

## *History of 'The Steps' Reserve*

A MMBW plan dated 1909 shows a series of four small laneways running between Clarendon and Mansfield streets Thornbury, which appear to be drainage reserves. The reserves were then un-named. It appears that the 'laneways' were eventually set aside by Northcote Council as public reserves after World War I to cater for the growing population of Thornbury. By 1930 the four reserves were listed in the Sands & McDougall Directory as Public Reserves.

Northcote Council had a tradition of naming their parks in honour of Councillors, particularly Mayors. William Olver was Mayor of Northcote in 1931-32. (Lemon, 1983:208; *Northcote Jubilee Celebrations*, p.35).

By 1945, the north end of McDonald Reserve shows five mature trees along a central pathway. The other reserves appear to comprise a central pathway and lawn, with no trees (1945 photo-map, University of Melbourne).

## Sources

MMBW Detail Plan No.2291, dated 1909.  
Sands & McDougall Directories

Darebin Historical Encyclopedia

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983

*Northcote Jubilee Celebrations*, Souvenir & Official Programme, 1933

Information supplied by Susan Hecker, Acting Manager Open Space Planning City of Darebin, April 2008

## Description

# HERITAGE CITATION REPORT

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## Physical Description

The Steps Reserve is a group of five reserves linking the parallel streets running perpendicular off the east side of High Street, Thornbury. They are locally known as 'The Steps' and form a link between neighbourhoods and the Thornbury shopping centre clustered around the corner of High and Clarendon Streets. (Hecker)

From north to south the reserves are:

- Roberts Reserve, 26 Flinders Street
- Olver Reserve between Rossmoyne and Mansfield Streets (29 Rossmoyne Street)
- Jones Reserve between Rossmoyne and Gooch Streets (19 Gooch Street)
- Harry Reserve between Gooch and Raleigh Streets (12 Gooch Street)
- McDonald Reserve - 2A Raleigh and 1 Clarendon Streets.

Originally drainage reserves dating from the early twentieth century, the parks are simple in plan and design. Together they create a stepped linear reserve, intersected by the perpendicular streets that the reserve connects. Planting is simple comprising lawn and rows/avenues of mature Canary Island Palms (*Phoenix canariensis*).

Roberts, Olver, and Jones Reserves comprise a central pathway, running north-south, with a row of Canary Island palms along both sides. Roberts Reserves differs from Jones and Olver Reserves in that it is only as deep as the residential lots along Flinders Street, with a narrow pedestrian right-of-way linkage the reserve (and Flinders Street) to Mansfield Street (between Nos 19 and 21 Mansfield Street).

Harry Reserve has more recent landscaping including a serpentine brick-paved pathway and garden beds and a more diverse collection of plantings.

Within Jones and Harry Reserves are located a 2003 public art installation, commissioned as part of Darebin's 2003 Art in Public Places programme. The work is a sculpture by Simon Normand and is titled 'Sailing down the Steps', in the form of sunken boats. It is made of steel, copper, stainless steel, glass mosaic, and cement. There are two pieces to the work; one is located in Jones Reserve, the other within Harry Reserve. These reserves also include smaller associated pieces of public art; cement and glass mosaic discs embedded in the ground.

'Sailing down the Steps' symbolises the diverse waves of people coming to Thornbury, who now consider Thornbury home, and the subsequent layers of cultural change and complexity. The idea is that the boats visually transform the park into a river - an interesting feature as both parks are an overflow path for the drains during floods.  
(<http://www.darebin.vic.gov.au>)

As well, the work symbolises links between past and present indigenous communities, the endangered natural flora of the local area, the Darebin and Merri creeks, and the layers of cultural change and complexity. The artist was assisted by the pupils of the Wales Street Primary School in the works.

McDonald Reserve combines a carpark and toilets and other Council facilities, servicing the suburban shopping centre on the south side of Clarendon Street and shops along High Street it sits to the rear of.

Planting in the Reserves is as follows:

Roberts Reserve - an avenue of paired mature Canary Island Palms; 3 along the east side and 3 along the west side.

Olver Reserve - an avenue of paired mature Canary Island Palms; 6 along the east side and five with space for a sixth along the west. Within the park are also located one modern park bench and simple pole lighting.

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Jones Reserve - an avenue of paired mature Canary Island Palms; 5 along the east side and 5 along the west side.

Harry Reserve - comprises greater variety of tree species and less formal layout and planting design. Trees include elms (3), ash, pin oaks (2), acacias.

McDonald Reserve - a pathway and garden bedding along the west boundary of the reserve, edged in volcanic rock. It includes one Canary Island Palm.

Low pipe rail fences define the street boundaries of each reserve. Other recent features include park benches and simple lighting. Remnants of volcanic rock edging remain along the Flinders Street boundary of Roberts Reserve.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric and uses which contribute to the historic appearance and significance of The Steps Reserves.
- . To ensure that mature significant trees survive in good condition according to their normally expected lifespan.

### Policy Basis

This place is one of a group of early parks and reserves created in the south of Darebin between 1907 and 1933. It is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The park is relatively intact and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric and use for passive recreation and pedestrian thoroughfare.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the place, or
- it will upgrade the place to meet contemporary standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

In order to conserve the heritage significance of the plantings, it is policy to:

- . Undertake regular maintenance including monitoring condition, pruning, pest and disease and weed management.
- . Undertake incidental replacement of individual dead, dying or dangerous specimens and develop a strategy for major cyclical replacement. When trees are replaced the process should be documented (photographs and written record before, during & after) for future record.
- . Maintain the integrity of significant plantings by:
  - replacing trees 'like with like' species unless an alternative planting scheme has been devised in accordance with an approved management plan.
  - removing inappropriate or historically inaccurate species.
- . Ensure that any future development or changes in immediate environmental conditions, adjacent to the trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- . Remove weed vegetation species.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional

## **Comparative Analysis**



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A series of small pocket parks that became known as reserves by 1930. The Steps Reserves, Thornbury, form part of a small group of parks either intentionally set aside as parkland in the early twentieth century as a result of a 1906 Council resolution to 'secure such places in the interests of the health and recreation of present and future Northcote citizens', or later listed as such. Batman and Pender's Park were the earliest, acquired in 1907. Between 1907 and 1933, a considerable sum was spent by Council acquiring further land for parks that included Johnson Park in Bastings Street, Merri Park in St Georges Road, and Mayer Park in Leinster Grove. A number of drainage reserves were acquired by Northcote Council in the 1920s and 1930s. Places like The Steps reserves were subsequently listed as reserves and later developed. Like many of the parks in Darebin, including Pender's Park, Thornbury, the Canary Island Palms were planted on or moved to the site after 1945.

*Sailing down the steps*, 2003, is a work by Simon Normand, commissioned by the City of Darebin and located within 'The Steps' reserve in Thornbury, as part of the 2002 Art in Public Places program. The Art in Public Places program is a local government public art initiative, that commenced in Darebin in 1996.

The majority of sculptures and public art installations in Darebin were commissioned, created and installed from the last decade of the 20th century. Other comparable examples of public art include the 1973 commissioned Untitled 8/73\*, a relatively early example which heralds the beginnings of the placement of public art in the community in Darebin. Untitled 8/73 was a piece of abstract Australian art, in the classical formalist style, and in this way unusual within the context of Darebin. 'Sailing down the Steps' like other installations, which are often developed in consultation with the community, and refer to Darebin's cultural diversity, and natural and cultural history. Comparable examples include Well Place Preston, 2004, on Gower Street, Preston, Source, at Bundoora Park, Reconciliation Fountain at 1 Rossmoyne Street Thornbury.

\*This place has also been assessed by this Study and is proposed for inclusion in the HO.

## Statement of Significance

### *What is significant?*

'The Steps' Reserves, a series of small reserves running between Flinders and Clarendon Streets, Thornbury, to the east of High Street. Each reserve was set aside in 1909 as what appeared to be drainage reserves along a series of four small laneways running between Clarendon and Mansfield Streets in Thornbury. By 1930, these reserves were listed in the Sands & McDougall Directory as Public Reserves and the Canary Island Palms were planted by c.1945. In the tradition of Northcote Council of naming their parks in honour of Councillors, particularly Mayors, Olver Reserve was named after William Olver, Mayor of Northcote in 1931-32. The following elements contribute to the significance of the place:

- the land forming the reserves
- the pedestrian thoroughfare from Flinders to Clarendon Streets
- the mature Canary Island Palms within Jones, Olver, and Roberts Reserves; and
- remnant early landscaping materials including lava rock edging

Other street furniture, landscaping, paths, fencing, etc are not significant

### *How is it significant?*

The Steps Reserves between Flinders and Clarendon Streets, Thornbury are of local historic and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, 'The Steps' Reserves are significant for the evidence they provide of Northcote Council's objectives arising

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out of a 1906 resolution to 'secure such places in the interests of the health and recreation of present and future Northcote citizens', which they did between 1907 and 1933. While initially set aside as drainage reserves, a number of which were acquired by Northcote Council in the 1920s and 30s, they were listed as public reserves by 1930. (AHC criterion A.4)

The mature Canary Island Palms have aesthetic significance as a notable group planting within a parkland in Darebin. (AHC criterion E.1)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

'The Steps' Reserves are considered to meet criterion A.4 for the evidence they provide of Northcote Council's objectives arising out of a 1906 resolution to provide land for public pleasure and recreation, which they did between 1907 and 1933. While potentially initially set aside as drainage reserves, a number of which were acquired by Northcote Council in the 1920s and 30s, they were listed as public reserves by 1930.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The Steps Reserves are not considered to meet this criterion.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The Steps Reserves are not considered to meet this criterion.

However, the installation 'Sailing down the steps' within two of the Steps Reserves is of interest as a representative example of the type of public art commissioned in Darebin in the late twentieth and early twenty-first century, and which were developed in consultation with the community, and refer to Darebin's cultural diversity, and natural and cultural history.

#### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The Steps Reserves are not considered to meet this criterion. They are of interest, however, for the association of Olver Reserve with William Olver, Mayor of Northcote in 1931-32 after whom the park is named.

### Aesthetic

#### *RNE Criterion E.1*

# HERITAGE CITATION REPORT

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*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

*RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Not applicable.

## **Social**

*RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

## **Recommendations 2011**

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

Yes

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

None Specified

**Aboriginal Heritage Place**

No

## **Other Recommendations**

It is recommended that 'The Steps' comprising several reserves in Thornbury be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the reserves as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	UFS DISPENSARY (FORMER)	
<b>Address</b>	2 Gooch Street THORNBURY	<b>Significance Level</b> Local
<b>Place Type</b>	Other - Retail & Wholesale	
<b>Citation Date</b>	2011	



**Recommended Heritage Protection** VHR No HI No PS Yes

**Architectural Style** Interwar Period (c.1919-c.1940)  
Free Classical

## History and Historical Context

### Thematic context

- . Theme 4 Developing Darebin's Economies; Sub-theme 4.6 Retailing, hospitality and entertainment
- . Theme 7 Community and Culture; Sub-theme 7.4 Providing Health and Welfare Services

### History of Thornbury

Much of Darebin's land was subdivided and offered for sale during Melbourne's land boom of the 1880s and early 1890s. One of Darebin's - and Melbourne's - biggest land developers was C.H. James, who subdivided huge areas of the Northcote municipality. One of James' large boom-time subdivisions was Rossmoyne Park, which extended from High Street, Thornbury to the Darebin Creek, and included Mansfield, Rossmoyne, Gooch and Raleigh Streets. By 1885 much

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of this estate had been sold (Lemon, 1983:87 & 91-2); however residential settlement in Thornbury remained sparse until the turn of the century.

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a residential suburb.

Thornbury also experienced the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops created in the earlier bursts of commercial development. In the years following the Second World War the few remaining parts of Thornbury, such as the former Croxton Racecourse, now Bird and Bradley Avenues, were developed for housing.

## Contextual history of friendly societies

In the absence of state welfare, friendly societies provided a system of self-help and mutual support amongst working people in the nineteenth and early twentieth centuries. Essentially they were health insurance funds that paid for medical expenses and sickness benefits to their members, who made regular contributions. Friendly societies provided medicines, usually through agreements with local chemists at first. However problems with adulterated drugs being supplied and excessive costs being charged by some chemists, led to friendly societies establishing their own dispensaries. They employed qualified dispensers and operated on a not for profit basis. The network of dispensaries in Victoria expanded in the 1920s and 30s (Green, 1984:141-4).

Darebin had a full complement of friendly societies, including Rechabites, Australian Natives Association, Oddfellows, Foresters and Druids. Preston United Friendly Societies' Dispensary commenced in High Street in 1926.

## History of UFS Dispensary, Thornbury

As noted above, Thornbury developed during the 1920s when commercial development began extending along High Street from Northcote to Thornbury in the years after the First World War. Just around the corner from High Street in Gooch Street, the United Friendly Societies (UFS) Dispensary was first listed in the Sands & McDougall Directory in 1923. By 1948 the listing was UFS Dispensary and Wencliff Hall, but the Dispensary was listed for the last time in 1957. In 1958 it was only Wencliff Hall, and by 1960 Wencliff Catering occupied the site. This became Camellia Catering Service in the mid 1960s, and was still the occupant in 1974.

## References

### Primary sources

Sands & McDougall Directories, as cited

### Secondary sources

Darebin Historical Encyclopedia

Green, David, & Cromwell, Lawrence, *Mutual Aid or Welfare State; Australia's Friendly Societies*, North Sydney, 1984

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983

## Description

## Physical Description

The former UFS Dispensary at 2 Gooch Street, Thornbury is a double-storey brick hall designed in a Free Classical style. It has a shallow set back from its Gooch Street boundary, behind a garden, and a ROW forms its west boundary. The ground floor of its street facing (north) elevation has been altered unsympathetically and is faced with a brown concrete block/brickwork and it has a cantilevered awning above the two pairs of entrance doors to the complex. The upper part of the facade is relatively intact, although its brickwork has been painted. This upper part of the facade has a central portion that has Ionic-inspired pilasters that form bays with double-hung sash windows with multi-paned upper sashes. These are flanked by slightly projecting bays at each end of the building, which have pairs of double-hung sash windows with multi-paned upper sashes. The building has a high parapet, which is relatively plain. A cornice extends across the facade above the windows and returns along part of the side elevation which steps up to a central arched feature and then down along a steep angled parapet wall. Remnant electric signage is fixed to the upper part of the north elevation at its west end.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Free Classical-style appearance of the building.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This former UFS Dispensary is a surviving example of a UFS dispensary, meeting rooms and hall, and it should be retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. Parts of the building are relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Gooch Street. Mitigating the impact of unsympathetic additions should be encouraged as part of any future works.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

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- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

The following specific conservation actions are recommended, should the opportunity arise:

. Reinstatement of original ground floor facade based on historic evidence.

. Remove paintwork on all elevations

. Remove remnant electric signage

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

The former UFS Dispensary at 2 Gooch Street, Thornbury is among a small number of surviving former friendly society dispensaries, meeting rooms and halls in Darebin. The Preston UFS Dispensary in High Street has been demolished, while a small Dispensary survives in High Street, Reservoir. In terms of its design and integrity it compares with other halls and reception centres in Darebin. Comparative examples identified by this Study and also recommended for inclusion in the Heritage Overlay include The Austral at 415-419 High Street, Northcote. This is of a similar date and scale, but has no known associations with friendly societies.

## **Statement of Significance**

*What is significant?*

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The former United Friendly Societies (UFS) Dispensary at 2 Gooch Street, Thornbury constructed c.1923 is significant. The building was originally one of several friendly society buildings in Darebin used for the dispensing of medicines, meetings and other events, but is now one of the few surviving examples. It is a double-storey brick hall designed in a Free Classical style. It has a shallow set back from its Gooch Street boundary, behind a garden, and a ROW forms its west boundary. The upper part of the facade is relatively intact, although its brickwork has been painted. This upper part of the facade has a central portion that has Ionic-inspired pilasters that form bays with double-hung sash windows with multi-paned upper sashes. These are flanked by slightly projecting bays at each end of the building, which have pairs of double-hung sash windows with multi-paned upper sashes. The building has a high parapet, which is relatively plain. A cornice extends across the facade above the windows and returns along part of the side elevation which steps up to a central arched feature and then down along a steep angled parapet wall.

Later alterations and additions including the Modernist front of the ground floor and the remnant electric signage are not significant.

## *How is it significant?*

The former UFS Dispensary at 2 Gooch Street, Thornbury is of local historic, architectural and social significance to Darebin City.

## *Why is it significant?*

Historically, the former UFS Dispensary is significant as evidence of the activities of friendly societies in Darebin and illustrates the expansion that occurred in the 1920s century, which in a local context was a response to the suburban growth of Thornbury. It is also significant as a representative example of friendly society's dispensary, meeting rooms and hall from the early twentieth century. The significance of the place is enhanced by its rarity value as one of the few UFS dispensaries to survive. (AHC criteria A.4, B.2, D.2, H.1)

The former UFS Dispensary is architecturally significant as a representative and relatively intact example of a friendly society's dispensary, meeting rooms and hall from the early twentieth century, designed in a Free Classical style (AHC criterion D.2)

Socially, the UFS Dispensary is significant to Darebin as a place known, used and valued by the local community (AHC criterion G.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The former UFS Dispensary is considered to meet Criterion A.4 as a building that illustrates the expansion in the number of dispensaries during the inter-war period, and also the suburban development of Thornbury at that time.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The former UFS Dispensary is considered to meet Criterion B.2 as it is a rare surviving example within Darebin of a friendly society's dispensary, meeting rooms and hall from the early twentieth century.



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## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The former UFS Dispensary is considered to meet Criterion D.2 as it is a representative example of an early twentieth century friendly society building with a dispensary, meeting rooms and hall, and later used as a reception centre for broader community and private functions.

The former UFS Dispensary is also considered to meet Criterion D.2 as a relatively intact example of a friendly society's dispensary, meeting rooms and hall from the early twentieth century, which has been designed in a Free Classical-style.

## *RNE Criterion H.1*

*Importance for close associations with individuals or organizations whose activities have been significant within the history of the nation, State, or region.*

The former UFS Dispensary is considered to meet Criterion H.1 for its associations with the United Friendly Societies, one of several friendly societies that operated in Darebin in the nineteenth and twentieth centuries and who played an important role in the provision of health care services prior to Government assistance. These organizations paid for medical expenses and sickness benefits to their members, who made regular contributions, and established their own dispensaries which employed qualified dispensers and operated on a not for profit basis.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The former UFS Dispensary is considered to meet Criterion G.1 as it is known, used and valued by the people of Darebin as a venue for entertainment and community events.

## **Recommendations 2011**

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

-

**Aboriginal Heritage Place**

No

## **Other Recommendations**

It is recommended that the former UFS Dispensary at 2 Gooch Street, Thornbury be added as an individual place to the

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Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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**Name** SALVATION ARMY HALL AND SUNDAY SCHOOL  
**Address** 710 HIGH STREET, THORNBURY  
**Place Type** Chapel, Church Hall  
**Citation Date** 2011



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**Recommended  
Heritage Protection**      **VHR - HI - PS** Yes

**Architectural Style**      Federation/Edwardian Period  
(1902-c.1918) Free Classical

**Maker / Builder**      Unknown

## History and Historical Context

### Thematic context

Theme: 2. Peopling Darebin ; Sub-theme: 2.2 Post Second World War Immigrants

Theme: 7. Community and Culture; Sub-theme: 7.1 Worshipping, 7.2 Educating

### History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a residential suburb.

Thornbury also experienced the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops created in the earlier bursts of commercial development. In the years following the Second World War the few remaining parts of Thornbury, such as the former Croxton Racecourse, now Bird and Bradley Avenues, were developed for housing.

### Contextual history of the Salvation Army

The Salvation Army began in England in 1868 and was introduced to South Australia in 1880. It began in Melbourne in 1882 and Darebin's first Salvation Army Corps commenced in Preston in 1885 (Lewis, 1991:12).

The Salvation Army was a small denomination of British Protestantism that was transformed in 1878 under the autocratic rule of William Booth as General Superintendent. It soon abandoned the observance of the two sacraments of baptism and Holy Communion because, according to Booth, it determined 'not to be a church'. Nevertheless it is identified as a separate Christian denomination (Lewis, 1991:12).

As noted by Coleman (1996:4) the Salvation Army has always been prominent in its role in the provision of welfare and in poorer suburbs was often the primary provider of relief. Coleman notes that:

"The beliefs of the Salvation Army, and the efforts of its members to provide shelter and food for the needy, earned the Army a respected position in the community".

The Salvation Army underwent a significant period of growth in the early decades of the twentieth century under the leadership of James Hay, who in 1909 became head of the Army in Australia. The Salvation Army began a campaign of land-buying and building and was able to buy several prime sites, usually in prominent main street locations, which 'gave immediacy to their work' within communities. The citadels established during this time included High Street, Thornbury (1914), Sydney Road, Coburg (1918) and Drummond Street, Carlton (Coleman, 1996:4, 7).

## History of Salvation Army Citadel, 710 High Street, Thornbury

The site of the Thornbury Corps was part of Rossmoyne Park, a boom-time estate developed by one of Darebin's - and Melbourne's - biggest land developers, C.H. James. The estate extended from High Street, Thornbury to the Darebin Creek, and included Mansfield, Rossmoyne, Gooch and Raleigh Streets. By 1885 much of this estate had been sold (Lemon, 1983:87 & 91-2), but settlement in Thornbury was still fairly scattered prior to the First World War.

The Thornbury Salvation Army Corps commenced in 1913, with the opening of the brick Citadel on the corner of High and Gooch Streets the following year. The building seated 250 people. A brick Sunday School building was added a few years later, and a further addition of a Primary section was later made. The Thornbury Corps formed outposts at Wilmoth Street, Thornbury and also Newcastle Street and Mitchell Street in Preston (*Leader* Jubilee Issue, 19 May, 1933, p.11).

After the Wilmoth Street complex was put up for sale in 1991 (*Age*, 7 March 1991, p.21), the Thornbury Corps concentrated its activities at High Street. In the 1990s The High Street Citadel hosted services for Lebanese Muslims, who later moved to their own Social Centre in Thornbury ([www.decc.org.au](http://www.decc.org.au)).

## References

Sands & McDougall Directory

*The Leader*

City of Darebin, Interfaith Consultation Report: Findings and Recommendations, 2005

Ian & Roslyn Coleman Conservation Consultants et al, *Twentieth century churches in Victoria. A study for the Historic Buildings Council*, Historic Buildings Council, January 1996

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983

Lewis, Miles, *Victorian churches. Their origins, their story and their architecture.*, National Trust of Australia (Victoria), Melbourne, 1991

[www.decc.org.au/twentythree.htm](http://www.decc.org.au/twentythree.htm)

[www.salvationarmy.org.au/preston](http://www.salvationarmy.org.au/preston)

## Description

### Physical Description

A complex of Salvation Army buildings at the northeast corner of High Street and Gooch Street in Thornbury. The citadel is set back a short distance from the High Street boundary, and it is designed in a Free Classical-style. The west (High Street) elevation is divided into three bays by pilasters. Towards the top of the central bay is a Salvation Army insignia with a crown and the words *Blood and Fire*. Below this insignia is a pressed cement shield with the words *The Salvation Army Hall 1914*. Below this shield is the hall's former entrance, which has an arch with a vermiculated moulding around its intrados. The bays that flank the central bay have arched windows, also with a vermiculated moulding. There is a marble stone below each of these windows. One stone has an inscription that reads:

*This building was opened to the Glory of God and for the Salvation of the People by Commissioner James Hay. March 14th 1914. Wm Bramwell Booth General.*

The lower part of the arched entrance has been bricked up with a brown coloured bricks - this alteration was probably carried out in association with the construction of a new brick front entrance to the Sunday School (see below). To the rear of the citadel is a later brick addition, which is sympathetic, that connects the Citadel to the gabled weatherboard hall at the rear (this is possibly the 'Primary' building built a few years after the brick Sunday School), which is built to the street boundary and has multi-paned double hung sash windows.

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The Sunday School is to the north of the Citadel. The facade has been almost completely obscured by the brick Modernist addition to the front. Part of the original parapet can be seen from High Street, which suggests that the building was originally constructed in a similar, Free-Classical style to the Citadel.

## Conservation Policy

### Objectives

- . To conserve the surviving early twentieth century fabric that contributes to the appearance of the building when viewed from High Street and Gooch Street.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is a surviving example of an early twentieth century ecclesiastical building and should be retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The Citadel is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from both High Street and Gooch Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

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- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

. Reinstatement of original front entrance of Citadel based on historic or physical evidence.

. Remove Modernist building to the north of the hall that conceals views of the former Sunday School and restore/reconstruct original appearance, as appropriate, on the basis of historic or physical evidence.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This Salvation Army Hall is among a number of early twentieth century ecclesiastical buildings in Darebin. According to Lewis (1991:12) the Salvation Army 'carried the military metaphor over into the buildings they erected as their headquarter and meeting places'. This was reflected in early buildings designed and built for them such as the Training Garrison complex erected in 1901 in East Melbourne. The Free Classical style was also adopted for their other hall in David Street, Preston.

The Free Classical-style was little used for churches in other denominations that are predominantly designed in a Gothic Revival style. In terms of its design and integrity it compares with the Northcote Baptist Church at 540-2 High Street, Northcote, which was also designed in a Free Classical-style and is of the same period, but more intact.

## Statement of Significance

*What is significant?*

The Thornbury Salvation Army Corps complex at 710 High Street (corner of Gooch Street) comprises the brick Citadel constructed in 1914, the adjacent brick Sunday School constructed a few years later, and a gabled weatherboard hall at the rear. The Citadel is set back a short distance from the High Street boundary, and it is designed in a Free Classical-style. The west (High Street) elevation is divided into three bays by pilasters. Towards the top of the central bay is a Salvation Army insignia with a crown and the words *Blood and Fire*. The bays that flank the central bay have arched windows, also with a vermiculated moulding. There is a marble stone below each of these windows. Below the insignia in the central bay is a pressed cement shield with the words *The Salvation Army Hall 1914*. Below this shield is the

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Citadel's former entrance, which has an arch with a vermiculated moulding around its intrados. The lower part of the arch has been unsympathetically bricked up with brown coloured bricks. The upper parapet of the Sunday School remains intact and can still be seen from High Street.

The Modernist alterations to the front of the Citadel, the Modernist building to the north of the Salvation Army Hall and other post-World War Two alterations and/or additions are not significant

## *How is it significant?*

The Thornbury Salvation Army Corps complex at 710 High Street, Thornbury is of local historic, architectural and social significance to Darebin City.

## *Why is it significant?*

Historically, the complex provides evidence of the importance of the Salvation Army as a community organisation in the twentieth century and illustrates an important period of expansion of the Army in Melbourne during the early twentieth century. This complex is significant as it provided the base for the establishment of the Army's activities in Thornbury and enabled its expansion into surrounding areas. It is also significant as an illustration of the suburban development of Thornbury in the early twentieth century. (AHC criteria A.4, D.2)

The Salvation Army Hall at 710 High Street, Thornbury is architecturally significant as a relatively intact example of a suburban temple designed in a Free-Classical-style, a style relatively uncommon in metropolitan Melbourne, where Gothic Revival was typically the preferred style for churches up to the mid-twentieth century. The use of the Free Classical style reflects the independent philosophy of smaller denominations such as the Salvation Army, which saw itself as 'not a church'. It is a good representative example of the complexes constructed by the Army in prominent 'high street' locations during the early twentieth century. (AHC criterion D.2)

Socially, it is significant as a church complex that is known, used and valued by the people of Darebin. The evangelistic and social welfare work of the Army was of great importance, particularly to working class people, in the twentieth century. (AHC criterion G.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The Salvation Army Hall at 710 High Street, Thornbury is considered to meet Criterion A.4 as it illustrates the importance of the Salvation Army as community organisation in the early twentieth century. This temple is significant as it provided the base for the establishment of the Army's activities in Thornbury and enabled its expansion into surrounding areas. It is also significant as an illustration of the suburban development of Thornbury in the early twentieth century.

#### *RNE Criterion D.2*

The Salvation Army Hall at 710 High Street, Thornbury is considered to meet Criterion D.2 as it is a representative example of a suburban temple erected in Melbourne during the early twentieth century.

The Salvation Army Hall at 710 High Street, Thornbury is considered to meet Criterion D.2 as relatively intact example of a suburban temple designed in a Free-Classical-style, a style relatively uncommon in metropolitan Melbourne, where



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Gothic Revival was typically the preferred style for churches up to the mid-twentieth century. The use of the Free Classical style reflects the independent philosophy of smaller denominations such as the Salvation Army, which saw itself as 'not a church'.

## Social

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

The Salvation Army Hall at 710 High Street, Thornbury is considered to meet Criterion G.1 as it is a building that is known, used and valued by the community of Darebin. The evangelistic work of the Army was of great importance, particularly to working class people, in the twentieth century.

## Recommendations 2011

### External Paint Controls

Yes

### Internal Alteration Controls

No

### Tree Controls

No

### Fences & Outbuildings

No

### Prohibited Uses May Be Permitted

No

### Incorporated Plan

-

### Aboriginal Heritage Place

No

## Other Recommendations

It is recommended that the Salvation Army Hall and the former Sunday School are added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

## HERITAGE CITATION REPORT

<b>Name</b>	SHOPS	
<b>Address</b>	735 & 737 HIGH STREET, THORNBURY	<b>Significance Level</b> Local
<b>Place Type</b>	Shop	
<b>Citation Date</b>	2011	



**Recommended** VHR - HI - PS Yes  
**Heritage Protection**

**Architectural Style** Federation/Edwardian Period  
 (1902-c.1918) Art-Nouveau

## History and Historical Context

### History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the cable tram system along High Street to the Preston border at Dundas Street, also encouraged a little suburban development during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a suburb.

The key phase of suburban development for Thornbury was, like Preston, during the post-war boom of the 1920s, when

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the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops created in the earlier bursts of commercial development. This development was associated with the electrification in 1921 of the Whittlesea Railway as far as Reservoir and new electric tram routes along St George's Road. In the years following the Second World War the few remaining parts of Thornbury, such as the former Croxton Racecourse, now Bird and Bradley Avenues, were developed for housing.

## Place history

These shops were constructed c.1906 for Samuel Millson, who also constructed another row of three shops further to the south in High Street at the same time (Two of these shops survive at No.711 & 715 - refer to separate place record). The shops appear (then numbered as 545 & 547) in the MMBW Detail Plan No.2091, dated 1909.

## Sources

Andrew Ward & Associates, *Darebin Heritage Review*, 2000, Place record no.336

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental history*, 2008

MMBW Detail Plan No.2091, viewed online on 30 November 2009 at [http://www.slv.vic.gov.au/cgi-bin/map\\_item.pl](http://www.slv.vic.gov.au/cgi-bin/map_item.pl)

## Relevant Historical Australian Themes

### 4. Developing Darebin's economies

4.6 Retailing

### 5. Building suburban Darebin

5.3 Developing the suburban ideal

## Description

### Physical Description

This is a pair of Edwardian era shops, which have notable Art Nouveau detailing to the upper parapet. The parapets of the two shops are defined by tall capped pilasters at either end and between the two shops. Both shops have centrally placed scrollwork detailing above a projecting cornice and string course, which frames a horizontal panel of smooth render across the upper part of the parapet.

The larger of the two shops, No.735, is further subdivided by four smaller pilasters with decorative capitals, which frame a half-moon window above the awning. Set above the window and below the string course is unusual Art Nouveau foliated ornamentation in cast cement. The smaller of the two shops has similar ornamentation set within two pilasters.

The upper facades are in good condition and have a relatively high degree of external integrity. The awnings and shopfronts have been replaced.

## Recommended Management

### Policy basis

These are fine examples of early twentieth century shops, which are notable for the Art Nouveau decoration to the upper facade. The shopfronts and canopy have been altered and restoration or reconstruction of more appropriate elements would reveal the significance of the place.

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## Objectives

To conserve the Art Nouveau form and detailing to upper facade/parapet of the shops

To reveal the significance of the place by encouraging the restoration or reconstruction of shopfronts and canopy of the basis of historic evidence.

## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

- Restoration or reconstruction of shopfronts or canopy on the basis of historic evidence.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the

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significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This is one of only two known examples within Darebin of this type of decorative treatment used for retail premises. The design of the pilasters and the detailing is similar in appearance to the contemporary shops at 711 & 715 High Street, which suggest they were the work of the same designer/builder. Ward (2000) when speaking about the other shops notes that:

*Whilst being expressive of the new age, the spandrels appear also to have their roots in contemporary American work including that of the celebrated architect Louis H. Sullivan. Locally, this ornamentation compares with examples at the Glenferrie Market Buildings, Glenferrie Road, Hawthorn; 82 Elizabeth Street, Melbourne (Nahum Barnet 1914) and Flinders Street station (J.W. Fawcett and H.P.C. Ashworth, Victorian Railways Department). Whilst being expressive of the new age, the spandrels appear also to have their roots in contemporary American work including that of the celebrated architect Louis H. Sullivan. Locally, this ornamentation compares with examples at the Glenferrie Market Buildings, Glenferrie Road, Hawthorn; 82 Elizabeth Street, Melbourne (Nahum Barnet 1914) and Flinders Street station (J.W. Fawcett and H.P.C. Ashworth, Victorian Railways Department (1901-1911).*

## Statement of Significance

*What is significant?*

The shops at 735 and 737 High Street, Thornbury. The original design and detailing to the upper facade and parapet contributes to the significance of the place. The awning and shopfronts are not significant.

*How is it significant?*

The shops at 735 and 737 High Street, Thornbury are of local architectural and aesthetic significance to Darebin City.

*Why is it significant?*

The shops are architecturally and aesthetically significant as fine examples of early twentieth century retail architecture, which are notable for the extravagant Art Nouveau detailing to the parapet. (Criteria D & F)

## Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

-

**Aboriginal Heritage Place**

No

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## Other Recommendations

It is recommended that the shops at 735 & 737 High Street, Thornbury be added to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the properties as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	COLLINS CORNER	
<b>Address</b>	774 HIGH STREET, THORNBURY	<b>Significance Level</b> Local
<b>Place Type</b>	Shop	
<b>Citation Date</b>	2011	



# HERITAGE CITATION REPORT

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**Recommended**      **VHR - HI - PS** Yes  
**Heritage Protection**

**Architectural Style**      Postwar Period (1945-1965)

## History and Historical Context

### Thematic context

Theme: 4. Developing Darebin's Economies; Sub-theme: 4.6 Retailing, hospitality and entertainment

### History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a residential suburb.

Thornbury also experienced the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops created in the earlier bursts of commercial development. By the end of the decade it rivalled Smith Street in Collingwood as one of the major shopping centres serving the northern suburbs of Melbourne.

### Place history

Although much of the High Street Thornbury shopping strip was filled up by 1920, the block between Flinders and Penders Streets was slow to develop. The site on the corner of Collins and High Street was vacant in 1909. The first listing of 772 High Street was in the Sands & McDougall Directory of 1929, when it was occupied by H. Collin & Son, optician. It probably is a coincidence that the firm bore a similar name to the street, as Collins Street was named more than two decades before the firm opened at 'Collins Corner'. H. Collin & Son were at 772 High Street until the early 1950s.

In 1951 the present building at No.774 High Street was listed for the first time. It was occupied by N. Thompson & Co, engineers. By 1955 H. Collin & Son had moved across Collins Street to the new building at No.774. The building also housed G.F. Higham & Co, accountants, Home, Wilkinson and Lowry, solicitors as well as N. Thompson & Co.

The same firm of engineers was still at 'Collins Corner' in 1974, as was the optician's practice, now called Collin & Penry. In 2008, the ground floor is still used by an Optician, Collin & Kirk.

## References

### Primary sources

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan 2434, dated 1909  
Sands & McDougall Directory

### Secondary sources

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983



## Description

### Physical Description

Collins Corner comprises a two-storey Moderne brick commercial/retail building on the northeast corner of Collins and High Streets, Thornbury and a rendered single-storey industrial wing extending along the Collins Street frontage. On the building's ground floor facing High Street it has elements of the original shopfronts including the entry doors and a what appears to be the original curved cantilevered awning with a very thin profile. The upper level has metal frame windows with horizontal banding set in a liver brick band that extends across the upper level of both facades. A hood projects above these upper level windows and there is signage that reads *Collins Corner*. The parapet of the building is relatively plain except for a liver brick capping. The single storey section of the building appears to have been painted or rendered. It has large square metal-framed windows and a recessed doorway. There is a stepped parapet in the east end elevation with early painted signage 'Radiator Repairers'.

The building is in good condition and the front two storey section has a relatively high degree of external integrity. The rear single storey section has a moderate level of integrity.

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the Moderne appearance of the building when viewed from High and Collins Streets.

### Policy Basis

This place is a surviving example of a mid twentieth century Moderne commercial/retail building and should be retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The building is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from High and Collins Streets.

### Guidelines (General)

In order to conserve the heritage significance of this place, it is policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

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- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This is a post-WWII example of the Moderne style, which has some of the self conscious styling of the art deco period of the 1930s. The use of the curved wall, flat cantilevered awnings and the strong horizontal lines emphasized by the window treatment is typical of the style. 'Collins Corner' is one of the best examples of mid-twentieth century Moderne commercial buildings identified by this Study. It is notable for its relatively high level of external integrity and corner siting, which displays its elements to best advantage.

## **Statement of Significance**

*What is significant?*

*Collins Corner*, a c.1950 Moderne commercial building on the northeast corner of High Street and Collins Street, is significant. It retains many notable original elements including its early shopfront detailing, distinctive curved hood above the first floor metal-framed windows, the curved cantilevered awning with the name of the building in raised letters, and steel frame windows with horizontal bands set in a liver brick band.

The single storey wing to the rear and non-original alterations and/or additions are not significant.

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## *How is it significant?*

*Collins Corner* at 774 High Street, Thornbury is of local architectural significance to Darebin City.

## *Why is it significant?*

It is architecturally significant as a good example of mid-twentieth century Modernist commercial architecture in Darebin, which retains many distinct original elements including its distinctive curved hood above the first floor windows, the curved cantilevered awning, and steel frame windows set in a liver brick band. (AHC criterion D.2)

## **Assessment Against Criteria**

### **Aesthetic**

#### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

'Collins Corner' is considered to meet Criterion F.1 as a relatively intact and fine example of a mid-twentieth century Modernist commercial building in Darebin. Its distinctive curved hood above the first floor windows, the curved cantilevered awning, and steel frame windows set in a liver brick band are notable elements on the building.

## **Recommendations 2011**

### **External Paint Controls**

No

### **Internal Alteration Controls**

No

### **Tree Controls**

No

### **Fences & Outbuildings**

No

### **Prohibited Uses May Be Permitted**

No

### **Incorporated Plan**

-

### **Aboriginal Heritage Place**

No

## **Other Recommendations**

It is recommended that Collins Corner at 774 High Street, Thornbury is added to the Heritage Overlay of the Darebin Planning Scheme either individually or as part of the High Street Thornbury precinct. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	DRIVE-IN SERVICE STATION	
<b>Address</b>	802 HIGH STREET, THORNBURY	<b>Significance Level</b> Local
<b>Place Type</b>	Petrol Station/Service Station	
<b>Citation Date</b>	2011	



<b>Recommended Heritage Protection</b>	VHR - HI No PS Yes	
	<b>Architectural Style</b>	Interwar Period (c.1919-c.1940)
<b>Maker / Builder</b>	No information held	

## History and Historical Context

### Thematic context

- . Theme: 4. Developing Darebin's Economies. Sub-theme: 4.6 Retailing, hospitality and entertainment
- . Theme: 5. Building suburban Darebin; Sub-theme: 5.5 Developing the suburban ideal

### Contextual history of service stations in Victoria

Advances in car technology led to a massive growth in car ownership during the inter-war period in Australia. Between 1921 and 1930 the number of registrations increased from 99,270 to 571,471 (Catrice & Summerton, 1997:11). As car ownership grew a specialised distribution system for fuel was developed to meet the needs of the increasing number of motorists (Catrice & Summerton, 1997:16).

The first commercial motor garages were established after 1903. Initially, they were used primarily for the storage and repair of motor vehicles, but later sold petrol, poured from tins into a gallon measure and then to the tank of the car. Concerns about safety led to the introduction of the Petroleum Act in 1912, which regulated the transport, storage and sale of petroleum products. Amongst other things the Act stipulated that no retailer could store more than 'six cases' (216 litres) of fuel without special facilities. This led to a significant increase in the number of specialist motor garages in Melbourne from 12 in 1910 to 76 in 1914 (Catrice & Summerton, 1997:16).

Pumps or 'bowsers' connected to a bulk storage tank were introduced in 1915 and by 1916 Melbourne City Council reported that most of the garages within their municipal boundary had converted to this system of storage. These pumps were initially installed inside garages, however, they were soon installed on the kerbside, a practice that was encouraged by major oil companies. The first kerbside pumps appeared in Melbourne in 1921 and soon spread to suburban areas and country towns. (Catrice & Summerton, 1997:17).

As car ownership increased the kerbside pumps became a safety concern for councils and restrictions on the location of pumps were introduced by the late 1920s (Catrice & Summerton, 1997:18). A Petrol Pumps Act introduced in 1928 gave the municipalities of Melbourne and Geelong the ability to regulate the installation and operation of kerbside pumps. Other councils such as Prahran introduced their own by-laws with similar controls. These regulations led to the development of 'drive-in' service stations. According to Catrice and Summerton (1997:26):

*"As a consequence of the Act, corner garages became standard, and not only did they provide better drive-in access, they maximised the visibility of the premises in an increasingly competitive market."*

Drive-in stations also provided new opportunities for 'one-stop service'. Tyres batteries and accessories were displayed alongside the pumps, and a range of services, including windshield cleaning and oil checks, were introduced to promote goodwill. The number of service stations more than trebled in the decade from 1919 to 1929 from 260 to 939 outlets, and by 1939 there were 1,336 across Victoria, leading to the observation that a 'saturation point' had been reached (Catrice & Summerton, 1997:19).

## **History of service station, 802 High Street, Thornbury**

Although much of the High Street Thornbury shopping strip was filled up by 1920, the block between Flinders and Penders streets was slow to develop. A 1909 MMBW map of the area shows the southern corner of Penders Street and High Street as vacant.

The exact date of the drive-in service station building on this site is not known, but the first listing of 802 High Street in the Sands & McDougall Directory was in 1920, when it was occupied by Tadich and Beck's Junction Garage. As noted above, 'drive-in' service stations of this type did not emerge until the late 1920s, so it is possible that the present building replaced an earlier kerbside style garage or was altered to provide drive-in facilities.

By 1950 the garage was run by Teunon Bros, motor engineers, who were still the occupants in 1974. It continues to be used as an Ampol service station today.

## **References**

### **Primary sources**

'Argus', 12 March 1936  
MMBE Detail Plan 2434, dated 1909  
Sands & McDougall Directory

### **Secondary sources**

Catrice Daniel & Summerton Michele, 'The motor garage and service station in Victoria. A survey', Melbourne:

# HERITAGE CITATION REPORT

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Dept. of Infrastructure, Heritage Victoria, 1997

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983

Lewis, Miles 'Australian Architectural Index', entries for City of Preston

## Description

### Physical Description

This two-storey Inter-war brick commercial building that incorporates a 'drive-in' service station on the ground floor. The ground floor elevation of the service station is very intact and retains early metal-framed windows (some with early painted advertising for 'BF Goodrich') and other detailing including tiling (now painted) and part of the original pressed metal underside of the awning survives on the Pender Street elevation. The rear of the garage containing the motor workshop is single-storey and extends along the Pender Street boundary. The upper level of the building has the ubiquitous stepped parapet commonly seen on early twentieth century buildings in High Street. In the centre bay there is a large arched window, which has been altered. The brickwork on the building has been painted.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the significance of the place when viewed from High Street or Penders Street.
- . To support the continuing use of the site as a service station.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This is the only example of an inter-war drive-in service station in Darebin. It is relatively intact externally and this contributes to its significance as does its continuing use as a service station. Changes to significant fabric may be considered if they will support the on-going viability of the use as a service station and motor garage.

### Guidelines

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

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. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

As noted in the history, drive-in service stations emerged in the late 1920s as a response to new regulations for the location of petrol pumps. According to Catrice and Summerton (1997:22)

*"Since the early motoring days the garage, followed by the service station has developed in a clearly defined architectural form in response to the increasing demands of our motorised culture. Initially the motor garage took the cumbersome shape and scale of blacksmith and coach building workshops. In the inter-war years garages became drive-in service stations and assumed civic and domestic styles that harmonised with the surrounding streetscape architecture."*

The drive-in service station at 802 High Street, Thornbury is a good representative of this type. The building has been designed in a manner that reflects the surrounding interwar architecture, and has been adapted to incorporate the drive-through garage element, which takes advantage of the corner site. It appears to be relatively intact and is in good condition.

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This is the only known surviving example of a 1920s drive-in service station on a corner site in Darebin - another example identified in 1997 by Catrice and Summerton at 162 Westgarth Street, Nortcote has since been demolished. It compares with the other known inter-war motor garage at 388 St Georges Road, which was constructed in 1920 and is an example of a kerbside garage, the type that pre-ceded the drive-in service stations that emerged later.

## Statement of Significance

### *What is significant?*

The phenomenal growth in car ownership in the inter-war period led to the proliferation of motor garages or services stations as they were later known throughout Victoria. Concerns about the safety of early kerbside petrol pumps led to the development by the late 1920s of 'drive-in' service stations, often on corner sites. The exact date of the drive-in service station at 802, High Street Thornbury is not known, but there has been a motor garage on this site since 1920. It is a two-storey Inter-war brick shop/commercial building that incorporates a 'drive-in' service station on the ground floor. The ground floor elevation of the service station retains early metal-framed windows (some with early painted advertising for 'BF Goodrich') and other detailing including tiling (now painted) and part of the original pressed metal underside of the awning survives on the Pender Street elevation. The rear of the garage containing the motor workshop is single-storey and extends along the Pender Street boundary. The upper level of the building has the ubiquitous stepped parapet commonly seen on early twentieth century buildings in High Street. In the centre bay there is a large arched window, which has been altered. The brickwork on the building has been painted.

Later alterations and/or additions are not significant.

### *How is it significant?*

The drive in service station at 802 High Street, Thornbury is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, the drive in service station at 802 High Street, Thornbury as a building that is associated with the phenomenal growth in motor car ownership and the development of associated facilities during the inter-war period. It is architecturally significant as a good representative example of an inter-war drive-in service station on a corner site. The significance of the place is enhanced by its relatively high degree of intactness, its continuing use as a service station, and its rarity value as the only surviving example of this type of service station within Darebin. (AHC criteria A.4, B.2, D.2)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The drive-in service station at 802 High Street, Thornbury is considered to meet Criterion A.4 as it is associated with the phenomenal growth in motor car ownership and the development of associated facilities during the inter-war period.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*



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The drive-in service station at 802 High Street, Thornbury is considered to meet Criterion B.2 as the only known surviving example of a 1920s drive-in service station in Darebin.

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The drive-in service station at 802 High Street, Thornbury is considered to meet Criterion D.2 as a good representative example of a 1920s drive-in service station on a corner site. The relatively high degree of external integrity and its continuing use as a service station adds to its significance.

## Recommendations 2011

### External Paint Controls

No
No
No
No
No
None Specified
No

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited Uses May Be Permitted

### Incorporated Plan

### Aboriginal Heritage Place

## Other Recommendations

It is recommended that the drive-in service station at 802 High Street, Thornbury is added to the Heritage Overlay of the Darebin Planning Scheme either individually or as part of the High Street Thornbury precinct. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

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<b>Name</b>	SHOP ROW	
<b>Address</b>	806-10 HIGH STREET, THORNBURY	<b>Significance Level</b> Local
<b>Place Type</b>	Shop	
<b>Citation Date</b>	2011	




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**Recommended** VHR - HI - PS Yes  
**Heritage Protection**

**Architectural Style** Victorian Period (1851-1901)  
Free Classical

## History and Historical Context

### Thematic context

. Theme: 4. Developing Darebin's Economies; Sub-theme: 4.6 Retailing, hospitality and entertainment

### History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement

after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a residential suburb.

Thornbury also experienced the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops created in the earlier bursts of commercial development. By the end of the decade it rivalled Smith Street in Collingwood as one of the major shopping centres serving the northern suburbs of Melbourne.

### **History of 804-10 High Street, Thornbury**

This group of two pairs of shops in High Street was built late in the nineteenth century in response to the Thornbury's small housing boom at places such as Prince of Wales Park and Plow Street (q.v.). The group of shops preceded the Penders Grove Closer Settlement and the formation of Penders Street, (as it was then called). There was no indication of a junction of Penders Street with High Street in the Directory until the twentieth century. This explains the dog-leg where Pender Street now runs into High Street.

These four shops were first listed in Sands & McDougall Directory in 1895. They were the only buildings on the east side of High Street between Mansfield and Dundas Streets. Only two of them were occupied as shops at that stage, William Kennard's bootmakers and Miss H. Foley's wine shop. The two premises between these shops were vacant, and the other two, on the south side of the group appear to be residences occupied by Alexander Campbell and James McFarlane. In 1902 there were only four premises listed. The occupants were:

- Herbert Tucker
- William Bonnage
- Thomas Palling
- Mrs Marie Watson, wine café and refreshment rooms

. In 1905 the shops had street numbers:

- 600 Mrs S Tucker; replaced by Gordon Garrett estate agent in 1906
- 602 Mrs J. McCan, teacher of dancing
- 604 Mrs Emily Palling
- 606 Ms M. Watson, wine café.

According to an MMBW Plan 2434 there were six shops in the group by 1909 (Figure 1). The additional two could have been added at the northern end between since 1905. They were the only shops between Collins and Dundas Streets. In 1915 the occupants of the six shops were:

- 600 A. Hollowood; Mrs Gorrie, ladies draper
- 602 Mrs J. McCan, teacher of dancing
- 604 Mrs S. Hills, costumer
- 606 M. Brown, knitting manufacturer
- 608 McGeorge Bros, estate agent
- 610 F. Lanteri, wine shop.

By 1920 the present numbers 804 to 810 were in use for this group of shops. Only two more shops - No. 812 and 844 - had been added in the strip as far as Dundas Street. Ten years later, in 1930, the strip was fully built up. Nos. 804-6 had become Robert Metcalf's cycle builder and repair shops, while No.808 was occupied by Mrs Goldman, pastry-cook and No. 810 was vacant. (Sands & McDougall Directory)

In 1966 some of the business names and the occupants reflected the growing multicultural character of Thornbury:

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- 804 Continental grocery; E. Perna (upstairs)
- 806 M.Bozzo, butcher
- 808 La Triestina Beauty Salon
- 810 L. McInnes, estate agent; Mrs B.M. Scott (upstairs)

In 1974 two proprietors had changed and one business had changed:

- 804 Continental grocery
- 806 M. Torre, butcher
- 808 L. Rotasi, retail furriers
- 810 L. McInnes, estate agent; Mrs B.M. Scott (upstairs)

## References

### Primary sources

MMBW Detail Plan 2434, dated 1909  
Sands & McDougall Directory

### Secondary sources

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983

## Description

### Physical Description

This group of three two-storey brick shops designed in a restrained Free Classical-style once formed part of a row of six - the adjoining shop at No.804 has been significantly altered, and two further shops to the north of 804 (which can be seen in the 1909 MMBW Detail plan) have been demolished. The lower levels have new shopfronts of various configurations. The window openings of the upper levels have been altered unsympathetically on No.806. There are cement mouldings and bandings on the upper level facades. Some remnants of the urns that were fitted to the top of the parapet are extant.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the Victorian era appearance of the group when viewed from High Street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This group of shops is a surviving example of late nineteenth century retail premises with dwellings above that should be retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The elements of primary significance are the surviving upper level facades so the overall conservation objective is to conserve and maintain the surviving historic fabric, with an emphasis upon the elements that are visible from High Street.

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## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

- . Reinstatement of original shopfronts, parapets and their urns based on historic evidence. etc.
- . Reinstatement of original windows on numbers 804 and 806 based on historic evidence.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the

significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This group of shops is among a number of late nineteenth century shops in Darebin, which are built in a Free Classical style. Other examples of Classically-inspired buildings identified by this Study that are comparable include the shops at 107-109 High Street, Preston - built in the early 1900s, and completed as a Classical composition, and the Shop at 846 High Street Thornbury - built later in the 1920s, the two-storey shop complex displays a Free Classical composition

## Statement of Significance

### *What is significant?*

The two storey brick shops and residences at 806-810 High Street, Thornbury erected c.1895 are significant. They are designed in a restrained Free Classical-style. There are cement mouldings and bandings on the upper level facades. Some remnants of the urns that were fitted to the top of the parapet are extant.

The upper level of the shops' facades (excluding the fenestration on 806) and other surviving nineteenth century fabric is significant.

Non-original alterations and/or additions, including the ground floor shopfronts and the upper floor windows of No.806 are not significant.

### *How is it significant?*

The shops at 806-810 High Street, Thornbury are of local historic significance to Darebin City.

### *Why is it significant?*

Historically, the shops were the first commercial premises to be erected in this part of High Street and provide evidence of the earliest phase of commercial development of High Street, Thornbury during the late nineteenth century. They are a representative example of the scale of shops of small retailers, which included dwellings above them. (AHC criteria A.4, D.2)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

This group of shops at 804-810 High Street, Thornbury are considered to meet Criterion A.4 as they provide evidence of the earliest phase of commercial development in High Street, Thornbury during the late nineteenth century.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

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The group of shops at 806-810 High Street, Thornbury are considered to meet Criterion D.2 as they are representative examples of the scale of shops of small retailers, with dwellings above that were built in the late nineteenth century.

## Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None Specified
Aboriginal Heritage Place	No

## Other Recommendations

It is recommended that this group of shops at 806-810 High Street, Thornbury is added to the Heritage Overlay of the Darebin Planning Scheme either individually or as part of the High Street Thornbury precinct. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	SHOP	
<b>Address</b>	846 HIGH STREET, THORNBURY	<b>Significance Level</b> Local
<b>Place Type</b>	Shop	
<b>Citation Date</b>	2011	




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**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Interwar Period (c.1919-c.1940)  
Free Classical

## History and Historical Context

### Thematic context

. Theme: 4. Developing Darebin's Economies; Sub-theme: 4.6 Retailing, hospitality and entertainment

### History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement



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after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a residential suburb.

Thornbury also experienced the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops created in the earlier bursts of commercial development. By the end of the decade it rivalled Smith Street in Collingwood as one of the major shopping centres serving the northern suburbs of Melbourne.

## History of 846 High Street, Thornbury

A small amount of commercial development commenced in High Street, Thornbury during the boom years of the early 1890s, with the first shops at Nos. 804-808 High Street (q.v.). These were the only buildings between Flinders and Dundas Streets in 1909 (MMBW Detail Plan 2434).

As noted above, the Thornbury shopping centre began a major period of expansion in the post First World War years. By 1920, No. 844 had been added to the small shopping strip developing at the northern end of Thornbury; however No. 846 did not appear in the Sands & McDougall Directory until 1921, when it was listed as a shop being built. In 1922 it was listed as G.C.J. Gillies, dentist and W.J. Davis, chemist. W.J. Davis already had a chemist shop in High Street Preston, which he had operated since at least 1915. His son, Albert George, who later had a chemist shop on High Street, was a Preston councillor for 21 years from 1933, serving two terms as mayor, and a Board member of PANCH (Darebin Historical Encyclopedia).

In 1966 W.G. Davis, chemist was the sole occupant of the shop, and the firm was still there in 1974 (Sands & McDougall Directory).

## References

### Primary sources

MMBE Detail Plan 2434, dated 1909  
Sands & McDougall Directory

### Secondary sources

Darebin Historical Encyclopedia  
Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983

## Description

### Physical Description

A two-storey, Inter-war brick shop, designed in a Free Classical-style. The ground floor shopfront, which has large plate glass windows and a sliding timber frame glazed door, is not original and dates from the mid-twentieth century. A cantilevered awning, probably contemporaneous with the shopfront, extends across the High Street elevation between the ground and first floors. The facade of the first floor has Classically-inspired rendered elements including pilasters that have Ionic-inspired capitals, and a relatively deep cornice. The facade is divided into three bays. The central bay has a group of three windows, but one has had its multi-paned sashes removed and a board, or similar, has been fitted. Flanking this central bay are bays that have pairs of multi-paned double-hung sash windows, which are surrounded by face brickwork with a rendered band.

## Conservation Policy

# HERITAGE CITATION REPORT

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## Objectives

- . To conserve the surviving fabric that contributes to the Free Classical-style appearance of the shop when viewed from High Street.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

## Policy Basis

This place is a relatively intact example of a early twentieth century shop and should be retained as a record of the historic development of the High Street, Thornbury shopping centre. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The upper part of the facade of the shop is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from High Street.

## Guidelines (General)

In order to conserve the heritage significance of this place, it is policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

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## Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

- . Reinstatement of original window removed from central bay on the first floor of the High Street elevation.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This shop at 846 High Street, Thornbury is among a number of late nineteenth and early twentieth century shops in Darebin, which are built in a Free Classical style and is notable as one of the most fully developed expressions of the style. Other comparable examples of Classical-inspired buildings identified by this Study include the Shops, 107-109 High Street, Preston - built in the early 1900s, and designed as a Classical composition, the shops at 804-810 High Street, Thornbury - built in the late 1890s, with a restrained use of Classical elements in a Free Classical style, and the Former Anderson's Furniture Warehouse 885 High Street, Thornbury, built in 1923 with a restrained use of Classical elements in a Free Classical style.

## Statement of Significance

### *What is significant?*

This building at 846 High Street, Thornbury, a two-storey, inter-war brick shop designed in a Free Classical-style and erected in 1921 at a time when the High Street shopping centre was establishing itself as a major retail strip in the northern suburbs, is significant. The facade of the first floor has Classically-inspired rendered elements including pilasters that have Ionic-inspired capitals, and a relatively deep cornice. The facade is divided into three bays. The central bay has a group of three windows, but one has had its multi-paned sashes removed and a board, or similar, has been fitted. Flanking this central bay are bays that have pairs of multi-paned double-hung sash windows, which are surrounded by face brickwork with a rendered band.

Later alterations and/or additions, including the ground floor shopfront and the cantilevered awning are not significant.

### *How is it significant?*

The shop at 846 High Street, Thornbury is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, the shop is significant as an example of the scale of retail premises erected in Thornbury in the years immediately after World War I when it established itself as a major retail strip in Darebin. The shop is also significant historically because of its long association with the Davis family who worked as pharmacists in the district for much of the twentieth century, and who were also active members of the local community. (AHC criteria A.4, D.2, H.1)

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The shop is architecturally significant as a representative example of retail premises designed in a Free Classical-style. (AHC criterion D.2)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The shop at 846 High Street, Thornbury is considered to meet Criterion A.4 as it provides evidence of the major expansion of the High Street shopping centre during the years immediately after World War I when it became one of the most important retail centres serving the northern suburbs of Melbourne.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The shop at 846 High Street, Thornbury is considered to meet Criterion D.2 as it is a representative example of an early twentieth century pharmacy premises in Darebin.

The shop at 846 High Street, Thornbury is considered to meet Criterion D.2 as a relatively intact example of an inter-war shop designed in the Free Classical-style.

#### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The shop at 846 High Street, Thornbury is considered to meet Criterion H.1 for its long associations with the Davis family. W.J. Davis operated a pharmacy in the district for many years, trading for some time from these premises. His son Albert George also ran pharmacies in the district and became a Councillor and a member of the board of PANCH (Preston and Northcote Community Hospital).

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that 846 High Street, Thornbury is added to the Heritage Overlay of the Darebin Planning Scheme either individually or as part of the High Street Thornbury precinct. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	SHOP (FORMER ANDERSONS FURNITURE WAREHOUSE)		
<b>Address</b>	885 HIGH STREET, THORNBURY	<b>Significance Level</b>	Local
<b>Place Type</b>	Shop		
<b>Citation Date</b>	2011		



**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Interwar Period (c.1919-c.1940)  
Free Classical

## History and Historical Context

### Thematic context

. Theme: 4. Developing Darebin's Economies; Sub-theme: 4.6 Retailing, hospitality and entertainment

### History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a

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couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a residential suburb.

Thornbury also experienced the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops created in the earlier bursts of commercial development. By the end of the decade it rivalled Smith Street in Collingwood as one of the major shopping centres serving the northern suburbs of Melbourne.

## History of 885 High Street, Thornbury

Little commercial development took place in High Street, Thornbury before the end of the nineteenth century. A 1909 MMBW map of the area shows no buildings on the west side of High Street between Blythe and Benjamin Streets. By 1920 there were only three shops in the strip at Nos. 881, 887 and 889. The subject site at No.885 was first listed in the Sands & McDougall Directory of 1926, as Anderson's Furniture Warehouse.

Andersons had been established as a furniture retailer for about 40 years. By 1940 they had five other stores in various Melbourne suburbs. In that year the firm fitted a new modern shop front to their Thornbury store. (advert in *Leader*, 21 February 1940). This was a sure sign of economic recovery after the Great Depression. Andersons still occupied the site in 1974.

## References

### Primary sources

MMBW Detail Plan 2434, dated 1909

*Northcote Leader*

Sands & McDougall Directory

### Secondary sources

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983

## Description

### Physical Description

A two-storey rendered brick inter-war former furniture showroom on the west side of High Street, Thornbury directly opposite Pender Street. Its ground floor shopfront is glazed, set in an aluminium/steel frame of recent origin. A cantilevered awning extends across the High Street elevation between the ground and first floors. The facade of the first floor is relatively intact. It is divided into three bays. The central bay has large windows with multi-paned glazing at their heads. This central bay is flanked by end bays that project slightly, and each contains a similar window in terms of scale, proportion and embellishment. The end bays are formed by Classical-inspired pilasters. A cornice extends across the facade above the windows and a stepped parapet forms the top of the building. An illuminated sign is fixed to the facade in front of the middle window of the central bay.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the Free Classical-style appearance of the store when viewed from

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High Street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

## **Policy Basis**

This place is a surviving example of a furniture retailer's showroom built in the early twentieth century and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The building is relatively intact externally on its first floor and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from High Street.

## **Guidelines (General)**

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or

- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

The following specific conservation actions are recommended, should the opportunity arise:

. Reinstatement of original shopfront based on historic evidence. etc.



## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This shop at 885 High Street, Thornbury is among a number of early twentieth century shops in Darebin, which are built in a Free Classical style. Other examples of Classical-inspired retail premises that are comparable include the Shops at 846 High Street, Thornbury - contemporaneous with the shop at 885 High Street, however, the shop at 846 High Street, Thornbury is smaller and has more architectural embellishment than the former, which is restrained in its use of Classical motifs. It may also be compared with the much earlier Shops, 804-810 High Street, Thornbury, which were built in the late 1890s, it also has a restrained use of Classical elements in a Free Classical-style design.

## Statement of Significance

### *What is significant?*

The building at 885 High Street, Thornbury is a two-storey rendered brick inter-war former furniture showroom on the west side of High Street, Thornbury directly opposite Pender Street. It was erected by 1926, at a time when the High Street shopping centre was establishing itself as one of the major retail strips in the northern suburbs. The shop was for many years the premises of the furniture retailer, Andersons, who at one time had five stores across Melbourne.

The facade of the first floor, which is relatively intact, is significant. It is divided into three bays. The central bay has large windows with multi-paned glazing at their heads, and is flanked by end bays that project slightly, each containing a similar window in terms of scale, proportion and embellishment. The end bays are formed by Classical-inspired pilasters. A cornice extends across the facade above the windows and a stepped parapet forms the top of the building.

Later alterations and/or additions, including the ground floor shopfront, the cantilevered awning and the electrical illuminated signage fitted to the first floor facade are not significant.

### *How is it significant?*

The former Anderson's Store at 885 High Street, Thornbury is of local historic, architectural and aesthetic significance to Darebin City.

### *Why is it significant?*

Historically, the former Anderson's Store is significant as a representative example of a major furniture retailer's premises that illustrates the significant phase of High Street in the 1920s when it became one of the most important shopping centres in the northern suburbs of Melbourne. It is historically significant for its long associations with Andersons, an important retailer in the mid twentieth century (AHC criteria A.4, D.2, H.1).

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The former Anderson's Store is architecturally significant as a representative example of an inter-war furniture retail premises designed in a Free Classical-style. It has aesthetic significance as a landmark building within the High Street, Thornbury retail precinct. (AHC criterion D.2)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The shop at 885 High Street, Thornbury is considered to meet Criterion A.4 as it provides evidence of the major expansion of the High Street shopping centre during the years after World War I when it became one of the most important shopping centres in the northern suburbs of Melbourne. The inter-war period was when the inner-suburban strip centres served by cable and electric trams such as High Street, Smith Street and Chapel Street were at their peak and rivalled Central Melbourne. The dominance of the centres was to decline in the post-war era as they were challenged by car-based freestanding centres such as Northland and Chadstone.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The shop at 885 High Street, Thornbury is considered to meet Criterion D.2 as it is a representative example of an early twentieth century furniture retailer's showroom in Darebin.

The shop at 885 High Street, Thornbury is also considered to meet Criterion D.2 as relatively intact example of an early twentieth century furniture retailer's showroom, designed in a restrained Free Classical-style.

#### *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The shop at 885 High Street, Thornbury has associations with the furniture retailer Andersons, who had furniture stores throughout Melbourne by the mid-twentieth century.

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the shop at 885 High Street, Thornbury is added to the Heritage Overlay of the Darebin Planning Scheme either individually or as part of the High Street Thornbury precinct. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	THORNBURY PRIMARY SCHOOL No.3889	
<b>Address</b>	16-22 HUTTON STREET, THORNBURY	<b>Significance Level</b> Local
<b>Place Type</b>	School - State (public)	
<b>Citation Date</b>	2011	



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<b>Recommended Heritage Protection</b>	<b>VHR - HI - PS</b> Yes		
<b>Designer / Architect</b>	Public Works Department	<b>Architectural Style</b>	Federation/Edwardian Period (1902-c.1918), Interwar Period (c.1919-c.1940)

## History and Historical Context

### Thematic context

*Theme:* 7. Community and Culture

*Sub-themes:* 7.1 Worshipping, 7.2 Educating, 7.4 Providing Health & Welfare Services

### History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a residential suburb.

Thornbury also experienced the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops created in the earlier bursts of commercial development. In the years following the Second World War the few remaining parts of Thornbury, such as the former Croxton Racecourse, now Bird and Bradley Avenues, were developed for housing.

### Contextual history of education in Darebin

Following the passing of the *Free, Compulsory and Secular Education Act* 1872, the government began building State Schools throughout Victoria. Darebin's first State schools were Northcote and Gowerville (later known as South Preston) both opened in 1874, followed by Preston North in 1875. At that stage Preston still had two distinct communities in the north and south.

The Northcote State School in Helen Street was the typical building provided by the Education Department in its early years. It was built to accommodate 250 children. Within ten years Northcote School was overcrowded, and the addition of two new classrooms soon proved inadequate for the growing school enrolment. Despite several more additions in the early part of the twentieth century, overcrowding seemed to be a perennial problem well into the 1920s.

To accommodate the period of rapid growth in the central parts of Darebin during the 1880s and early 1890s, two new schools were built - Fairfield in 1885 and Wales Street, to serve the new Prince of Wales Park, in 1891. Both commenced in local church halls.

The provision of schools never seemed to keep up with urban expansion in Darebin. The story of West Preston State School (now called Preston West Primary) is indicative of the situation. Opened in 1915 with an enrolment of 233 students, West Preston required additional classrooms in rented premises by 1917. In 1919, the school was closed and served as a temporary hospital during the disastrous influenza pandemic that hit Australia after the war. By 1925 enrolments were 818 and classes were as big as 69 and 81 at junior levels. Extensions made in 1925 were soon inadequate and portable classrooms were added. Bell Primary School, opened in 1930, eased the pressure.

Similarly, Wales Street Primary School in Thornbury experienced overcrowding in the 1920s. The original school, designed to accommodate 280 children, was accommodating 809 in 1913. 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. 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. The school reached a peak enrolment of 1232 in 1920.

### **History of Thornbury Primary School No.3889**

As noted above Thornbury takes its name from the farm established by Job Smith in the 1850s. The Thornbury farmhouse of Job Smith was in Smith Street, not far from the subject site. In the 1880s the property was subdivided as Thornbury Park Estate, but little development followed. In 1912 part of the land was leased as quarry site to the Glen Iris Brick Company (now Henderson Park), and in 1915 the land next to the quarry, including Watt and Murray Streets, was developed for housing (Lemon, 1983:44, 90, 147-8, 170). Around that time a school was commenced in the Methodist schoolroom in St George's Road.

The site of Thornbury Primary School No.3889 in Hutton Street was once known as the 'Brick Reserve' and was, presumably, part of the area used by the Glen Iris Brick Company. Thornbury School No.3889 was opened on 2 August 1915. It had eight classrooms and was designed to accommodate 599 children. By 1917 the school was already overcrowded (Blake, Vol.3, 1973:125; Lemon, 1983:170).

The school became a hospital during the disastrous influenza epidemic that followed the First World War and a kitchen and laundry were built for hospital purposes. These became classrooms after the war (Blake, Vol.3, 1973:125-6).

The school experienced huge post-war growth with enrolments reaching 1135 in 1926. Additions during the 1920s included a caretaker's cottage in 1922, two additions to the original building in the mid-1920s, and the erection of temporary 'pavilions'. The opening of a new wing of four rooms on 15 May 1926 by the Minister for Education, Sir Alexander Peacock, was reported to be the second wing added to school since it opened in 1915. At the opening, Mr Cain MLA, Member for the district, advised that plans for a new school at Bell were almost completed, while a new school at Coburg would be ready for occupation 'within a month'. It was hoped that the provision of those two schools would relieve the congestion in the Thornbury School (*The Argus*).

By 1940 the peak had passed and the school had spare rooms to accommodate students from Preston Technical School (Blake, Vol.3, 1973:126). In 1969 enrolments were 654 and two new classrooms were added (Blake, Vol.3, 1973:126). Over the years, trees were planted as part of Arbor Day celebrations (see below).

### **Arbor Day**

Arbor Day is a 119 year old tradition of promoting tree planting and getting schools and their local community involved in all the processes of planning and implementing a tree planting project. The first Arbor Day was held on 10 April 1872 in Nebraska, USA, when one million trees were planted. In Australia the first Arbor Day was held on June 20 1889 in the Adelaide parklands with nearly 3500 children participating in the ceremony (NRCLV).

In Victoria, Arbor Day became an important part of the school year and an incentive to participate was the annual school garden prize established in 1903 by the Australian Natives' Association (ADB). Arbor Day occurred in June with such activities as tree-plantings, special lessons, and lectures from visiting speakers and involvement with the larger community (NRCLV).

Arbor Day activities in schools were supported by the State Schools' Nursery, which was established in Hughesdale just prior to the First World War. It provided plants for school gardens and to educate children in horticultural principles. The Nursery was established by Cyril Everett Isaac, a school teacher, conservationist and horticulturalist. Educated at Maldon and Lake Rowan state schools, in 1900 Isaac was sent as a student-teacher to Lee Street State School, North Carlton.

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From his earliest days there, his ideas on education were entwined with his love of horticulture and it is said that wherever he worked, his schools regularly competed for the annual ANA school garden prize. In 1909 he suggested that teacher enthusiasts in the Bendigo inspectorate should exchange plants; Frank Tate, the director of education, became interested, and in August 1910 the Victorian State Schools' Horticultural Society was launched. Isaac was its first executive-secretary and full-time supervisor (1913-22) of school gardening (ADB).

By the late 1950s Arbor Day was no longer observed as a special occasion and it consequently 'disappeared from the school calendar' (NRCLV). However, the Arbor Day concept was revived in the form of Arbor Week in 1982 by Paul Crowe OAM, the former Principal of the State Schools' Nursery (which later became known as the Victorian Schools Nursery). The week became celebration of classroom work on the environment, outdoor activities, including tree planting with various community, local government and statutory authorities. It continues on as an important annual environmental event (NRCLV).

## Sources

*The Argus*, 15 May, 1926, p.17

Blake, L., *Vision and Realisation: A Centenary History of State Education in Victoria*, Education Department of Victoria, 1973

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983

(ADB) Australian Dictionary of Biography online (viewed 5 July 2008)

<http://www.adb.online.anu.edu.au/biogs/A140611b.htm>(NRCLV) Natural Resources Conservation League of Victoria website (viewed 5 July 2008) <http://www.nrcl.org.au/arbor.history.php>

## Description

### Physical Description

Thornbury Primary School No.3889 comprises a complex of buildings dating from the inter-war and post-WWII eras. The inter-war building is two-storey in red face brick with a hipped roof clad in terracotta tiles with ridge capping and small finials and tall red brick chimneys with rendered tops and terracotta chimney pots. A rendered band extends across the facade level with the sills of the upstairs windows. The windows on both levels to the front elevation are timber frame double-hung sash windows (multi-paned on both sashes) with a pivot window at top with three-panes, which are grouped in banks of four or two. The windows along the exposed western elevation are high-set pivot-top only. A small projecting bay, placed off-centre contains the entrance. The building is in good condition and has a high degree of external integrity when viewed from Hutton Street.

The school is set back from Hutton Street behind a mature garden. A notable planting, which complements the setting of the school is the row of Italian Cypresses (*Cupressus sempervirens*).

A Modernist single storey brick classroom block is attached to the east of the Inter-war building, and there is also a LTC block and other buildings to its rear.

## Conservation Policy

### Objectives

To conserve the surviving fabric that contributes to the early twentieth century appearance of the school when viewed

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from Hutton Street, including the garden setting.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

## Policy Basis

This place is a good example of an early twentieth century Education Department primary school building and it is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The Inter-war school building is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Hutton Street.

## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or

- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.



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. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This school is a relatively intact and representative example of State Government school buildings built in the transitional period in the early decades of the twentieth century before E. Evan Smith became Chief Architect of the PWD in 1922 and ushered in a new era of school design. In terms of its design and integrity it compares with similar examples already within the HO. Comparative examples identified by this Study include:

*Preston (North) Primary School, 240 Tyler Street, Preston.* Built in 1922 with additions in 1927, it is comparable in terms of scale, form, materials and design.

*Preston West Primary School, 383 Murray Road, West Preston.* Built in 1915 with additions in 1927, it is comparable in terms of scale, form, materials and design, and has similar early plantings.

## Statement of Significance

### *What is significant?*

Thornbury Primary School No.3889 was opened on 2 August 1915. It had eight classrooms and was designed to accommodate 599 children. By 1917 the school was already overcrowded and the school experienced huge post-WWI growth with enrolments reaching 1135 in 1926. Additions during the 1920s included a caretaker's cottage in 1922, an extension to the original building in 1925, and the erection of temporary 'pavilions'. The school became a hospital during the disastrous influenza epidemic that followed the First World War and a kitchen and laundry were built for hospital purposes. These became classrooms after the war. The following elements contribute to the significance of the place:

- The 1915 school building and pre-World War Two additions. The design of the school is typical of the Education Department's suburban schools of the early twentieth century, being two-storey in red face brick with a hipped roof clad in terracotta tile roofing and tall red brick chimneys with rendered tops and terracotta chimney pots. A rendered band

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extends across the facade level with the sills of both the upstairs and downstairs windows. The windows on both levels are timber frame double-hung sash windows (multi-paned on both sashes) with a pivot window at top with three-panes. - Italian Cypress ( *Cupressus sempervirens*) situated between the school and Hutton Street.

The post-WWII additions, boundary fences and other vegetation are not significant.

## *How is it significant?*

Thornbury Primary School No.3889 is of local historic, architectural and social significance to Darebin City.

## *Why is it significant?*

Historically, Thornbury Primary School No.3889 is significant as a school associated with the significant growth in Thornbury during the inter-war period, which is reflected in the various additions and alterations made within a decade of its opening in 1915. It is also historically significant for its use as a hospital during the influenza outbreak at the end of World War I. The mature plantings in the school yard provide evidence of Arbor Day, an important event in the lives of school children in the early twentieth century. (AHC criteria A.4, D.2, H.1)

Thornbury Primary School No.3889 is architecturally significant as a representative example of an early to mid-twentieth century school complex. (AHC criterion D.2).

Socially, Thornbury Primary School No.3889 is significant as an educational facility that has been known, used and valued by the Thornbury community for over ninety years (AHC criterion G.1).

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Thornbury Primary School No.3889 is considered to meet Criterion A.4 as a school associated with the significant growth in Thornbury during the inter-war period, which is reflected in the various additions and alterations made within a decade of its opening in 1915. It is historically significant for its association with the influenza outbreak in Melbourne at the end of World War I, when the complex was used as a hospital facility for victims of the outbreak. The plantings in the school yard provide evidence of Arbor Day, an important event in the lives of school children in the early twentieth century.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

Thornbury Primary School No.3889 is considered to meet Criterion D.2 as a representative example of a relatively intact early to mid-twentieth century primary school complex.

### **Social**

#### *RNE Criterion G.1*

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*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Thornbury Primary School No.3889 is considered to meet Criterion G.1 as it has, and continues to be, known, used and valued by the Thonbury community for over 90 years.

## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes Italian cypresses situated between the school building and Hutton Street
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	None Specified
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the Thornbury Primary School No.3889 be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration includes the 1915 buildings and pre-WWII additions, and the land between that building and Hutton Street.

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<b>Name</b>	MMTB SUBSTATION	
<b>Address</b>	7 Martin Street THORNBURY	<b>Significance Level</b> Local
<b>Place Type</b>	Engine House	
<b>Citation Date</b>	2011	



**Recommended** VHR - HI - PS Yes  
**Heritage Protection**

**Architectural Style** Postwar Period (1945-1965)

## History and Historical Context

### Thematic context

. Theme: 3. *Transport and communications*. Sub-theme: 3.3 Travelling by tram and bus

### Contextual history of tramways in Darebin

Northcote was served by a cable tram system from 1890 to 1940. The trams travelled along High Street to the terminus just south of Miller Street. The engine house for the cable winding apparatus was located on the corner of High and Martin Streets and is still in existence, although now used for other purposes. The Northcote Council took over the cable tram service in 1901 and ran it until it was replaced by buses in 1940.

Electric trams, first introduced to Melbourne in the early twentieth century, were able to provide longer and more extensive networks. Melbourne's most successful electric tram system was Prahran-Malvern Tramways Trust, formed in

1907 by two eastern suburban councils. In 1912 Darebin residents began agitating for more tramlines, and in 1915 the Fitzroy-Northcote-Preston Tramway Trust was formed to construct two new lines from the North Fitzroy cable tram terminus along St George's Road - one via Miller Street and Plenty Road to Tyler Street, East Preston and the other to Regent Street, West Preston, but construction was delayed by the First World War. The Trust built its Preston Tram Depot on the north west corner of St Georges Road and Miller Street. By the time the new lines were opened in 1920, all of Melbourne's tramway systems had been taken over by the newly formed Melbourne & Metropolitan Tramways Board (Carroll & Rule, 1985:137-42).

The East Preston Depot was established as part of the re-arrangement of tram services to Preston and Northcote in 1955. In that year, the bus service to Northcote was replaced by a new electric tram service to East Preston. The service ran via Bourke Street Melbourne, Smith Street Collingwood and High Street Northcote, to link with the East Preston route at the Miller Street junction, and then continued along Plenty Road to Tyler Street as before. At the same time a Northcote tram service commenced from the city via Collins Street, using the former St George's Road, Miller Street route of the East Preston line, terminating at High Street. For the new route a fleet of 39 new 'quiet' trams were designed and built at the Preston Tramway Workshops (MMTB Annual Report 1955, pp 12-14).

In 1955 the MMTB re-arranged East Preston and Northcote tram services, and as part of the program constructed a new Depot in Plenty Road East Preston (q.v.) and a sub-station in Thornbury (although it was called the Northcote Substation) (MMTB Annual Report 1955, pp 12-13). In that year the bus service to Northcote was replaced by a new electric tram service to East Preston. The service ran via Bourke Street Melbourne, Smith Street Collingwood and High Street Northcote, to link with the East Preston route at the Miller Street junction. It then continued along Plenty Road to Tyler Street as before. The new line was opened in June 1955.

### History of MMTB Substation

The Prince of Wales Park was a successful 1880s boom subdivision in the area which became known as Thornbury. By early 1891 a State school and two churches had been opened in the district. However, by 1909 there was still plenty of vacant land in the vicinity, especially along the north side of Martin Street, adjacent to the Northcote Tramway Engine House.

From at least 1918 the Northcote Council had 'Council Yards' in Martin Street (Sands & McDougall Directory), possibly occupying the vacant area at the back of the engine house, but this site is not certain.

In 1955 the Northcote Substation was built by the MMTB at the back of the old Northcote Tramway Engine House. It was a key part of the program to electrify the former cable tram route along High Street. The feeder cables were fed from the substation to the trolley wire system, supplying power for the new East Preston tramway. Initially the substation had one 600 kilowatt rectifier installed. Another 600 kilowatt rectifier was soon added (MMTB Annual Report, 1955, p.13).

The Northcote substation was one of three new substations built by the MMTB in 1955, the others being at Fitzroy and Clifton Hill, which supplied power for a new tram service to East Brunswick as well as the East Preston service (MMTB Annual Report, 1955, p.13). It is still in use today.

### References

#### Primary sources

Melbourne and Metropolitan Tramways Board *Annual Report* 1955

#### Secondary sources

Carroll, Brian & Rule, Ian, *Preston: An Illustrated History*, 1985

Fiddian, M. *Clang Clang: a study of Melbourne's tramways*, Pakenham, 1993

# HERITAGE CITATION REPORT

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Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983  
www.maristmelb.org.au

## Description

### Physical Description

An electrical substation erected by the former MMTB. The building is built of cream brick, with a darker brick used on its base. The rear section of the building has a transverse gable roof, and there is a lower section projecting towards Martin Street. This projecting bay has two flat roofs at different levels, producing a stepped effect. The projecting bay has two large doorways facing Martin Street, with concrete hoods above them. The portion with the lower roof has fenestration. Above each of the doors are the steel covers of fans, or a similar ventilation system. The east elevation also has one of these ventilation elements. The building's west elevation has a tall wall opening with a hoist for the fitting and removal of electrical equipment.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the appearance of the substation when viewed from Martin Street.
- . To support the continued use of the substation and to allow changes where it is essential to maintain the operation of the sub-station as part of the electric tramway system.

### Policy Basis

This is the only electrical substation erected by the MMTB, of this design, in Darebin and should be retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The electrical substation is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Martin Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

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. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it is required statutory standards or regulations such as occupational health and safety or other similar standards that cannot be varied, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

None specified.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This substation is one of three identical substations constructed in 1955. The other two, which survive in a similar state of intactness are outside Darebin in Queens Parade, Clifton Hill and in Fitzroy (Both are in the neighbouring City of Yarra). There are no other comparable examples of electric tramway infrastructure in Darebin, which so clearly illustrate the conversion from cable to electricity as the means of powering the system. The location of the substation adjacent to the former Northcote Cable Engine House provides an illustration of the development of the system from the late nineteenth to the mid-twentieth century.

Other places associated with the extension of the electric tramway network within Darebin include the Miller Street tramway bridge (q.v.) and the East Preston Depot (q.v.).

## **Statement of Significance**

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## *What is significant?*

The electrical substation at 7 Martin Street, Thornbury, erected by the Melbourne and Metropolitan Tramways Board in 1955 is significant. It was a key part of the program to electrify the former cable tram route along High Street. The feeder cables were fed from the substation to the trolley wire system, supplying power for the new East Preston tramway. Initially the substation had one 600 kilowatt rectifier installed. Another 600 kilowatt rectifier was soon added. The Northcote substation was one of three new substations built by the MMTB in 1955, the others being at Fitzroy and Clifton Hill, which supplied power for a new tram service to East Brunswick as well as the East Preston service. It is still in use today. The building is built of cream brick, with a darker brick used on its base. The rear section of the building has a transverse gable roof, and there is a lower section projecting towards Martin Street. This projecting bay has two flat roofs at different levels, producing a stepped effect. The projecting bay has two large doorways facing Martin Street, with concrete hoods above them. The portion with the lower roof has fenestration. Above each of the doors are the steel covers of fans, or a similar ventilation system. The east elevation also has one of these ventilation elements. The building's west elevation has a tall wall opening with a hoist for the fitting and removal of electrical equipment.

Later alterations and additions and other buildings on the site are not significant.

## *How is it significant?*

The electrical substation at 7 Martin Street, Thornbury is of local historic significance to Darebin City.

## *Why is it significant?*

Historically, the electrical substation is of significance as it is part of the expansion of the electrical tramway along High Street, at a time when the future of Melbourne's tram system was in doubt. This piece of tramway infrastructure was built during the chairmanship of the MMTB by Sir Robert Risson, who, against the opposition to trams from many sections of the community, ignored calls for the system's closure, and extended the system. (AHC criteria A.4, B.2, D.2, H.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The electrical substation at 7 Martin Street, Thornbury is considered to meet Criterion A.4 as it is associated with the development of the electric tramway along High Street in the 1950s.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The electrical substation is one of three substations built by the former MMTB shortly after the conversion of Melbourne's tramway system in the northern suburbs from cable to electric traction, and the extension of the tramway system in this region of Melbourne and is the only example in Darebin.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment*



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*(including way of life, custom, process, land-use, function, design or technique)*

The electrical substation at 7 Martin Street is considered to meet Criterion D.2 as it is a representative example of a MMTB electrical substation erected in the middle of the twentieth century.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

The electrical substation is considered to meet Criterion H.1 as it is a piece of tramway infrastructure built during the chairmanship of the MMTB by Sir Robert Risson, who, against much opposition to trams from many sections of the community, ignored calls for the system's closure, and instead extended the system.

## **Aesthetic**

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The electrical substation at 7 Martin Street, Thornbury is considered to meet Criterion F.1 as relatively intact and good example of mid-twentieth century electrical substation design. The ventilation covers on the south and east elevations are a distinctive element in the design

## **Recommendations 2011**

### **External Paint Controls**

No
No
No
No
No
-
No

### **Internal Alteration Controls**

### **Tree Controls**

### **Fences & Outbuildings**

### **Prohibited Uses May Be Permitted**

### **Incorporated Plan**

### **Aboriginal Heritage Place**

## **Other Recommendations**

It is recommended that the MMTB substation at 7 Martin Street, Thornbury be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	ELECTRICITY SUBSTATION	
<b>Address</b>	Pender Street THORNBURY	<b>Significance Level</b> Local
<b>Place Type</b>	Electricity Transformer/Substation	
<b>Citation Date</b>	2011	



**Recommended** VHR - HI - PS Yes  
**Heritage Protection**

**Architectural Style** Interwar Period (c.1919-c.1940)

## History and Historical Context

### Thematic context

. Theme: 5. Building suburban Darebin. Sub-theme: 5.3 Supplying urban services

### History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a residential

suburb.

Thornbury also experienced the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops created in the earlier bursts of commercial development. In the years following the Second World War the few remaining parts of Thornbury, such as the former Croxton Racecourse, now Bird and Bradley Avenues, were developed for housing.

## **Contextual history of electricity supply in Darebin**

Before the commencement of the State Electricity Commission of Victoria (SECV) in 1920, electricity supplies were generated locally, often by private industry for their own use, such as the Northcote and Clifton Brick Companies. Some private companies set up supplies for sale to the public, and some municipal councils, such as the City of Melbourne set up their own power generation and distribution schemes. Electricity was late coming to Darebin. In 1913, both Northcote and Preston Councils agreed to buy electricity from the Melbourne Electric Supply Company for distribution to their residents. Such schemes for the purchase of current for resale were known as 'electrical undertakings', and there were eleven such municipal schemes in the Melbourne area.

The Preston and Northcote Councils built the necessary substations and erected poles along St George's Road. The power was switched on in Northcote and Preston in May 1914. The power supply initially served the only built-up areas, and was extended as development took place. In 1921, the SECV took over the supply of electricity from all local companies, but both Northcote and Preston Councils continued to buy the current bulk and distribute it to consumers. This proved to be a lucrative venture for both councils (Lemon, 1983:162-3, 207; Forster, 1968:82). By 1930 there were 23 substations in Preston as well as a main substation on Darebin Road where the High Transmission cable from the SECV entered 'Preston territory' (*Leader*, 30 May 1930).

When the Kennett government abolished the SECV and privatised the distribution of electricity throughout Victoria in the mid 1990s, five distribution businesses were created, and the municipalities were paid for the transfer of assets to the new companies (Brown-May, 2005:418-19).

## **History of electricity substation, Pender Street**

It is not known when this substation was built, but its position, close to the main axis of High Streets, suggests that it may have been part of the original infrastructure for the Northcote 'electrical undertaking'. By 1913 considerable urban development was taking place in Thornbury, particularly in the Pender's Grove Closer Settlement Estate nearby, and other estates close to High Street. Little commercial development had yet reached the Thornbury end of High Street, however. This was to come in the years following the First World War (see separate citations in this Study for retail development in High Street Thornbury).

Drawings of some early substations prepared by Alf Perry are held by Darebin Library. According to Paul Michell they show that the early substations were 'modest structures - simplebrick 'house' units, not dissimilar to other suburbs'. He believes that the design of this substation is unique and may have been designed by (or built under the direction of) V.J. Bradley, Northcote City Engineer. He was responsible for adding the Art Deco motifs to the Northcote Town Hall during the inter-war renovations. (Paul Michell, pers. comm. 25 August 2008)

## **References**

### **Primary sources**

MMBW Detail Plans for Shire of Preston, VPRS 8601  
*Leader*, 30 May 1930

### **Secondary sources**

Brown-May, Andrew & Swain, Shurlee (ed) *The Encyclopedia of Melbourne*, Cambridge University Press, Port

# HERITAGE CITATION REPORT

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Melbourne 2005

Forster, Harley W., *Preston: lands and people, 1838-1967*, Cheshire, Melbourne

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983

Michell, Paul, pers. comm. 25 August 2008

## Description

### Physical Description

A cream and manganese brick pavilion in the Moderne style containing an electrical substation. The building is situated on the axis of Pender Street, west of Archibold Street, and closes the vista along the street. The substation has a raised central section, which has a small hipped roof and sides clad in weatherboards. The east elevation, which faces down Pender Street has a circular insignia with what is most probably the former City of Northcote emblem. Below this, recessed into the wall, is a drinking fountain.

The landscaping and paving to the forecourt are later additions.

## Conservation Policy

### Objectives

- . To conserve the surviving fabric that contributes to the Inter-war era Moderne appearance and the setting of the substation when viewed from Pender Street.
- . To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

### Policy Basis

This place is one of a small number of electrical substations erected by the former City of Northcote during the Inter-war years when it was responsible for providing an electrical supply to its ratepayers. It is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The substation is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Pender Street.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

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. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or
- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## **Guidelines (Specific)**

If the opportunity arises it is recommended that consideration be given to replacing the existing informal landscaping with a more formal arrangement to provide a more appropriate setting for the sub-station.

## **Review of significance and policy**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## **Comparative Analysis**

This substation is a surviving example of an electrical substation erected by the former City of Northcote during the Inter-war years, when the municipality was responsible for the supply of electricity to its ratepayers. Surviving intact examples of these buildings are relatively rare, and this is the finest example identified by this Study - the level of design quality and the inclusion of the drinking fountain suggests that it served another purpose (perhaps a memorial?) than just a substation. Although stylistically different it compares with the sub-stations erected during the inter-war period by the City of Melbourne and the City of Brunswick. Comparative examples within the former City of Northcote include the electrical substation in Cunningham Street, Westgarth. Similar to the electrical substation in Pender Street in terms of form, scale and materials, and was most probably designed and built also by the former City of Northcote.

## Statement of Significance

### *What is significant?*

The former City of Northcote electrical substation in Pender Street, Thornbury is a cream and manganese brick pavilion in the Moderne style. The building is situated on the axis of Pender Street, west of Archibold Street, and closes the vista along the street. The substation has a raised central section, which has a small hipped roof and sides clad in weatherboards. The east elevation, which faces down Pender Street has a circular insignia with what is most probably the former City of Northcote emblem. Below this, recessed into the wall, is a drinking fountain.

The landscaping and paving in the forecourt are not significant.

### *How is it significant?*

The electricity substation at Pender Street, Thornbury is of local historic and aesthetic significance to Darebin City.

### *Why is it significant?*

The electricity substation at Pender Street, Thornbury is historically significant for its associations with the City of Northcote and as a representative example of a sub-station that provides evidence of supply of electricity by the City to the expanding suburban areas of Thornbury during the inter-war period. The significance of the substation is enhanced by its rarity value as one of a small number to survive relatively intact. (AHC criteria A.4, B.2, D.2 & H.1)

Aesthetically, the substation has architectural significance as a finely detailed example of a brick inter-war substation in the Moderne style, which is the most architecturally accomplished example in Darebin. Integral to the significance is the apparently deliberate design and siting of the sub-station to terminate the vista looking west down Pender Street, which demonstrates the care and thought that went into the design. (AHC criterion F.1)

## Assessment Against Criteria

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The electricity substation at Pender Street, Thornbury is considered to meet Criterion A.4 as it provides evidence of the supply of electricity by the City of Northcote to the expanding suburban areas of Thornbury during the inter-war period.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The electrical substation in Pender Street, Thornbury is considered to meet Criterion B.2 as a rare surviving example of an inter-war substation constructed by the former City of Northcote.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

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The building is considered to meet Criterion D.2 as it is a representative example of an inter-war electricity substation.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

This substation is significant for its associations with the former City of Northcote.

## **Aesthetic**

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

This substation is considered to meet Criterion F.1 as a finely detailed example of a brick inter-war substation in the Moderne style. Integral to the significance is the apparently deliberate design and siting of the sub-station to terminate the vista looking west down Pender Street, which demonstrates the care and thought that went into the design.

## **Recommendations 2011**

### **External Paint Controls**

No
No
Yes
No
No
-
No

### **Internal Alteration Controls**

### **Tree Controls**

### **Fences & Outbuildings**

### **Prohibited Uses May Be Permitted**

### **Incorporated Plan**

### **Aboriginal Heritage Place**

## **Other Recommendations**

It is recommended that the electricity substation at Pender Street, Thornbury be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

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<b>Name</b>	RESERVE - PENDERS PARK	
<b>Address</b>	48A Pender Street THORNBURY	<b>Significance Level</b> Local
<b>Place Type</b>	Reserve	
<b>Citation Date</b>	2011	





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**Recommended  
Heritage Protection**

**VHR - HI - PS** Yes

**Architectural Style**

Federation/Edwardian Period  
(1902-c.1918)

**Maker / Builder**

No information held

## History and Historical Context

### Thematic context

- . Theme: 5. Building suburban Darebin; Sub-themes: 5.3 Developing the suburban ideal; 5.5 Creating public landscapes
- . Theme: 7. Community and culture; Sub-theme: Commemorating, Memorials

### History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a residential suburb.

Thornbury also experienced the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops created in the earlier bursts of commercial development. In the years following the Second World War the few remaining parts of Thornbury, such as the former Croxton Racecourse, now Bird and Bradley Avenues, were developed for housing.

### Contextual history of open space in Darebin

The provision of open space for fresh air and recreation was a response to the overcrowded industrial towns of nineteenth century Britain, and the concept was established early in the European settlement of Victoria. Parks, gardens and recreational grounds were considered essential to public health and social harmony.

In the land boom of the 1880s large areas of land were subdivided and offered for sale, with little attention paid to providing open space and parkland. By the early years of the twentieth century, Darebin was under-provided with parks particularly when compared with neighbouring municipalities - the situation was particularly critical in the built-up central parts of the Northcote municipality where Northcote Park (q.v.) was still the only public park in 1906 and towards the end of that year the pressure to create more parks and reserves emerged in the local press. The importance of the issue led to the Mayor calling a public meeting on the 7th December 1906 in the Town Hall, which was attended by between 70 and 100 people (ALM, 2002:8). Mr. Beard, M.L.A., moved the first resolution:

*That in the interests of the health and recreation of present and future citizens of Northcote it is essential that reserves should be obtained, and that the council be urged to use its utmost endeavours to secure such spaces, more especially as the opportunities for doing so are rapidly becoming less* (ALM, 2002:8, cites *Leader* 15 December 1906).

The resolution was supported by such people as the Vice-President of the National Council of Women in Victoria, Mrs. Strong who led the Council to acquire in 1907 the sites of two new reserves; what would become Batman Park, and

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Pender's Park. As the population of Northcote grew in the inter-war period additional reserves were needed and by 1933 the Northcote Council had spent £18,760, acquiring areas for parks. As well as Batman Park and Pender's Park, this included Johnson Park (Bastings Street), Merri Park (St. George's Road), Henderson Park (Murray Street), McDonnell Park (Victoria Road), Mayer Park (Leinster Grove), Hayes Park (Flinders Street), Pearl Reserve (Shaftesbury Parade). In addition, there were children's playgrounds on small reserves in Separation, Smith, Rathmines and Rennie Streets (ALM, 2002).

## History of Pender's Park

Pender's Grove was the name given to the allotment purchased from the Crown by a Mr Pender (the brother of Michael Pender, an early settler of Melbourne and real estate speculator) in October 1839. In 1887 the property was acquired by a land company and cleared for subdivision, but most of the land remained unsold. (Lemon, 1983:6-7, 92).

In 1906 the Closer Settlement Board purchased 233 acres of the Pender's Grove Estate and subdivided it into quarter acre Workmen's Homes Allotments and Agricultural Labourers' Allotments of four and five acres. Earlier, Northcote Council had opposed the scheme, suggesting that inferior class housing would result. However Council withdrew the opposition and asked the Closer Settlement Board to guarantee funds for street construction and to set aside an area for a park. The Board agreed. (Lemon, 1983:146-9)

Council had a choice between two park sites, one with a frontage to Dundas Street and the other further to the south. The Dundas Street site was rejected because it faced a bacon factory and piggery, with its unpleasant noise and fumes. Another argument in favour of selecting the more southerly site was that it would be completely surrounded by Northcote residents, for whom the park was intended, rather benefiting the Preston populace on the other side of Dundas Street. The Closer Settlement Board, for their part, would not give up a block close to High Street, which was obviously the most valuable part of the estate. The price agreed for the park was by Council £1000, payable over 31 years. (Penders Park Landscape Masterplan; Lemon, 1983:158)

The first improvement to be made to Penders Park was fencing, which was a condition made by the Minister of Lands. In August November 1908, Council approved the offer of the Cyclone Woven Wire Fence and Gate Co for the erection of the fence in the Penders Grove Reserve for £60-19-6. In 1909 the Northcote Town Surveyor prepared plans for the planting of trees and otherwise developing the Park. An arbor day was planned to celebrate commencement of the improvements. No report of the arbor day celebrations is available. Over the next year or so a lawn was sown and trees planted. The Pender's Grove Association requested that a Band Rotunda be erected in Penders Park Council's Finance and Parks Committee decided that the space be left for a Band Stand provided the ratepayers raised the necessary funds. According to local residents, a bandstand existed in the centre of the park until the late 1930s. (*Penders Park Landscape Masterplan*)

It seems that for a long time little more was done to develop the park, because in 1927 Northcote Town Clerk, W.G. Swift wrote:

*Parks are the lungs of a city; indeed they are more than this, as they provide for the recreation, rest and education of the citizens. But to meet all these requirements they must be well designed and well maintained, so as to charm all visitors, and create a desire to return to admire the beauties of the surroundings.* (Leader, 1 April, 1927)

Pender's Park was known as 'the Cinderella of the North'. Swift noted it was:

*. most unattractive. The hedge trees appear to be stunted in growth, and the ground is hungry and unproductive. A top dressing of the best of volcanic soil from the quarry site would much improve it.*

Although money was spent planting trees in several other parks in Northcote, nothing appears to have been done to Pender's Park for many years.

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Despite this apparent neglect Pender's Park was described as 'the focus of activity for the Estate' in the 1940s. The Preston Band and Salvation Army Band played at weekends, and an Easter parade and Christmas Carols were held in the park for the local community. Films have also been shown in the park during summer. (*Pender's Park Landscape Masterplan*).

In 1956 the paths were re-laid, and an old plan was annotated for the work. The following is a quote from the *Pender's Park Landscape Masterplan*:

*If it can be presumed that the plan reflected to some degree what was in the park at this time the following elements are shown. A Toilet Block (Conv's) and a Pioneer's Center were both located on the southeast corner. The Pioneers Center is likely to have been the same or similar to that which still exists on the St Georges Road boundary of Batman Park.*

*A children's playground on the eastern boundary contained a sand pit, swings, two see-saws (double and single), two slides, a 'hirdy girdy' and a shed. Garden beds were located either side of the entrance on the north-west corner, on one side of the north-east corner, on one side of the south east entrance path. Two additional beds are located central in the western lawn (circular) and the eastern lawn (triangular). At the southwestern entrance a 'feature' is shown, likely to be Councillor John C. Watson Memorial Stone now adjacent to the planting beds at the south west entrance. Perimeter trees and some of the avenue plantings along the paths remain. The north south central path has garden beds at both entrances with a pergola on the Collins Street entrance.*

Major changes have since been made to the park, with the relocation or removal of several features and the planting of additional trees. In 1982 a 'Proposed Landscaping, Planting and Recreation Facilities Plan' was drawn up, proposing substantial changes. Subsequently the toilet block was replaced, rock edging of all garden beds replaced with bluestone retaining walls and the children's playground removed. The pergola was also renovated, but not in accordance with the original construction. (*Pender's Park Landscape Masterplan*)

In more recent times addition trees have been planted reducing the area of lawns, and 'the impact of the more formal original layout' (*Pender's Park Landscape Masterplan*).

## Primary sources

Victorian Department of Lands and Survey, 1945 photo-maps, University of Melbourne, Map Collection, from aerial photography taken by Adastra Airways in 1945  
*Northcote Leader*

## Secondary sources

Australian Landscape Management (ALM), *Penders Park Landscape Masterplan*, October 2002, unpublished report prepared for City of Darebin  
Darebin Historical Encyclopedia  
Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983.  
Michell, Paul, personal communication, 25 August 2008

## Description

### Physical Description

Pender's Park, Thornbury, is one of a small group of parks set aside as parkland in the early twentieth century as a result of a 1906 Council resolution to 'secure such places in the interests of the health and recreation of present and future

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Northcote citizens'. Pender's and Batman Parks were the earliest, acquired in 1907. Between 1907 and 1933, a considerable sum was spent by Council acquiring further land for parks that included Johnson Park in Bastings Street, Merri Park in St Georges Road, and Mayer Park in Leinster Grove.

Pender's Park, with Northcote Park/Oldis Gardens, Batman Park (HO166), and Johnson Park, all display a more or less similar gateway style and/or ornamentation or planting style that date from c.1932-33 and is associated with Northcote's jubilee celebrations. (The ornamentation on the gates at Northcote Park/Oldis Gardens have applied dedications from 1932-33 to earlier gates.) Like Johnson Park, little work was undertaken to 'improve' the park until after 1927. The park's remaining early plantings are similar to those observed in other parks of a similar era Northcote parks (mentioned above). However, considerable numbers of trees later planted in or transplanted to Pender's Park and the addition of recent built structures have reduced the integrity of the place, relative to other similar parks of its era. However, in spite of later additions compromising the historic character of the park and crowding the appreciation of specimen trees set in lawn, the park retains the ability to demonstrate the principle features and characteristics of an interwar parks in Darebin that were beautified around c.1932-33 in association with the jubilee celebrations.

Unlike the other parks, Pender's Park was not renamed with the others in c.1932-33. The name of Pender's Park demonstrates the historic association of the park with the original allotment purchased from the Crown by Michael Pender in October 1839.

\*This place has also been assessed by this Study and is proposed for inclusion in the HO.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the Interwar era appearance of the park of houses when viewed from the surrounding streets.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features, and removing later accretions which are obscuring the appreciation of earlier elements and the Interwar design and layout of the park.

### Policy Basis

This place is one of a group of early parks and reserves created in the south of Darebin between 1907 and 1933. It is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The park is relatively intact and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric and use for passive recreation, with an emphasis upon the elements that are visible from the surrounding streets.

### Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

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- . Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the built element is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement built element embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the place to meet contemporary standards such as improving sustainability.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

In order to conserve the heritage significance of the plantings, it is policy to:

- . Undertake regular maintenance including monitoring condition, pruning, pest and disease and roadside weed management.
- . Undertake incidental replacement of individual dead, dying or dangerous specimens and develop a strategy for major cyclical replacement. When trees are replaced the process should be documented (photographs and written record before, during & after) for future record.
- . Maintain the integrity of the perimeter planting by:
  - replacing trees 'like with like' species (i.e. Silky Oak with Silky Oak, Canary Island Palms with Canary Island Palms, etc) unless an alternative planting scheme has been devised in accordance with an approved management plan.
  - removing inappropriate or historically inaccurate species.
- . Ensure that any future development or changes in immediate environmental conditions, adjacent to the trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- . Manage surrounding vegetation and landscape to maintain the integrity and condition of the tree/s.
- . Remove weed vegetation species.

## **Guidelines (Specific)**

The following specific conservation actions are recommended, should the opportunity arise:

- . Repair and conserve the Collins Street entry gateway and signage, based on historic evidence.

## **Review of significance and policy**

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While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

Pender's Park, Thornbury, is one of a small group of parks set aside as parkland in the early twentieth century as a result of a 1906 Council resolution to 'secure such places in the interests of the health and recreation of present and future Northcote citizens'. Pender's and Batman Parks were the earliest, acquired in 1907. Between 1907 and 1933, a considerable sum was spent by Council acquiring further land for parks that included Johnson Park in Bastings Street, Merri Park in St Georges Road, and Mayer Park in Leinster Grove.

Pender's Park, with Northcote Park/Oldis Gardens, Batman Park (HO166), and Johnson Park, all display a more or less similar gateway style and/or ornamentation or planting style that date from c.1932-33 and is associated with Northcote's jubilee celebrations. (The ornamentation on the gates at Northcote Park/Oldis Gardens have applied dedications from 1932-33 to earlier gates.) Like Johnson Park, little work was undertaken to 'improve' the park until after 1927. The park's remaining early plantings are similar to those observed in other parks of a similar era Northcote parks (mentioned above). However, considerable numbers of trees later planted in or transplanted to Pender's Park and the addition of recent built structures have reduced the integrity of the place, relative to other similar parks of its era. However, in spite of later additions compromising the historic character of the park and crowding the appreciation of specimen trees set in lawn, the park retains the ability to demonstrate the principle features and characteristics of an interwar parks in Darebin that were beautified around c.1932-33 in association with the jubilee celebrations.

Unlike the other parks, Pender's Park was not renamed with the others in c.1932-33. The name of Pender's Park demonstrates the historic association of the park with the original allotment purchased from the Crown by Michael Pender in October 1839.

\*This place has also been assessed by this Study and is proposed for inclusion in the HO.

## Statement of Significance

### *What is significant?*

Pender's Park, Pender's Grove, Thornbury is an interwar park set aside in 1907 with works subsequently undertaken between 1907 and 1932-33 with subsequent layers of later additional changes. The following elements contribute to the significance of the place:

- the two gateways at opposing corners of the park
- the pathway layout (not including the surface fabric)
- the form of the garden beds (not including the bluestone edging)

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- the mature Silky Oaks
- the mature Canary Island Palms
- the mature Ash
- Conifers
- White Poplar
- the memorial garden and plaque
- the two mature *Corymbia maculata*; and
- the Casuarinas

Later additions to the site are not significant. These include:

- pergolas
- toilets
- park furniture including seating
- BBQs
- eucalypts and other plantings from recent council planting programs
- the bluestone edging and the pathway surfaces.

*How is it significant?*

Pender's Park in Penders Grove, Thornbury, is of local historic significance to Darebin City.

*Why is it significant?*

Historically, Pender's Park, is significant as one of only two parks acquired by Council in 1907 after a 1906 resolution to set aside parkland in the early twentieth century to secure such places in the interests of the health and recreation of present and future Northcote citizens. Pender's Park has representative significance for the evidence it provides the program of beautification of Northcote's parks associated with its jubilee celebrations in c.1932-33. Evidence includes the pathway layout, gateways, mature perimeter plantings and some mature specimen plantings. (AHC criteria A.4, D.2)

Historically, Pender's Park is also significant for its continued associations with the original 1839 Crown allotment purchased by Michael Pender, through the name of the park. (AHC criterion H.1)

## Assessment Against Criteria

### Historic

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Pender's Park, Thornbury is considered to meet criterion A.4 as one of only two parks which were the first to be acquired by Council in 1907 after a 1906 resolution to set aside parkland in the early twentieth century to secure such places in the interests of the health and recreation of present and future Northcote citizens.

#### *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

Not applicable.

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## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

Pender's Park is considered to meet criterion D.2 for the representative evidence it provides the program of beautification of Northcote's parks associated with its jubilee celebrations in c.1932-33. Evidence includes the pathway layout, gateways, mature perimeter plantings and some mature specimen plantings.

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

Pender's Park is considered to meet criterion H.1 for its historic associations with Michael Pender, on whose original 1839 Crown allotment the park was formed in 1907.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Pender's Park is not considered to meet Criterion F.1.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.



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## Recommendations 2011

**External Paint Controls**

-

**Internal Alteration Controls**

No

**Tree Controls**

Yes

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

None Specified

**Aboriginal Heritage Place**

No

## Other Recommendations

It is recommended that Pender's Park, Pender Street, Thornbury, be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	THORNBURY UNITING CHURCH COMPLEX		
<b>Address</b>	7-15 ROSSMOYNE STREET, THORNBURY	<b>Significance Level</b>	Local
<b>Place Type</b>	Church, Church Hall, Sunday School		
<b>Citation Date</b>	2011		



<b>Recommended Heritage Protection</b>	VHR - HI - PS Yes		
<b>Designer / Architect</b>	Norris, Harry A, Forster, K Murray	<b>Architectural Style</b>	Federation/Edwardian Period (1902-c.1918) Gothic, Interwar Period (c.1919-c.1940) Gothic

## History and Historical Context

### Thematic context

- 2. Peopling Darebin; 2.2 Migrating to seek opportunity
- 7. Community and culture; 7.1 Worshipping

### Founding churches

When European settlers began to put down roots in Darebin - as in most parts of Victoria - they founded community institutions brought from their home countries. In most cases, the first institution to mark the founding of a new community was a church, so churches reflect both the cultural origins of their founders and the beginnings of a particular community. Churches usually commenced in borrowed buildings - barns, private homes, and later schools or public halls - before a church building was erected.

In nineteenth century Darebin, particularly the Preston area, Methodism was the earliest and most prolific Christian denomination in terms of church building and membership. In 1891, 25.33% of Preston's population were Methodist, compared with 13.86% in Victoria generally. The Anglicans were also strongly represented, with 39.65% in Preston compared with 36.65% in Victoria, although many people were nominally Anglicans rather than active worshipping members. By contrast, Presbyterians, who were of Scottish background, and Roman Catholics, who were overwhelmingly Irish, numbered well below the Victorian average in Darebin (Context, 2008:99).

The Presbyterians did not have a presence in Darebin until 1870, when they commenced worshipping in the new Northcote Methodist Church. In 1874 they built a manse for their minister on the corner of Ross and Cunningham Streets, and a weatherboard church in Westgarth Street in 1876. Although the Northcote Presbyterian community was small, their minister, Rev. Duncan Fraser, was influential. It was he who initiated the Northcote Health League, which eventually succeeded in ridding Northcote of its noxious trades and forming the Borough of Northcote, as discussed above (Lemon, 1983:72). The Presbyterians branched out from Westgarth Street, to commence a church in David Street South in 1892, and further churches in Regent and Reservoir in the 1920s (Carroll & Rule, 1985:111-12).

### *Indigenous Christianity*

From the 1920s onwards, an Aboriginal population began migrate to Melbourne in search of opportunities, driven by closure and mismanagement of country reserves and also by the 1930s Depression and the Second World War. Whilst Fitzroy, where rents were cheap, was the focus of this migration, Aboriginal people settled in many other suburbs. Migration to Fitzroy generally originated in three areas, with an initial migration from the Cummeragunga area in New South Wales followed by others from Framlingham and Gippsland. At the same time, Wurundjeri people were migrating back to Melbourne from Coranderrk and settling in areas such as North Melbourne and the Western suburbs (Context, 2008:23).

In 1927 a young Yorta Yorta man from Cummeragunja mission moved to Melbourne looking for opportunities as an Australian Rules footballer. The footballer, Doug Nicholls, was rejected by the Carlton Football Club, but recruited by the Northcote Club, where he was an immediate success. He was employed as a labourer by the Northcote Council, and played for Northcote for five years, before joining the Fitzroy team in 1932. Following a religious conversion at the Northcote Church of Christ, Nicholls was ordained a Pastor, and ministered to the Aboriginal community in Fitzroy. (Context, 2008:23, 106).

Much later, the Catholic Church developed a ministry to the Darebin Aboriginal community, as a result of a Papal visit to Australia. When Pope Paul VI visited Sydney in 1970, he addressed the Aboriginal people:

*We know that you have a lifestyle proper to your own ethnic genius and culture - a culture which the Church respects and which she does not in any way ask you to renounce .. We deeply respect your dignity and reiterate our deep affection for you.*

Pope John Paul II, in his 1986 Australian tour, strongly affirmed these sentiments, and the recognition of Indigenous peoples' ancient occupancy of and spiritual attachment to the land. Such Papal encouragement gave impetus for the Aboriginal Catholic Church to be established and to bring the Catholic Aboriginal community together. The Aboriginal Catholic Ministry in St George's Road Thornbury is a local outcome of this (Context, 2008:106).

Another Aboriginal Christian Group in Darebin is the Aboriginal Evangelical Fellowship. The AEF was formed in 1970 at Port Augusta in South Australia and is now a nationwide Christian group, which encourages Aboriginal Christians in leadership, fellowship and responsibility. The AEF occupies the former Presbyterian church in Rossmoyne Street, Thornbury (Context, 2008:106).

### **Place history**

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Rossmoyne Street was part of a boom-time estate developed by one of Darebin's - and Melbourne's - biggest land developers, C.H. James, who subdivided huge areas of the Northcote municipality. Rossmoyne Park extended from High Street Thornbury to the Darebin Creek, and included Mansfield, Rossmoyne, Gooch and Raleigh Streets. By 1885 much of this estate had been sold (Lemon, 1983:87 & 91-2). Residential settlement commenced in Rossmoyne Street at the height of the building boom, but by the end of the boom, settlement was still fairly scattered. When a new boom commenced in the area in the period preceding the First World War, the new Thornbury Presbyterian Church had a busy building program for over a decade.

The Thornbury Presbyterian Church was founded by Rev. George Carson of Preston in 1910. Early services were held in an auction room then at the Junction Hotel. The first part of the Rossmoyne Street site was purchased soon after the church was founded, and by 1912 a hall measuring 40 feet by 25 feet was built. In 1914 the hall was extended with the addition of a vestry and new porch entry constructed by voluntary labour, and additional land was purchased adjoining the original site. A brick kindergarten hall was built in 1917, which was opened in September of that year. It was extended in 1919 to accommodate the growing number of children attending. (*Leader*, Jubilee Issue, 19 May 1933, p.10; PROV)

The foundation stone for a new brick church to replace the original wooden building was laid on 5 April 1924 (*Leader*, 12 April 1924). The church was designed by the noted Melbourne architect, Harry Norris, who was a Thornbury resident. The building had a seating capacity of 300 to cater for the growing population of the area. With the opening of the new church, the old timber building became the Sunday School Hall (PROV).

In 1935 Mr Norris designed a brick and weatherboard addition to the Sunday School Hall. The additions replaced the 1914 porch with an extended brick hall, as well as a new entry and two 'class rooms' in a weatherboard section at the front. The new building, constructed by local builder Mr. J. Fleming, was opened on Sunday 7 July, 1935. The service was begun in the church after which a key to the new building was presented to the Sunday School superintendent, Mr J.C. Watson. Mr Watson then opened the new building in which the remainder of the service was held. Among those present were Councillor M.C. Jones, who was Mayor of Northcote in 1934, and the town clerk, Mr. J.A. Thomson (PROV, *Argus*, 9 July 1935). In 1963 an addition was made on the west side of the Hall to accommodate new toilets and a kitchen. The plans were prepared by K. Murray Forster & Associates (PROV).

After the Uniting Church was formed in 1977, the Thornbury Presbyterian Church became part of a Uniting Church parish. In 1986 the congregation amalgamated with the congregation of the former Prince of Wales Methodist Church, when their St David Street property (q.v) was sold to the Greek Orthodox Community. The Thornbury congregation of the Uniting Church subsequently worshipped in the Rossmoyne Street Church. (DHE)

The former church hall was provided for use by the Uniting Aboriginal and Islander Christian Congress (UAICC) after it was founded in 1985. The UAICC comprises Aboriginal people within the Uniting Church who are "committed to assisting Aboriginal people towards self-determination and building communities of fellowship throughout Australia. At the building at Thornbury, known as the Minajalku Centre, the UAICC in partnership with other Aboriginal people from other churches is developing an 'Aboriginal Christian Spiritual place'. It is one of three UAICC meeting places in Victoria; the state centre of the UAICC in Victoria, known as Narana Creations, is at Grovedale, while there is another centre at Robinvale (Narana creations website). The Minajalku Centre is currently used by the Aboriginal Evangelical Fellowship and a number of other organisations under the Uniting Church's 'Beneficial use' policy. As noted above the AEF was founded in 1970 and the Victorian Chapter was commenced in 1972.

### Sources

Carroll, Brian & Rule, Ian, *Preston. An illustrated history*, 1985

Context Pty Ltd & Lesley Alves, *City of Darebin Heritage Study Stage 2. Volume 1: Thematic environmental*

# HERITAGE CITATION REPORT

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history, 2008

Darebin Historical Encyclopedia (DHE)

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983

Public Records Office of Victoria (PROV), Thornbury Presbyterian Church Public Building File 7882/P1 Unit 172

The *Argus* and *Leader* newspapers, as cited

John Rickard, pers. comm. to Emma Hewitt, December 2009

Narana Creations website, <http://www.narana.com.au/pages/congress> (viewed 20 February 2010)

## Description

### Physical Description

The Thornbury Uniting Church comprises a complex of buildings consisting of the 1924 brick church, the earlier church (now the church hall) and the brick kindergarten situated at the rear of the 1924 church.

The 1924 church is a large inter-war Gothic style brick church with a gable roof of terracotta tiles. This is interrupted in its southern facade by brick pilasters with concrete finials flanking the roof ridge, the position of which is echoed along the length of the roof by two rows of ventilators, and each gable end is surmounted by a shallow concrete capped parapet wall which is stepped into either side. A large decorated plaque is affixed at the top of the gable above a large gothic window with reticulated bar tracery that is flanked by two trefoil-headed lancet windows. All of these contain lead-lighting and have concrete hoods, whilst a decorative concrete band also runs along the line formed by the aprons of the two slightly lower smaller windows. The lower courses of the wall, which are slightly stepped out, are topped with a string course of moulded bricks.

Along the sides of the building are pairs of gothic leadlight windows, each with a decorative concrete hood, interspersed with brick buttresses with concrete cappings. The building has two entrances to either side of its southern end. That on the eastern side is a simple wooden door in a gothic aperture, whilst that on the western side is accessed through a large brick entrance porch attached to this side of the building. This is entered through four-centred doorways to the north and south which are each approached via concrete stairs with a stepped brick balustrades and metal hand rails. The porch is surmounted by a high concrete parapet decorated with recessed quatrefoil mouldings.

The 1935 brick kindergarten (Sunday School) hall is attached to the rear of the church. This is a large brick building with a hipped metal roof with Health Department ventilators.

Immediately to the west of the church, but set slightly back from the street, is the 1912 weatherboard church hall which has a metal gabled roof. This building has a large gabled bay projecting to the south and two smaller bays to the east and west at its northern end, probably representing the extensions of 1914, and a later toilet block is appended to its western side. The building is accessed via a small wooden stair and a single door on the east side of the southern bay, and it has multi-light sash windows in gothic frames on all sides. The church being currently used by the Aboriginal Evangelical Fellowship, this building now accommodates the Mina Jalku Centre and the Maya Living Free Association. It has been recently extended to the east, apparently to provide a connection with the kindergarten hall to the rear of the church.

## Recommended Management

### Policy Basis

This place is a good example of a Presbyterian church complex comprising an early timber church hall with a later brick extension, kindergarten and a brick church. The buildings are historically significant as an illustration of stages in the development of the church that in turn reflects the growth of community that it has served over a 90 year period. This

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does not mean that development cannot occur, however, it does place some limits upon the type of new development. The 1924 church is a fine example of its type, and is relatively intact externally and this contributes to its significance.

## Objectives

To conserve the buildings that illustrate the development of the church from 1912-1940.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

To consider adaptive re-use of buildings where this will assist in the conservation of the building.

## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

- None specified

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

Methodist or Presbyterian church complexes typically comprised a church and church hall. A kindergarten was often provided in the church hall or in a freestanding building. Like other denominations, the complexes were usually developed in stages with a simple weatherboard church being replaced later with a more substantial brick church before serving as a church hall.

With the formation of the Uniting Church in 1977, many churches became redundant as congregations were combined at a single place of worship. Within Thornbury, this church is notable as it has now become the centre of the Uniting Church following the closure and sale of the Prince of Wales Methodist Church. The group of church buildings in Rossmoyne Street is typical of larger Presbyterian Church complexes and compares with other Uniting Church complexes in Darebin such as the Alphington Uniting Church.

## Statement of Significance

### *What is significant?*

The Thornbury Uniting Church complex and Minajalku Centre at 7-15 Rossmoyne Street, Thornbury. The following elements contribute to the significance of the place:

- The Church, designed by Harry Norris, and constructed in 1924.
- The Kindergarten, constructed in 1917 and extended in 1919
- The former Sunday School Hall (now the Minajalku Centre), comprising the original hall, and the additions made in 1914 and 1935.

Additions/alterations and buildings dating from after 1945 are not significant.

### *Why is it significant?*

The Thornbury Uniting Church complex is of local historic, social and architectural significance to the City of Darebin.

### *How is it significant?*

Historically, it is significant as tangible evidence of the significant growth of the Thornbury community during the first half of the twentieth century. It has social significance as the centre of worship for the Presbyterian and now Uniting church congregations for almost 100 years. The church is significant for its associations with the noted architect, Harry Norris, as a rare example of a church erected to his design. (Criteria A, G & H)

The Minajalku Centre is historically and socially significant as tangible evidence of the growth of the Aboriginal community in Darebin during the mid to late twentieth century and demonstrates the strong connection between some Aboriginal communities and Christian churches in Australia. It has important associations with prominent Aboriginal christian groups including the Aboriginal Evangelical Fellowship and the United Aboriginal Islander Christian Congress. (Criteria A, G & H)

Architecturally, the church is significant as a fine example of an inter-war Gothic church with typical detailing. (Criterion

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D)

## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	None specified
Aboriginal Heritage Place	No

## Other Recommendations

It is recommended that the Thornbury Uniting Church complex be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the property as defined by the title boundaries.



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<b>Name</b>	FRONT FENCE	
<b>Address</b>	47 SHAFTESBURY PARADE, THORNBURY	<b>Significance Level</b> Local
<b>Place Type</b>	Fence/Wall	
<b>Citation Date</b>	2011	



**Recommended Heritage Protection** VHR - HI - PS Yes

**Architectural Style** Interwar Period (c.1919-c.1940)

**Maker / Builder** No information held

## History and Historical Context

### Thematic context

. Theme: 5. Building suburban Darebin; Subtheme: 5.3 Developing the suburban ideal, Early twentieth century recovery

### History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement

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after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a residential suburb.

Thornbury also experienced the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops created in the earlier bursts of commercial development. In the years following the Second World War the few remaining parts of Thornbury, such as the former Croxton Racecourse, now Bird and Bradley Avenues, were developed for housing.

## History of 47 Shaftesbury Parade, Thornbury

Much of Darebin's land was subdivided and offered for sale during Melbourne's land boom of the 1880s and early 1890s. The opening of the Whittlesea railway in 1889, and the making of St George's Road as far as Thornbury stimulated landholders in the area to subdivide. By 1888 most of the land between High Street and St George's Road was sold (Lemon, pp 90-2). Although Northcote experienced a building boom, little development extended into Thornbury before the end of the boom. Shaftesbury Parade, about halfway between Croxton and Thornbury railway stations did not see much residential settlement until the turn of the century. By 1909 the street was about half settled, but No.47 was still vacant (MMBW Detail Plan 2090).

This property was purchased in 1900 by Thomas Bond, a builder, (V.1997 F.282) but he did not build on the block until the early 1920s. Thomas H. Bond is listed for the first time at No.47 Shaftesbury Street in 1923 (Sands & McDougall Directory). Bond died in 1931. Probate was granted to Clarence Bond of 47 Shaftesbury Street (V.4690 F.837).

## Primary sources

Land Victoria Certificate of Title V.1997 F.282, V.4690 F.837  
MMBW Detail Plan 2090 dated 1909.

## Secondary sources

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983.

## Description

### Physical Description

The fence to 47 Shaftesbury Parade, Thornbury forms the property's front (street boundary). The fence is likely to have been constructed at a similar time as the interwar Californian Bungalow residence at No. 47. (Other similar style residences characterise this street.) The fence to 47 Shaftesbury Parade is of face brick construction with tapered, cement rendered capping to each of the six piers and wall sections (four bays). Each of the six piers is topped with a single decorative segmented sphere, or crown, oriental in influence. These decorative elements of the fence are unusual in the context of the local area. The pair of woven wire, rolled or forged steel driveway gates could also be original and locally made (Melbourne).

The fence is most likely original and highly intact. It is in good condition with the exception of a missing tip to two of the decorative 'crowns' which sit above the tapered capping on each of the six piers. The house and fence are likely to have been constructed at a similar time. Both are in good condition and, as a whole, have high integrity.

## Conservation Policy

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## Objectives

- . To conserve the surviving fabric that contributes to the interwar era appearance of the fence at 47 Shaftesbury Parade.
- . To reveal its significance by encouraging the restoration or reconstruction of missing features.

## Policy Basis

This place is a rare surviving example of an interwar garden fence. It is important that it is retained as a record of the historic development of this area. This does not mean that development cannot occur provided that it is carefully designed, however, it does place some limits upon the type of new development. The fence is relatively intact and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric in its current condition.

## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

- . Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:
  - encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.
  - encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
  - encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.
  - ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.
- . Discourage the demolition of elements of primary significance except where it can be demonstrated that:
  - the built element is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
  - the proposed replacement built element embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- . Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - it will assist in the long term conservation or maintenance of the place, or
  - it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
  - it will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- . Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that

more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This fence is among a very small number of interesting and decorative interwar garden elements that remains largely intact and in good condition, as well as with its context intact. While there are many other interwar Californian Bungalows, and streetscapes with a strongly interwar character, in Darebin (Northcote and Thornbury), most of these properties have either had their fences replaced, damaged, or retain original fences of more simple or commonly seen styles. In terms of the fence's style and integrity, it compares with similar examples already within the HO. Comparative examples include the 1919 pierced red brick fence (incorporating moulded bricks in the manner of the period and including, ovolos, ogees, squints and bull nosed bricks) at 127 Clarke Street, Northcote (HO119). As well, it compares to the swagged profile fence consistent with the interwar period Californian Bungalow at 3 Wardrop Grove, Northcote (HO90). Its integrity is reduced having recently been painted; and to Swagged profile fence with hit-and-miss brickwork, similar to the fence at 2 Rowe Street, Northcote (HO75), and consistent with the interwar period Californian Bungalow on the property.

## Statement of Significance

### *What is significant?*

The interwar brick fence at 47 Shaftesbury Parade, Thornbury, is significant. It comprises six piers with tapered capping and a decorative crown. The fence is likely to have been constructed in c.1920, in the same period as the Californian Bungalow also on the same property. The woven wire, rolled or forged steel gates may also be from the same period as the fence and house.

While the fence is complemented by the inter-war house, the house itself is not significant.

### *How is it significant?*

The fence at 47 Shaftesbury Parade, Thornbury, is of local historic significance to Darebin City.

### *Why is it significant?*

Historically, the fence at 47 Shaftesbury Parade, Thornbury, is significant as a rare surviving, and largely intact example of an inter-war garden element with fine architectural detailing within Darebin. The style of the fence is representative of inter-war style fencing that used face-brick work and cement rendered details and while other fences of this era survive this example is notable for its unusual detailing. (AHC Criteria B.2, D.2)

## Assessment Against Criteria

### **Historic**

*RNE Criterion A.4*

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*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

The fence at 47 Shaftesbury Parade, Thornbury is not considered to meet Criterion A.4. It is of historical interest as evidence of Thornbury's post-war boom of the 1920s.

## *RNE Criterion B.2*

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The fence at 47 Shaftesbury Parade, Thornbury is considered to meet Criterion B.2 as a rare example of the original garden fence remaining when compared with other similar interwar houses and gardens in Northcote and Thornbury. Few other interwar residences within Northcote and Thornbury retain original garden elements such as fences, which are commonly damaged, replaced or altered (painted for e.g.).

## *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

The fence at 47 Shaftesbury Parade, Thornbury, is considered to meet this criterion as an unusual example of a type of interwar domestic garden fencing (brick with cement render detailing).

## *RNE Criterion H.1*

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

No important or significant associations have been established for owners or occupiers of the property at 47 Shaftesbury Parade, Thornbury.

## **Aesthetic**

### *RNE Criterion E.1*

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

### *RNE Criterion F.1*

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Not applicable.

## **Social**

### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

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Assessment against this criterion was not possible within the scope of this study. Further assessment may be warranted.

## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	No
Incorporated Plan	None Specified
Aboriginal Heritage Place	No

## Other Recommendations

It is recommended that the fence at 47 Shaftesbury Parade, Thornbury be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	HOUSE (HILLSIDE)	
<b>Address</b>	6 Speight Street THORNBURY	<b>Significance Level</b> Local
<b>Place Type</b>	House	
<b>Citation Date</b>	2011	



**Recommended Heritage Protection** VHR - HI - PS -

**Architectural Style** Victorian Period (1851-1901)  
Italianate

**Maker / Builder** No information held

## History and Historical Context

### Thematic context

. Theme: 2. Peopling Darebin Sub-theme: 2.3 Promoting settlement

. Theme: 5. Building suburban Darebin Sub-theme: 5.3 Developing the suburban ideal

### History of Thornbury

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful

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boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a residential suburb.

Thornbury also experienced the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops created in the earlier bursts of commercial development. In the years following the Second World War the few remaining parts of Thornbury, such as the former Croxton Racecourse, now Bird and Bradley Avenues, were developed for housing.

## History of 6 Speight Street

As noted above Speight Street was within the area that had been a fairly successful 1880s boom-time subdivision known as 'Prince of Wales Park'. By the early 1890s a community with at least one church and school was established in the area that came to be known as Thornbury.

The house at 6 Speight Street, Thornbury was one of the earliest houses in this area and possibly the first to be built in Speight Street. It was occupied by B.R. Patey in 1892 and an MMBW plan dated 1909 shows a large house, *Hillside*, at No.6 Speight Street as the only house between Alexandra and St David Streets. The occupant listed in 1902 was Boyle R. Patey (Sands & McDougall Directory). Patey was still living at *Hillside* in 1915.

## References

### Primary sources

Land Victoria, Certificates of Title and Subdivision plans, as cited  
MMBW Detail Plan 2297, dated 1909 VPRS 8601  
Sands & McDougall Directories  
Shire of Preston Rate Books, VPRS 8228

### Secondary sources

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983

## Description

### Physical Description

The house at 6 Speight Street, Thornbury is a symmetrically composed, double-fronted single-storey Victorian Italianate villa, with a hipped-roof clad in tile. It has brick chimneys with Classical mouldings at their tops. The house has two canted bays that flank a central entrance. A cast iron verandah extends across the facade and returns along the east and west elevations of the house. The walls of the building are brick with rendered detailed including quoining at the corner. The house is set back from the street (north) boundary behind a garden.

The front picket fence is sympathetic, but not original.

## Conservation Policy

### Objectives

. To conserve the surviving fabric that contributes to the Victorian era appearance of the pair of houses when viewed



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from Speight Street.

. To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

## Policy Basis

The house is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, and the setting with an emphasis upon the elements that are visible from Speight Street.

## Guidelines

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original buildings.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

. Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- it will assist in the long term conservation or maintenance of the place, or

- it will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

- it will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first

assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This house is among a small number of late nineteenth century houses in Thornbury and is among the most intact. These types of buildings are more common in Northcote, but relatively rare in Thornbury. In terms of the design and integrity it is comparative with similar examples already within the Heritage Overlay such as 34 Martin Street, Thornbury, which was constructed in 1903. Comparative examples identified by this Study and recommended for inclusion in the HO include 418 Murray Street, Preston, which is an almost identical boom-era villa.

## Statement of Significance

### *What is significant?*

Speight Street was within an area that had been a fairly successful 1880s boom-time subdivision known as 'Prince of Wales Park'. By the early 1890s a community with at least one church and school was established in the area that came to be known as Thornbury. The house at 6 Speight Street, Thornbury was one of the earliest houses in this area and possibly the first to be built in Speight Street. It was occupied by B.R. Patey in 1892 and an MMBW plan dated 1909 shows a large house, *Hillside*, at No.6 Speight Street as the only house between Alexandra and St David Streets. The occupant listed in 1902 was Boyle R. Patey. Patey was still living at *Hillside* in 1915.

The house at 6 Speight Street, Thornbury is a symmetrically composed, double-fronted single-storey Victorian Italianate villa, with a hipped-roof clad in tile. It has brick chimneys with Classical mouldings at their tops. The house has two canted bays that flank a central entrance. A cast iron verandah extends across the facade and returns along the east and west elevations of the house. The walls of the building are brick with rendered detailed including quoining at the corner. The house is set back from the street (north) boundary behind a garden. The house is in good condition and has a relatively high degree of external integrity when viewed from Speight Street.

The original form, detailing materials and siting of the house contributes to its significance.

Later alterations and/or additions, including the front fence are not significant.

### *How is it significant?*

The house at 6 Speight Street, Thornbury is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, *Hillside*, the house at 6 Speight Street is significant as a house that is associated with the first phase of suburban development in Thornbury during the land boom of the nineteenth century. It is architecturally significant as a representative example of the type of the grand Italianate villas erected in Melbourne during the late nineteenth century land boom. Features that are typical of this style include the fine return cast iron verandah, full height window bays to the main facade, ornate chimneys, and central door with side and highlights. The significance of the place is enhanced by its relatively high degree of intactness and its rarity value as one of a small number late nineteenth century Italianate villas within Thornbury. (AHC criteria A.4, B.2, D.2)

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## Assessment Against Criteria

### Historic

#### RNE Criterion A.4

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

*Hillside*, the house at 6 Speight Street is considered to meet Criterion A.4 as it is associated with the first phase of suburban development in Thornbury during the land boom of the nineteenth century.

#### RNE Criterion B.2

*Importance in demonstrating a distinct way of life, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

*Hillside*, the house at 6 Speight Street is considered to meet Criterion B.2 as one of a small number late nineteenth century Italianate villas within Thornbury.

#### RNE Criterion D.2

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

*Hillside*, the house at 6 Speight Street is considered to meet Criterion D.2 as it is a representative example of the type of the grand Italianate villas erected in Melbourne during the late nineteenth century land boom. Features that are typical of this style include the fine return cast iron verandah, full height window bays to the main facade, ornate chimneys, and central door with side and highlights. The significance of the place is enhanced by its relatively high degree of intactness.

## Recommendations 2011

### External Paint Controls

No

### Internal Alteration Controls

No

### Tree Controls

No

### Fences & Outbuildings

No

### Prohibited Uses May Be Permitted

No

### Incorporated Plan

None Specified

### Aboriginal Heritage Place

No

## Other Recommendations

It is recommended that the houses at 6 Speight Street, Thornbury be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.

## HERITAGE CITATION REPORT

<b>Name</b>	PENDERS GROVE PRIMARY SCHOOL No. 3806		
<b>Address</b>	370 VICTORIA ROAD, THORNBURY	<b>Significance Level</b>	Local
<b>Place Type</b>	School - State (public), Tree groups - copse		
<b>Citation Date</b>	2011		



<b>Recommended Heritage Protection</b>	VHR No HI No PS Yes		
<b>Designer / Architect</b>	Public Works Department, Smith, Edwin Evan	<b>Architectural Style</b>	Interwar Period (c.1919-c.1940)

## History and Historical Context

### Thematic context

*Theme: 7. Community and culture, Sub-theme: 7.2 Educating*

*Theme: 2. Peopling Darebin, Sub-theme: 2.3 Promoting settlement*

*Theme: 5. Building suburban Darebin, Sub-theme: 5.3 Developing the suburban ideal* **History of Thornbury**

Thornbury takes its name from Job Smith's farm, established near the Merri Creek in the 1850s, and subdivided for housing in the 1880s. The opening of the Whittlesea railway in 1889, and the making of St George's Road encouraged other rural landholders in the area to subdivide during the land boom. By 1888 most of the land between High Street and St George's Road was sold. However little development in Thornbury ensued before the boom collapsed. One successful boom-time development was the Prince of Wales Park to the east of High Street, where a community with a school and a couple of churches was established by the early 1890s. The failed Pender's Grove estate was sold for Closer Settlement after the turn of the century, and in the years prior to the First World War Thornbury began to develop as a residential

suburb.

Pender's Grove was the name given to the allotment purchased from the Crown by Michael Pender in October 1839. In 1887 the property was acquired by a land company and cleared for subdivision, but most of the land remained unsold. Only one purchaser, Frederick Harris, built on his allotment. His boom-style mansion *Barunah*, still stands on the corner of Dundas and Newcastle Streets (Lemon, 1983:6-7, 92, 149).

In 1906 the Closer Settlement Board purchased 233 acres of the Pender's Grove Estate and subdivided it into quarter acre Workmen's Homes Allotments, and Agricultural Labourers' Allotments of four and five acres. Again, sales were slow, and settlement concentrated on the smaller blocks on the western side of the estate. By 1909 only 18 houses had been built, however in 1911 the population was 329 (Lemon, 1983:149).

Thornbury also experienced the post-war boom of the 1920s, when the High Street shopping strip was extended out from Northcote, filling in the gaps between the small groups of shops created in the earlier bursts of commercial development.

### **Contextual history of education in Darebin**

Following the passing of the *Free, Compulsory and Secular Education Act* 1872, the government began building State Schools throughout Victoria. Darebin's first State schools were Northcote and Gowerville (later known as South Preston) both opened in 1874, followed by Preston North in 1875. At that stage Preston still had two distinct communities in the north and south.

The Northcote State School in Helen Street was the typical building provided by the Education Department in its early years. It was built to accommodate 250 children. Within ten years Northcote School was overcrowded, and the addition of two new classrooms soon proved inadequate for the growing school enrolment. Despite several more additions in the early part of the twentieth century, overcrowding seemed to be a perennial problem well into the 1920s.

To accommodate the period of rapid growth in the central parts of Darebin during the 1880s and early 1890s, two new schools were built - Fairfield in 1885 and Wales Street, to serve the new Prince of Wales Park, in 1891. Both commenced in local church halls.

The provision of schools never seemed to keep up with urban expansion in Darebin. The story of West Preston State School (now called Preston West Primary) is indicative of the situation. Opened in 1915 with an enrolment of 233 students, West Preston required additional classrooms in rented premises by 1917. In 1919, the school was closed and served as a temporary hospital during the disastrous influenza pandemic that hit Australia after the war. By 1925 enrolments were 818 and classes were as big as 69 and 81 at junior levels. Extensions made in 1925 were soon inadequate and portable classrooms were added. Bell Primary School, opened in 1930, eased the pressure.

Similarly, Wales Street Primary School in Thornbury experienced overcrowding in the 1920s. The original school, designed to accommodate 280 children, was accommodating 809 in 1913. 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. 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. The school reached a peak enrolment of 1232 in 1920 (Ward, 2001). The situation was eased with opening of Thornbury Primary in 1915 (extended in 1925) and Pender's Grove in 1925.

### **History of Penders Grove Primary School No.3806, Thornbury**

As noted above Pender's Grove began to develop in the first decades of the twentieth century. In November 1912 parents petitioned the Education Department for an infant school, and in July 1913 Penders Grove School No.3806 opened in the Progress Hall in Newcastle Street. The school was run as an adjunct to Preston South Primary School, and taught grades 1-3 only. Although the hall was unsatisfactory, it was to be a decade before a school could be built (Blake, 1973 Vol.

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3:122-3; [www.pendersgroveps.vic.edu.au](http://www.pendersgroveps.vic.edu.au)).

In 1921 the Member for Northcote, John Cain (Sr), made representations on behalf of the community to purchase three acres of land in Victoria Road for a school site. This was purchased in 1923, and construction of a brick building commenced in 1924. The school was completed at a total cost of £9,945 in 1925. By 1928 there was a student attendance of 466, with an average of 66 students per class ([www.pendersgroveps.vic.edu.au](http://www.pendersgroveps.vic.edu.au)). This was typical of the overcrowding of Darebin schools during the post First World War boom years.

In 1930 a P.A. system was installed by electrical engineer, Mr Notley, who was a member of the School Committee. That same year the school won a blue ribbon for school gardening in a competition sponsored by the Australian Natives Association. This was reported to be the result of much work performed by the Head Teacher Mr I. Bethell (*Leader*, 14 February 1930). A year later Pender's Grove School Band commenced, with Mr King as Band Master ([www.pendersgroveps.vic.edu.au](http://www.pendersgroveps.vic.edu.au)).

In 1945 the School was converted to a Boy's Post Primary School to feed the new Preston Technical School. This was the first school of its kind in Victoria and had an enrolment of 280 boys. It reverted to a Primary school in 1951 (Blake, Vol 3, p.123; [www.pendersgroveps.vic.edu.au](http://www.pendersgroveps.vic.edu.au)).

The post Second World War boom brought increased demands for school facilities and in 1970s enrolment at Pender's Grove School exceeded 500 children. Major extensions were made in 1975-1977, including a multi-purpose hall, library and art/craft room. By the end of the decade enrolment had dropped below 300 and government cutbacks in expenditure threatened Pender's Grove School with closure in the 1980s. In the late 1990s enrolment was 170. Renovation works carried out in 1998 included a new toilet block, improvements to the garden areas and new play equipment ([www.pendersgroveps.vic.edu.au](http://www.pendersgroveps.vic.edu.au)).

### **Arbor Day**

Arbor Day is a 119 year old tradition of promoting tree planting and getting schools and their local community involved in all the processes of planning and implementing a tree planting project. The first Arbor Day was held on 10 April 1872 in Nebraska, USA, when one million trees were planted. In Australia the first Arbor Day was held on June 20 1889 in the Adelaide parklands with nearly 3500 children participating in the ceremony (NRCLV).

In Victoria, Arbor Day became an important part of the school year and an incentive to participate was the annual school garden prize established in 1903 by the Australian Natives' Association (ADB). Arbor Day occurred in June with such activities as tree-plantings, special lessons, and lectures from visiting speakers and involvement with the larger community (NRCLV).

Arbor Day activities in schools were supported by the State Schools' Nursery, which was established in Hughesdale just prior to the First World War. It provided plants for school gardens and to educate children in horticultural principles. The Nursery was established by Cyril Everett Isaac, a school teacher, conservationist and horticulturalist. Educated at Maldon and Lake Rowan state schools, in 1900 Isaac was sent as a student-teacher to Lee Street State School, North Carlton. From his earliest days there, his ideas on education were entwined with his love of horticulture and it is said that wherever he worked, his schools regularly competed for the annual ANA school garden prize. In 1909 he suggested that teacher enthusiasts in the Bendigo inspectorate should exchange plants; Frank Tate, the director of education, became interested, and in August 1910 the Victorian State Schools' Horticultural Society was launched. Isaac was its first executive-secretary and full-time supervisor (1913-22) of school gardening (ADB).

By the late 1950s Arbor Day was no longer observed as a special occasion and it consequently 'disappeared from the school calendar' (NRCLV). However, the Arbor Day concept was revived in the form of Arbor Week in 1982 by Paul Crowe OAM, the former Principal of the State Schools' Nursery (which later became known as the Victorian Schools Nursery). The week became celebration of classroom work on the environment, outdoor activities, including tree planting

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with various community, local government and statutory authorities. It continues on as an important annual environmental event (NRCLV).

## References

*Leader*, 14 February 1930

Blake, L., *Vision and Realisation: A Centenary History of State Education in Victoria*, Education Department of Victoria, 1973

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, Hargreen Publishing [for the] City of Northcote, 1983

Ward, Andrew, 'Darebin Heritage Review: 2000', Darebin City Council, 2001

(ADB) Australian Dictionary of Biography online (viewed 5 July 2008)

<http://www.adb.online.anu.edu.au/biogs/A140611b.htm>(NRCLV) Natural Resources Conservation League of Victoria website (viewed 5 July 2008) <http://www.nrcl.org.au/arbor.history.php>

[www.pendersgroveps.vic.edu.au](http://www.pendersgroveps.vic.edu.au): Timeline for Pender's Grove Primary School, sourced from Learning, Ruth (Ed.) *A Scattering of Seeds; Commemorating the 75th Anniversary of Pender's Grove Primary School*, 1999

## Description

### Physical Description

The Penders Grove school, constructed in 1925, is a single storey inter-war State primary school of typical design with a low hip roof and face brick. Windows are tall triple hung multi-paned sash and there are several plain brick chimneys. In plan, the building comprises an L-shaped building under the main hip roof with secondary gables extending to the north and south at the west end forming the asymmetrical facade. The school is quite plain, apart from some Classical-inspired decoration around the entrance doorway including a rendered cornice and brackets. To the right of the doorway is a rendered sign with 'Penders Grove School 3806' in raised letters.

The building is in good/excellent condition and appears to have a high degree of external integrity as viewed from Victoria Road. A smaller gable adjacent to the rear projecting gable appears to be a later addition as does the flat roofed verandah along the north elevation. New buildings have been constructed to the north and south of the 1925 school and although connected to it are separated and have not affected the original form or setting of the building.

The grounds contain mature trees that are evidence of the Arbor Day activities of former students. They include:

- Cypresses (*Cupressus* sp., possibly *macrocarpa*?) along the Victoria Road boundary. The spacing of these trees suggests that they were originally planted as a hedge, but have now outgrown that.
- Oaks (*Quercus* sp.) adjacent to the south boundary, close to Victoria Road
- Pepper trees (*Schinus molle*) adjacent to the north boundary.

## Conservation Policy

### Objectives

To conserve the significant fabric including buildings and trees that contribute to the significance of Penders Grove Primary School No.3806 as an exemplar of a 1920s State primary school.

To reveal the significance of the place by encouraging the restoration or reconstruction of missing features.

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## Policy basis

This place is an intact and representative example of an 1920s Education Department school building in a garden setting and it is important that it is retained as a record of the historic development of this area. The school is relatively intact externally and this contributes to its significance. The overall conservation objective therefore is to conserve and maintain the historic fabric, with an emphasis upon the elements that are visible from Victoria Road.

## Guidelines (General)

In order to conserve the heritage significance of this place, it policy to:

. Conserve the fabric of the building/s or other elements that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified elements on the basis of available evidence.

- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

. Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in design.

. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the original building/s.

. Discourage the demolition of elements of primary significance except where it can be demonstrated that:

- The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and

- The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of an element of primary significance may be allowed when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or

- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or

- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

. Consider the demolition or modification of elements of secondary significance only if the proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.



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## Guidelines (Specific)

None specified.

## Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

## Comparative Analysis

This school is a relatively intact and representative example of State Government school buildings built just after E. Evan Smith became Chief Architect of the Public Works Department in 1922 and ushered in a new era of school design. In terms of its design and integrity it compares with similar examples already within the HO. Architecturally, it compares with other schools design under the direction of Smith including Preston East and Reservoir. Both of these schools are double storey and Preston East is perhaps the most architecturally significant of all the inter-war schools in Darebin.

Pender's Grove is notable as the only single storey 1920s school in Darebin and demonstrates the adaptation of the style for smaller scale schools. As a relatively early example in Darebin it has some restrained Classical detailing, however, unlike the later schools, it does not have a symmetrical facade elevation and so demonstrates the transition in design that occurred during the tenure of Smith as chief architect.

Historically, it compares with Thornbury Primary School at 16-22 Hutton Street, Thornbury. Built in 1915 with additions in 1925, it is comparable in terms of scale, form, materials and design, and has similar early plantings.

## Statement of Significance

*What is significant?*

Penders Grove Primary School No. 3806 at 370 Victoria Road, Thornbury is a single storey 1920s school of typical design. Opened in 1925 it was the third primary school to be built in Thornbury and catered for the massive growth in enrolments in the wake of the population boom in Darebin during the 1920s. The following elements contribute to the significance of the place:

- The 1924-5 school building to the extent of the original external materials, form and detailing.
- The mature trees within the school grounds, including Oaks (*Quercus sp.*) along the south boundary near the frontage, Cypresses (*Cupressus sp.*) along the frontage boundary, and Pepper trees (*Schinus molle*) near the northern side boundary.

Later additions to the original school, other buildings, boundary fences and other non-original/early fabric are not significant.

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## *How is it significant?*

Penders Grove Primary School No. 3806 is of local historic, architectural, aesthetic and social significance to Darebin City.

## *Why is it significant?*

Historically, Penders Grove Primary School No. 3806 is significant as a school associated with the significant growth in Darebin during the inter-war period. It is historically significant for its use during the late 1940s as a Boys Post Primary School connected to the Preston Technical School, which was the first of its kind in Victoria. It is one of a number of 1920s schools in Darebin that illustrate the evolution in school design under the direction of E. Evan Smith, Chief architect of the PWD from 1922 to 1929. The mature plantings in the school yard provide evidence of Arbor Day, an important event in the lives of school children in the early twentieth century. (AHC criteria A.4, D.2, H.1)

Penders Grove Primary School No. 3806 is architecturally significant as a representative example of a single storey 1920s school, which illustrates the transition in school design toward the Classical style under E. Evan Smith. The aesthetic qualities of the school are enhanced by the now mature trees. (AHC criteria D.2 & E.1)

Socially, Penders Grove Primary School No. 3806 is significant as an educational facility that has been known, used and valued by the Thornbury community for over 80 years. (AHC criterion G.1)

## **Assessment Against Criteria**

### **Historic**

#### *RNE Criterion A.4*

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

Penders Grove Primary School No. 3806 is considered to meet Criterion A.4 as a school associated with the significant growth in Thornbury during the inter-war period. It is historically significant for its use during the late 1940s as a Boys Post Primary School connected to the Preston Technical School, which was the first of its kind in Victoria. The plantings in the school yard provide evidence of Arbor Day, an important event in the lives of school children in the early twentieth century.

#### *RNE Criterion D.2*

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

Penders Grove Primary School No. 3806 is considered to meet Criterion D.2 as a representative example of relatively intact example of an 1920s century primary school complex and the only single storey example in Darebin. It illustrates the evolution in school design under the direction of E. Evan Smith, Chief architect of the PWD from 1922 to 1929.

### **Social**

#### *RNE Criterion G.1*

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

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Penders Grove Primary School No. 3806 is considered to meet Criterion G.1 as it has, and continues to be, known, used and valued by the Thornbury community for over 80 years.

## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the Pender's Grove Primary School No.3806 be added as an individual place to the Heritage Overlay of the Darebin Planning Scheme with the schedule entry as shown below. The extent of registration includes the 1925 school building, the mature trees and all the land between the 1925 building and the Victoria Road frontage.