



Heidelberg Road Heritage Assessment

Final Report

Report prepared for City of Darebin

September 2020



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Executive Summary

Introduction

Heidelberg Road provides the municipal boundary, Darebin and Yarra City Councils and is an arterial thoroughfare through the suburbs of Northcote Fairfield and Alphington between Merri Creek and Darebin Creek.

Plans to redevelop the Alphington Paper Mill (APM) on the south side of Heidelberg Road has been a key driver for changes along Heidelberg Road. In response to these changes Darebin and Yarra City Councils have committed to prepare an overarching strategic plan to ensure future development and change anticipated in the AMP site and other parts along Heidelberg Road.

A draft Background Issues and Discussions Paper and a draft Local Area Plan were prepared by Darebin City Council in conjunction with Yarra City Council in 2019. These projects formed the basis of both Councils' subsequent individual Built Form Frameworks.

In April 2020, Context was engaged for preparation of City of Darebin's Heidelberg Road Heritage Assessment, which will feed into Darebin's Built Form Framework. The final findings of the study are outlined in this report, 'Heidelberg Road Heritage Assessment' (2020).

This study aimed to investigate and assess places of potential heritage value in the study area, a linear corridor of single-depth properties fronting the north side of Heidelberg Road, in Northcote, Alphington and Fairfield, generally extending between Merri Creek and Darebin Creek.

This report comprises an overview of the methodology, findings and recommendations, as well as citations for the nominated individual properties.

Key findings

The key findings of 'Heidelberg Road Heritage Assessment' (2020) are:

- There are seven individual heritage places assessed to be of local significance (see Appendix A.1).
- There are 15 places that were initially identified and subsequently considered within Stage 1 of this Heritage Assessment but which were not recommended for the Heritage Overlay as they do not meet the threshold for local significance as individual place (Appendix A.2).

Recommendations

It is recommended that the Darebin City Council:

- Adopt the 'Heidelberg Road Heritage Assessment' (2020), and
- Implement the 'Heidelberg Road Heritage Assessment' (2020), by:
- Adding the places assessed as being of local significance, listed in Appendix A.1, to the Heritage Overlay of the Darebin Planning Scheme with the schedule entries shown in the place citations.

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1.0 Introduction

1.1 Background and brief

In April 2020, Context was engaged for preparation of City of Darebin's Heidelberg Road Heritage Assessment. This Heritage Assessment will contribute to Darebin's Built Form Framework.

The Heritage Assessment was structured in two stages: Stage 1 – Preliminary assessment and Stage 2 – Detailed assessment. The final findings of the study are outlined in this report, 'Heidelberg Road Heritage Assessment' (2020).

This study aimed to investigate and assess places in the study area that are identified as having potential heritage value outside Darebin's current Heritage Overlay (HO). The study area is a linear corridor of single-depth properties fronting the north side of Heidelberg Road, in Northcote, Alphington and Fairfield, generally extending between Merri Creek and Darebin Creek.

1.2 Limitations

The key limitations of the study include the following:

- Physical historical and archival research was limited due to the restrictions and closure of public data repositories associated with COVID-19, which were implemented before the commencement of the study.
- In some cases, comparisons have been drawn with places protected on the HO outside the City of Darebin, where they provided a direct comparison in terms of their architectural style or type. Municipal-wide typological or comparative study was beyond the scope of this project.
- Detailed site inspections were outside the scope of this study, external visual inspections were carried out from public domain.

1.3 Acknowledgements

The assistance of the following people is gratefully acknowledged:

Julia Williams, Darebin City Council

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Figure 1. Study area plan, showing the north side of Heidelberg Road in red outline. (Source: Nearmap, April 2020)

2.0 Contextual History

The study area along the northern side of Heidelberg Road is located in the Parish of Jika Jika. The original Crown allotments here ranged in size from approximately 1000 acres at the northern end of the parish (today's Northernhay Road Reservoir) down to 92 acres in the south east (today's Alphington and Fairfield). By June 1840, all the land in the study area had been sold. The study area comprises sites that are part of Crown Allotments 89, 113, 114, 115, 116, 117, 118, 119, 120 and 121 ('Jika Jika and Melbourne no. 18' c.1851-52, State Library Victoria). The Heidelberg Road cut diagonally through these blocks. Although the area to the south of Heidelberg Road is within the City of Yarra, this has a shared history with the study area as both areas were part of the former Shire of Heidelberg and later former City of Northcote (Context 2007:64).

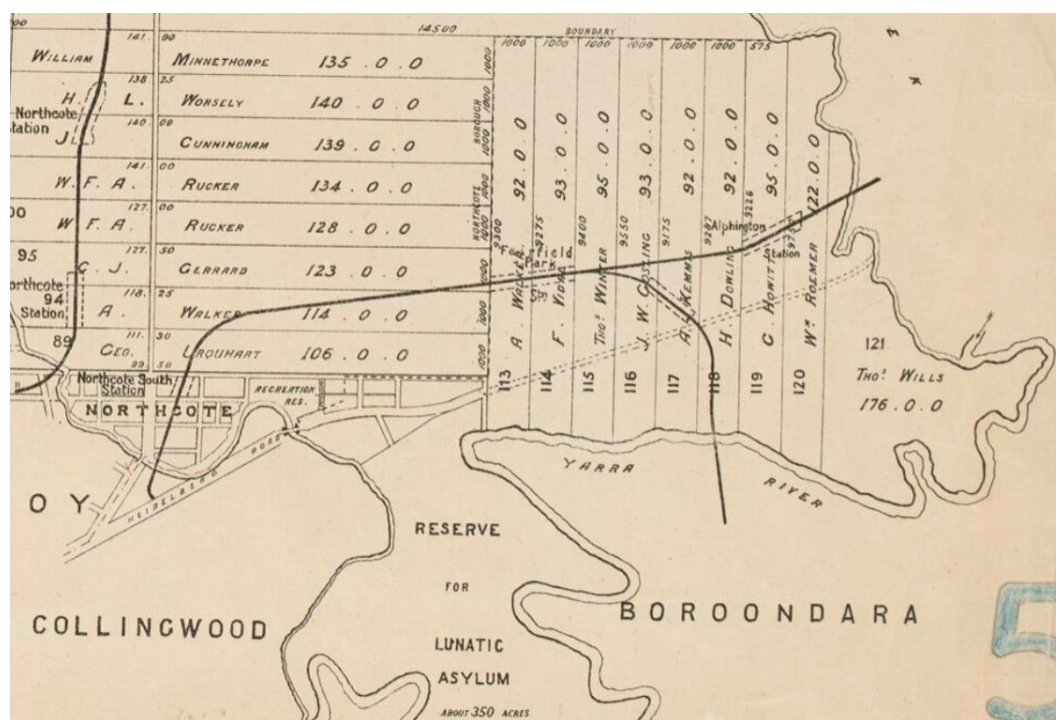


Figure 2. A section of Jika Jika Parish plan showing the Crown allotments in the study area. (Source: Department of Crown Lands and Survey Victoria, 'Jika Jika, County of Bourke' 1902)

Few of the first land buyers settled on their blocks; most were speculators looking for a quick profit by subdividing and selling their allotments. By 1843, Melbourne's first land boom had ended, and many speculators were left with land they could not sell (Context 2007:26).

Completed in 1842, Heidelberg Road was the first public road in the district and one of the first roads constructed in the Colony of Victoria (Shaw 1996:148). It replaced an earlier track that led to the village of Heidelberg, which probably followed a long-established Aboriginal track south of the new road, the junction of the Yarra River and Merri Creek was an important Aboriginal site and there were large Aboriginal camps on the river flats along Heidelberg Road in the 1840s (Context 2018:26). As Victoria's first road outside the confines of the Melbourne township, Heidelberg Road became one of the colony's busiest thoroughfares, connecting Melbourne with the village of Heidelberg. The road was constructed at the government's expense during an economic recession, and was built under the orders of Superintendent C. J. La Trobe. The road was improved with macadamisation in 1846, after the establishment of a newly constituted road trust. A toll-keeper, employed by the Heidelberg Road Trust,

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occupied a small hut on the Merri Creek where his wife collected the tolls (Context 2018:26). By the 1850s, Alphington had become a popular tourist destination, and Heidelberg Road near the Darebin Creek was developed with commercial buildings (*Argus* 29 March 1913:7). For a short distance prior to its crossing point over the Darebin Creek, the original route of Heidelberg Road was slightly south of the present alignment. The Heidelberg Road Trust constructed a new bridge over the Darebin Creek in 1852, which was replaced with an improved bridge in 1867 (Darebin Heritage).

The Heidelberg Road Trust became the Heidelberg Road District in 1861, in response to a desperate need by the mid-1850s for a properly constituted road district. Heidelberg Road District was the antecedent of the Shire of Heidelberg, which was established in 1871 (Context 2018:26).

Among the earliest developments in the study area was the 'Alphington Village' subdivision, created by William Montagu Manning, pastoralist and NSW solicitor-general, who acquired Crown Allotment 120 in 1852. The residential subdivision was named after Manning's birthplace in Devon, England (Darebin Heritage, 'Alphington'). In 1854, the allotment was subdivided into 130 lots, including commercial sites on both sides of Heidelberg Road (RBA Architects 2019:7).

The boom that accompanied Victoria's gold rushes in the early 1850s brought new optimism and a demand for farmland close to Melbourne. Some of the landholders in the Northcote area made speculative subdivisions, but the blocks were too small for farming and too far from Melbourne for urban settlement (Context 2007:27). In 1853 the township reserve on the Merri Creek near the south-eastern end of the study area was surveyed for sale as the Northcote Township (today's Westgarth), but again, most of the purchasers were speculators and only a few houses were built prior to the 1880s (Context 2007:27).

In the early settlement period, the study area remained sparsely settled with local farms. One of the early farms established in the area was 'Fulham Grange', located between Fairfield and Alphington on either side of Heidelberg Road, and bordering the Yarra River to the south. It was owned by the Perry Brothers who commissioned the notable artist Eugène von Guérard to paint the property in 1855 (Figure 4).



Figure 3. Oil painting by Eugène von Guérard, 'The farm of Mr Perry on the Yarra' (1855), shows orchards laid out on the north bank of the Yarra River at Alphington. (Source: Bonhams website)

One of Darebin's most active land agents and speculators were Charles Henry James and Percy Dobson, who bought up large tracts of land in Fairfield, Alphington and Thornbury during the land boom of the 1880s (Context 2007:28; RBA Heritage 2019:8). In 1883-85, James and Dobson were responsible for the subdivision and sale of the Fulham Grange Estate, Fairfield Park and St James Park. The Fulham Grange Estate, after which Fulham and Grange roads were named, was auctioned as early as March

1883 at a 'most successful sale' held by Gemmell, Tuckett and Co. (*Herald* 5 March 1883:3; RBA Heritage 2019:8). The estate advertised '95 full-sized valuable allotments...situated on the Heidelberg Road, near Alphington' that were suitable for 'comfortable cottage residence'. The description read:

... the auctioneers would strongly advise those requiring land for the erection of comfortable homes, also builders and speculators, to inspect the property before the day of sale, and judge for themselves, as it is a well known fact that the WHOLE PUBLIC OF VICTORIA have always yearned for a piece of land in this DELIGHTFUL NEIGHBORHOOD and now that the chance has happily arrived, the auctioneers trust that they will embrace the opportunity, for depend upon it, the first purchasers will reap a very handsome profit in a very short time, and as a matter of course when the Alphington Railway is opened, which will not be long, first the whole of the land in this DELIGHTFUL SUBURB (which has hitherto been held in large blocks) must and will enhance fourfold or more in value (Age 2 March 1883:2).

Further auction sales for the Fulham Grange Estate and its extension was held in May 1883, 1884 and 1885 (*Argus* 12 March 1884:1; *Argus* 7 October 1885:4).

Despite the many land sales for residential development, the area remained relatively remote from Melbourne. Alphington and Fairfield Park railway stations were not open until 1888. The construction of the Outer Circle line, which was designed to connect Fairfield with Oakleigh, commenced in 1888 and was completed by 1891. The section from Riversdale to Fairfield stations was the final section to be completed. Fulham Grange Railway Station was located near the junction of Heidelberg Road, Fulham Road and Grange Road, Alphington. The Outer Circle line proved costly and unsuccessful. It closed after only three years of operation, with the section that passed the former Fulham Grange Railway Station reused as a private siding of the Australian Paper Manufacturers (APM) paper mill at Fairfield from 1919 to 1994. As a result, many of those allotments sold in the 1880s along Heidelberg Road remained undeveloped through to the early twentieth century.

In October 1884, a section of the 350-acre government reserve for a lunatic asylum between Heidelberg Road and Westgarth Street was subdivided into 15 allotments for auction by G.D. Langridge and Son. The property included seven 'full-sized' government allotments, with 66-foot frontages that extended to a depth of 231 feet to a government right-of-way. It also included nine 'very large' government allotments with the same frontage and depths that varied from 426 feet to 564 feet. Allotments fronting Heidelberg Road and Westgarth Street were considered 'well adapted for subdivisational purposes' (*Argus* 18 October 1884:9).

In January 1885, a further 12 allotments were released for purchase. These allotments, including six fronting Heidelberg Road and six fronting Westgarth Street, had frontages of approximately 33 feet with a depth of 200 feet and a right-of-way at the rear. The auction notice read:

... one dozen of superb allotments. Six facing Heidelberg Road. Six facing Westgarth Street. Alongside Tollgate. Stone's-throw from Merri Creek. Within few minutes' walk of the Clifton Hill omnibus route. Overlooking Studley Park, River Yarra, Melbourne, and Suburbs. Close to Outer Circle Railway. Close to terminus of proposed Clifton Tramway. Convenient frontages. Noble depths. The allotments are accurately pegged out, and are admirably adapted for residence sites... (Argus 31 January 1885:2)

All over Melbourne land companies were floated to buy land for quick resale at large profits, resulting in fortunes being made and lost. As land prices spiralled, banks and building societies over-reached their lending capacities and borrowers borrowed beyond their capacity to repay. Eventually, in December 1891 the whole structure began to collapse (Context 2007:28).

Economic recovery and the provision of improved transport facilities in the early twentieth century brought a new era of suburban development to Darebin, and to the study area. Once again people started moving out from the crowded inner northern suburbs and a new wave of suburban development

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began. By 1914, Northcote's growth was sufficient for the municipality to be raised in status, and the City of Northcote was proclaimed (Context 2007:71). As transport services began to improve, some 1880s subdivisions began to sell, and a few new ones were developed (Context 2007:29). By 1919, the steady increase in the number of commercial and residential buildings in the region was evidenced by the buildings along Heidelberg Road. The north side of Heidelberg Road was primarily developed with residential buildings, while the south side consisted of a combination of small commercial premises as well as some residential buildings (RBA Heritage 2019:12).

'Hanslope Estate' was a large residential subdivision of the interwar period. The six-acre site, which was part of Crown Portion 116, Parish of Jika Jika, County of Bourke, was subdivided into 33 residential allotments in 1919 under the instruction of owner Francis William Tame, manufacturer, at 25 Bloomfield Avenue, Alphington (CT Vol. 4272 Fol. 319). Another interwar subdivision was the 'MacRobertson Estate', which comprised the land bound by Heidelberg Road to the south, Station Street to the west, Arthur Street to the east, and other bordering properties to the north. While residential sites were located in Arthur Street, land fronting Station Street and Heidelberg Road was divided into shop sites. Along Heidelberg Road, ten narrow-fronted shop sites were provided (CT Vol. 4605 Fol. 820).

The preliminary notice of the subdivisional sale issued in June 1921, several months prior to its first auction in October, described the estate as follows:

The MacPherson Estate lies right between the two main Traffic Arteries – Heidelberg Road and the Railway Station; and it is reasonable to estimate that Station Street, between the abovementioned arteries will ONE DAY BE ALL SHOPS.

The Vendors realise this, and have provided Shop Sites along the Heidelberg Road frontage, and as many as possible along Station Street, leaving just an allotment with each of the two houses; the Arthur Street frontage will be sold in 50 ft. Villa Sites. This estate has always made a big gap between the shopping areas of Fairfield, and its subdivision is bound to be appreciated in the near future when Station Street is practically all shops (Weekly Times 25 June 1921:48).

Further suburban development took place in Northcote during the early years of the twentieth century and the 1920s, by which time the suburb was almost fully developed. In 1921 the Whittlesea railway line was electrified as far as Reservoir. The electric trains decreased travel time considerably and ran at more frequent intervals, thus encouraging a new wave of suburban development in areas such as Alphington, which had remained undeveloped up to that time. The electric service on the Whittlesea line was extended to Thomastown (outside Darebin) via a single track in 1929 (Context 2007:36). Most of Alphington's residential development took place during this time, when the north-south running streets were developed from the southern or railway end, and extended northwards across Separation Street. By 1930 Alphington was almost fully settled (Context 2007:65).

Despite the increased popularity of the area, some allotments along both sides of Heidelberg Road were still undeveloped until the 1920s, when light commercial or manufacturing businesses took up the available land. Some of the key industrial businesses in Heidelberg Road were newly established or substantially expanded during the interwar period, along with an increase in manufacturing in Melbourne in the 1920s owing to the introduction of federal tariffs. Manufacturing operations of various scales moved into the middle suburbs such as Northcote, Fairfield and Alphington. By 1930, there were 109 factories in Northcote alone (Summerton & Lovell 1997:89).

159-179 Heidelberg Road established and expanded in stages for Fairfield Hat Mills between 1909 and 1939 and later renovated for Spry's Corn Flakes Pty Ltd in 1939 was one of the oldest remaining medium to large scale industrial complexes on the north side of Heidelberg Road. The site was acquired by the Commonwealth of Australia in 1942 for use by the Department of Aircraft Production (S&Mc).

On the south side, the Australian Paper Mills (APM) at 626 Heidelberg Road, Alphington (HO70, City of Yarra), and the Porta timber factory at 224 Heidelberg Road, Fairfield (HO421, City of Yarra) were also major industrial developments in Heidelberg Road, however these were located on the south side of the road, just outside the municipal boundary.

Other important businesses in the north side of Heidelberg Road included the Centenary Dairy at 184-187 Heidelberg Road, Northcote, established in 1934 (Victoria's centennial year) on a vacant site near the western end of the study area as a complex of model dairy, milk bar and residence, and continued operation into the 1980s (HO35, City of Darebin).

Small manufacturing businesses established on the north side of Heidelberg Road in the early 1920s included Henry A. Wallace's printery, James A. Robillard's garage, H. Hunt's timber yards, and three bootmakers: Alex C. Graham, William L. Sibly, Alfred J. Reynolds (S&Mc 1920, 1925). The growing popularity of motor cars was apparent by 1930, with four new motor garages having opened along the north side of Heidelberg Road (S&Mc 1930).



Figure 4. A section of a 1931 aerial photograph showing Heidelberg Road between Merri Creek and Grange Road. The development of industrial sites was observed around the western end of the study area, while the middle section (around today's Fairfield) was developed with residences and small-scale commercial or industrial sites. (Source: Central Plan Office, 'MALDON PRISON (11/1931)', via Landata)



Figure 5. A section of a 1945 aerial photograph showing Heidelberg Road between the Merri and Darebin creeks, showing more industrial sites developed on both sides of Heidelberg Road. (Source: 'Melbourne 1945', University of Melbourne)

World War II slowed any further development, before a new boom commenced in the late 1940s and changed the pattern of settlement in Darebin and the cultural make-up of the local population (Context 2007:75). This was the major period of urban expansion for suburbs in the municipality, including Reservoir and Preston, where more than 2500 new private houses and some large Housing Commission of Victoria estates were established between 1949 and 1954 (Context 2007:76). A large number of

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immigrants from Britain and continental Europe settled in the area, taking up the plentiful jobs in local factories. They were followed by immigrants from the Middle East and Asia, who established new places of worship and cultural institutions (Context 2007:76).

By 1958, vacant parcels were taken up by residences and other commercial buildings. The Church of Jesus Christ of the Latter-day Saints was also established by this time, occupying a large block of land between Heidelberg Road and Westgarth Street formerly occupied by storage yards (Figure 6). By 1974, the Heidelberg Road corridor was almost fully developed. On the north side, the sections between Jefferey Street and the Merri Creek and between Grange Road and Yarralea Street were primarily occupied by commercial and industrial buildings, while the rest of Heidelberg Road was predominantly occupied by low-rise residences (Figure 7). This pattern of development in the study area is still evident today.



Figure 6. A section of a 1958 aerial photograph showing Heidelberg Road between Merri and Parkview Road. (Source: Central Plan Office, 'MELBOURNE AND METROPOLITAN PROJECT NO.3 (3/1954)', via Landata)



Figure 7. A section of a 1974 aerial photograph showing Heidelberg Road between Merri and Darebin creeks. (Source: Central Plan Office, 'WESTERN PORT FORESHORES (6/1974)', via Landata)

2.1.1 References

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3.0 Approach and Methodology

3.1 Introduction

This study was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (rev. 2013) and the Victoria Planning Provisions Practice Note No. 1 'Applying the Heritage Overlay' (2018) (PPN01).

The Burra Charter was written by the heritage professional organisation, Australia ICOMOS, in the 1970s, and has been revised several times since, most recently in 2013. This document established so-called 'values-based' assessment of heritage places, looking at their social, aesthetic, historic and scientific values. Since that time, standard heritage criteria have been based on these values. In the late twentieth century, the most commonly used standard criteria were the Australian Heritage Commission (AHC) criteria for the Register of the National Estate.

The AHC criteria have since been superseded by the Heritage Council Criteria for the Assessment of Cultural Heritage Significance (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008, and are substantially based on the AHC criteria. The PPN01 recommends the use of the HERCON criteria for carrying out heritage assessments.

The study was carried out in accordance with the set of tasks defined in Council's Briefs (received 18 May 2020). In addition to the above, this Study also considers relevant Independent Panel reports.

3.2 Stage 1 – Preliminary assessment

3.2.1 Introduction

In Stage 1, the properties fronting the north side of Heidelberg Road between Merri Creek and Darebin Creek were subject to a preliminary assessment, with particular reference to the following properties identified by Council's heritage officer as possessing heritage potential:

- 159 Heidelberg Road
- 257 Heidelberg Road
- 273-289 Heidelberg Road
- 331 Heidelberg Road
- 339 Heidelberg Road
- 607 Heidelberg Road
- 631, 633, 635 Heidelberg Road (*includes two parcels)
- 749-751 Heidelberg Road
- 755 Heidelberg Road
- 737, 737a Heidelberg Road (*within one parcel)

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3.2.2 Preliminary research

As the first task of this study Context undertook extensive desktop and limited archival research in order to understand the history and significance of the precinct. As part of this review we have considered the key documents including the *Darebin Heritage Review (2000)*, *City of Darebin Heritage Study (2011)*, and the existing Thematic Environmental History for the City of Darebin, as well as other relevant studies and databases. Some historical research was also undertaken to determine the potential heritage values of a selection of properties.

Physical historical and archival research was limited due to the restrictions and closure of public data repositories associated with COVID-19, which were implemented before the commencement of the study.

3.2.3 Desktop review and site inspection

In May 2020, Context staff undertook an online desktop review of all properties in the study area to determine whether there are other places with apparent heritage values in addition to those already identified by Council's heritage officer.

Following the desktop review, two Context consultants walked the entire study area and surveyed the properties of interest, taking photographs and noting alterations and any other important elements (e.g. outbuildings, fences, trees).

Site inspection involved a detailed external inspection from the public domain and documentation including field notes and photographs. These visits informed the subsequent preparation of the description in Stage 2.

3.2.4 Preliminary comparative analysis

Following the site inspection tasks, an internal project team workshop was held. The purpose of the workshop was to rationalise the benchmarking threshold of local significance and justify the potential significance of the investigated properties. Individual places and precincts included the Darebin Heritage Overlay were examined as part of this comparative exercise.

Comparative analysis is an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. PPN01 advises that:

To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay.

In the preliminary comparative analysis process, similar places (in terms of built-date, type, and/or architectural style) already included in the Darebin Heritage Overlay were used as 'benchmarks' to provide a basis for comparison. Potential heritage places were compared according to a range of criteria, including how well they represented a historical theme, their architectural design quality, intactness and rarity.

Post-war heritage is an expanding area of heritage consideration and many comparative examples are included in Heritage Overlays in municipalities across Melbourne. In absence of local examples with existing heritage controls the comparative analysis considers a range of similar post-war housing in other local government areas to establish an appropriate 'benchmark'.

Places that were found to fall below threshold for local significance as individual place were not recommended for detailed assessment in Stage 1.

3.2.5 Place database

An excel master datasheet was established in Stage 1 to record all properties considered and the findings from the above tasks. Lists of all properties considered as part of the Heidelberg Road Heritage Assessment Stage 1 – Preliminary assessment are provided in Appendix A.

3.3 Stage 2 – Detailed Assessment

3.3.1 Contextual and individual place histories

A brief contextual history for the Heidelberg Road corridor was prepared, providing an overview of its nineteenth and twentieth-century periods of development.

Individual histories were prepared for each individual place, providing answers to key questions such as when the building was created/built, for whom, by whom (builder and designer, if known), and how it changed over time (both physically and in use). Biographical information on architects was also included where applicable.

Researchers drew upon the following primary and secondary sources:

- Previous heritage studies, including the *Darebin Heritage Review (2000)*, *City of Darebin Heritage Study (2011)*, and the existing Thematic Environmental History for the City of Darebin
- Planning permit records and associated plans provided by City of Darebin
- Local histories
- Certificates of title and plans of subdivision
- Central Plan Office historic aerial photography collection
- Rate books
- Parish plans
- Trove and Newspapers.com newspaper searches
- State Library of Victoria online collections of historic maps, plans and photos
- University of Melbourne archives
- Sands & McDougall street directories
- Public Record Office Victoria archival collections

3.3.2 Description and integrity

A description of each place was prepared based on the documentation from Stage 1. This sets out the context (wider setting), the elements of the site (e.g., fence, garden, outbuildings), the size and massing of the building, its materials, its stylistic influence(s), features of note, and any alterations if noted.

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A separate integrity statement was prepared to determine the intactness and legibility of each place to inform the subsequent comparative analysis and assessment benchmarking. Considerations were made for each place's retention of overall form and massing, original external finishes, pattern of fenestration, architectural detailing and setting, as well as level of alterations.

3.3.3 Comparative analysis

Comparative analysis is considered particularly important in justifying whether a place meets the threshold of local significance. It is also a key consideration in determining what assessment criteria applies and the relative importance of the place within in a locality or wider area.

Each comparative analysis was introduced with a brief overview of the relevant architectural style or building type. This introduction was then developed and expanded with the pertinent information from the contextual history to consider a selection of examples that provided a direct comparison in terms of their architectural providence, style or type with the subject site. A concluding discussion then considered how well the subject site compared to the comparative examples in order to benchmark its relative significance.

In most cases comparisons were sought from within the City of Darebin, and in some cases, from even farther afield where pertinent comparisons were not found within the municipality. This was where they provided a direct comparison in terms of their architectural style or type, or due to their demonstration of similar development pattern. Municipal-wide typological or comparative study was beyond the scope of this project.

3.3.4 Assessment against criteria

In accordance with PPN01, heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Darebin, but this is not essential to meet the Local Significance threshold.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

In the context of these assessments, where the criteria say, ‘our cultural or natural history’, it should be understood as ‘Darebin’s cultural or natural history’.

3.3.5 Statement of significance

For each individual place found to meet the threshold of local significance for at least one of the criteria, a statement of significance was prepared, summarising the most important facts and the significance of the place.

Each statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (rev. 2013); using the HERCON criteria and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the ‘Applying the Heritage Overlay’ Practice Note (2018), namely:

What is significant? – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example “(Criterion G)”.

3.3.6 Mapping and curtilages

PPN01 states in regard to mapping:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a ‘curtilage’ and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.

On this basis, the individual places recommended by this study are to be mapped to the extent of the title boundaries.

3.3.7 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in PPN01.

Context

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place, including:

- External Paint Controls – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
- Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.
- Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.
- Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.
- Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.
- Incorporated Plan has been adopted for the place/precinct – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct or provide specific guidance in managing a complex site.
- Aboriginal heritage place – note that Aboriginal heritage significance was not assessed as part of this study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected have also been indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree Controls: Yes – *English Oak*.

3.3.8 HERMES entry

PPN01 specifies that:

All statements of significance should be securely stored in the HERMES heritage database.

Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department's HERMES heritage database.

This should be done once the citations have been finalised and adopted by Council. Once the associated amendment is adopted, the records of those places added to the Darebin Heritage Overlay can be made publicly visible on the Victorian Heritage Database.

Places found not meet the threshold of local significance should be entered into the HERMES database to note that they have been 'Researched but NOT recommended'. These records are not published for the general public to see but are accessible to Council staff.

Context

4.0 Key findings

4.1 Local significance

A total of seven places assessed are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

These places include:

1. Former Fairfield Hat Mills Complex (later Department of Aircraft Production branch), 159-179 Heidelberg Road, Northcote
2. Residence, 257 Heidelberg Road, Northcote
3. Church of Jesus Christ of the Latter-day Saints, Northcote, 279-289 Heidelberg Road, Northcote
4. Former residence, 331-333 Heidelberg Road, Northcote
5. Marineuie Court, 441 Heidelberg Road, Fairfield
6. Residence, 521 Heidelberg Road, Alphington
7. Kia-Ora, 607 Heidelberg Road, Alphington

4.2 Not of local significance

15 places considered in Stage 1 found to fall below the threshold of local significance as individual place, the rationale for which is detailed in Appendix A.2.

No further action is recommended for these places.

Context

5.0 Recommendations

5.1 Adoption of Assessment

It is recommended that the City of Darebin formally adopt the 'Heidelberg Road Heritage Assessment' (2020), which comprises this report, and include this report as a Background Document in the Darebin Planning Scheme.

5.2 Implementation of Assessment

It is recommended that the City of Darebin implement the recommendations of this study by preparing a planning scheme amendment that will add the individual places assessed as being of local significance listed in Appendix A.1 to the Heritage Overlay of the Darebin Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with Victoria Planning Provisions (VPP) Practice Note 'Applying the Heritage Overlay' (2018)

Context

6.0 References

Australian Heritage Commission 2001. *Australian Historic Themes*. AHC, Canberra.

Australia ICOMOS 2013, *Charter for Places of Cultural Significance, The Burra Charter*.

Butler, Graeme 1991, *City of Northcote Conservation Study Review*, prepared for former City of Northcote.

Context 2008, *City of Darebin Heritage Study*, prepared for City of Darebin.

Darebin Heritage, via <http://heritage.darebinlibraries.vic.gov.au/>, accessed online June 2020.

Department of Environment, Land, Water and Planning 2018, *Planning Practice Note 1: Applying the Heritage Overlay* (Jan and August 2018).

Heritage Council of Victoria 2010. *Victoria's Framework of Historical Themes*. HCV, Melbourne.

RBA Architects 2019, *Heidelberg Road Heritage Review (Stage 2)*, prepared for City of Yarra.

Summerton, Michelle and Lovell, Allom & Associates 1997, 'Darebin: An Environmental History', prepared for City of Darebin.

Ward, Andrew 2001, *Darebin Heritage Review*, prepared for City of Darebin.

Yarra City Council 2019, *Heidelberg Road Corridor – Background Issues and Discussion Paper [Draft]*, in conjunction with Darebin City Council.

Yarra City Council 2019, *Heidelberg Road Corridor – Local Area Plan*, in conjunction with Darebin City Council.

Context

Appendix A—Assessment Findings

A.1 Places of local significance



The following individual places are recommended for inclusion in the Darebin Heritage Overlay.



| | Title | Address 1 | Address 2 | Address 3 | Recommended threshold |
|---|--|-----------|-----------------|------------|-----------------------|
| 1 | Former Fairfield Hat Mills Complex (later Department of Aircraft Production branch) | 159-179 | Heidelberg Road | Northcote | Local |
| 2 | Residence | 257 | Heidelberg Road | Northcote | Local |
| 3 | Church of Jesus Christ of the Latter-day Saints, Northcote | 279-289 | Heidelberg Road | Northcote | Local |
| 4 | Former residence | 331-333 | Heidelberg Road | Northcote | Local |
| 5 | Marineuie Court | 441 | Heidelberg Road | Fairfield | Local |
| 6 | Residence | 521 | Heidelberg Road | Alphington | Local |
| 7 | Kia-Ora | 607 | Heidelberg Road | Alphington | Local |

Context

A.2 Places not recommended



Below is the full list of places that were initially identified and subsequently considered within Stage 1 of this Heritage Assessment but which were not recommended for the Heritage Overlay as they do not meet the threshold for local significance as individual place.

| No | Image | Source | Name | Address | Period/style | Relevant theme from Darebin's TEH | Rationale |
|----|---|-------------------|-----------|-------------------------------------|----------------------------|-----------------------------------|--|
| 1 |  | Context fieldwork | Residence | 329 Heidelberg Road, Northcote | Interwar/postwar – moderne | 5.3 Twentieth century recovery | High integrity, some representative interest. Fine intact late interwar/postwar brick residence with garden and fence (overpainted) consistent with the era. Highly representative but not an outstanding or rare example. Not enough evidence to justify its inclusion at this time. |
| 2 |  | City of Darebin | Flats | 339 Heidelberg Road, Northcote | Interwar/postwar – moderne | 5.3 Twentieth century recovery | Fair integrity, some historical and representative interest. Late interwar/postwar brick flats with some visible changes to the frontage. Possibly early flats in the municipality but not an outstanding or rare example. Could be contributory within a precinct. Does not meet the threshold as an individual heritage place. |
| 3 |  | Context fieldwork | Residence | 481-487 Heidelberg Road, Alphington | Interwar – bungalow | 5.3 Twentieth century recovery | Medium integrity, low architectural value. Could be contributory within a precinct. Does not meet the threshold as an individual heritage place. |



| No | Image | Source | Name | Address | Period/style | Relevant theme from Darebin's TEH | Rationale |
|----|---|-------------------|------------------|---------------------------------|-----------------------|-----------------------------------|---|
| 4 |  | Context fieldwork | Residence | 523 Heidelberg Road, Alphington | Interwar – bungalow | 5.3 Twentieth century recovery | An intact and representative example, but type is well-represented with better examples on the HO. Could be contributory within a precinct. Does not meet the threshold as an individual heritage place. |
| 5 |  | Context fieldwork | Residence | 539 Heidelberg Road, Alphington | Interwar – bungalow | 5.3 Twentieth century recovery | An intact and representative example, but type is well-represented with better examples on the HO. Could be contributory within a precinct. Does not meet the threshold as an individual heritage place. |
| 6 |  | City of Darebin | Residence | 631 Heidelberg Road, Alphington | Interwar – mock Tudor | 5.3 Twentieth century recovery | Medium integrity. Not architecturally distinctive enough and too altered (intrusive alterations include carport and wall section, and extension with new window on the right-hand side of the porch). Could be contributory within a precinct. Does not meet the threshold as an individual heritage place. |
| 7 |  | City of Darebin | Former residence | 633 Heidelberg Road, Alphington | Interwar – mock Tudor | 5.3 Twentieth century recovery | Medium integrity, low architectural interest. Limited visibility, low architectural value and too altered. Some historical interest for its long-term association with a social group (HO might not be an appropriate tool for this place). |


Context

| No | Image | Source | Name | Address | Period/style | Relevant theme from Darebin's TEH | Rationale |
|----|--|-------------------|--------------------|---------------------------------------|---------------------|-----------------------------------|---|
| 8 |  | Context fieldwork | Residence | 641 Heidelberg Road, Alphington | Postwar | 5.3 Twentieth century recovery | High integrity, some representative interest. Modest late interwar/postwar brick residence. Not architecturally distinctive enough. Highly representative but also very common design across Darebin and beyond. Does not meet the threshold as an individual heritage place. |
| 9 |  | Context fieldwork | Shops | 727-731 Heidelberg Road, Alphington | Victorian/Edwardian | 4.6 Retailing | Fair integrity, with intact early ground level shopfronts. Fragmented group of shops that are not architecturally distinctive or outstanding. Does not meet the threshold as an individual heritage place. |
| 10 |  | City of Darebin | Shop and residence | 737, 737a Heidelberg Road, Alphington | Edwardian | 4.6 Retailing | Medium integrity, some historical and architectural interest given its corner location and its representation of shop and residence type, but too altered (recent tiling to the shop, intrusive awning, changes to opening patterns, new picket-fenced portico). Does not meet the threshold as an individual heritage place. |

| No | Image | Source | Name | Address | Period/style | Relevant theme from Darebin's TEH | Rationale |
|----|--|-------------------|-------|-------------------------------------|--------------|-----------------------------------|---|
| 11 |  | Context fieldwork | Shops | 747 Heidelberg Road, Alphington | Interwar | 4.6 Retailing | <p>Fair integrity, low architectural interest. As a group of shops, 747-755 Heidelberg Road have some historical interest, but are not comparable to Darebin's other commercial precincts, which have more extensive and cohesive streetscape along both sides of the street (e.g. HO97, HO305, HO307, HO309). The group does not retain the same degree of integrity as other small group of shops on the individual HO either (e.g. HO130, HO131, HO132). Does not meet the threshold as an individual heritage place.</p> |
| 12 |  | City of Darebin | Shops | 749-751 Heidelberg Road, Alphington | Edwardian | 4.6 Retailing | <p>Medium integrity, some historical and architectural interest for its design and legibility as a pair of shops and residences type building, but too altered (new penetration on no. 749, new windows, both ground level shopfronts replaced, box awnings). As a group of shops, 747-755 Heidelberg Road have some historical interest, but are not comparable to Darebin's other commercial precincts, which have more extensive and cohesive streetscape along both sides of the street (e.g. HO97, HO305, HO307, HO309). The group does not retain the same degree of integrity as other small group of shops on the individual HO either (e.g. HO130, HO131, HO132). Does not</p> |

Context

| No | Image | Source | Name | Address | Period/style | Relevant theme from Darebin's TEH | Rationale |
|----|--|-------------------|-----------|---------------------------------|------------------------|------------------------------------|---|
| | | | | | | | meet the threshold as an individual heritage place. |
| 13 |  | City of Darebin | Shop | 755 Heidelberg Road, Alphington | Edwardian | 4.6 Retailing | Medium integrity, low architectural interest. As a group of shops, 747-755 Heidelberg Road have some historical interest, but are not comparable to Darebin's other commercial precincts, which have more extensive and cohesive streetscape along both sides of the street (e.g. HO97, HO305, HO307, HO309). The group does not retain the same degree of integrity as other small group of shops on the individual HO either (e.g. HO130, HO131, HO132). Ground floor shopfront altered. Does not meet the threshold as an individual heritage place. |
| 14 |  | Context fieldwork | Residence | 815 Heidelberg Road, Northcote | Victorian – Italianate | 5.3 Nineteenth century 'boom time' | Low/medium integrity, originally a substantial and finely detailed house, but appears altered. Does not meet the threshold as an individual heritage place. |

| No | Image | Source | Name | Address | Period/style | Relevant theme from Darebin's TEH | Rationale |
|----|---|-------------------|----------|--------------------------------|------------------------|-----------------------------------|---|
| 15 |  | Context fieldwork | 'Murweh' | 825 Heidelberg Road, Northcote | Edwardian - Queen Anne | 5.3 Twentieth century recovery | Low/medium integrity, originally a substantial and finely detailed house, but appears altered. Does not meet the threshold as an individual heritage place. |

Context

7.0 Appendix B—Place Citations

Context

159-179 Heidelberg Road, Northcote

Former Fairfield Hat Mills Complex (later Department of Aircraft Production branch)

Citation number:

Prepared by: Context

Survey Date: May 2020

Place Type: Industrial

Significance level: Significant

Architect: -

Builder: Not known

Construction Date: c.1909-39

Extent of overlay: To title boundaries

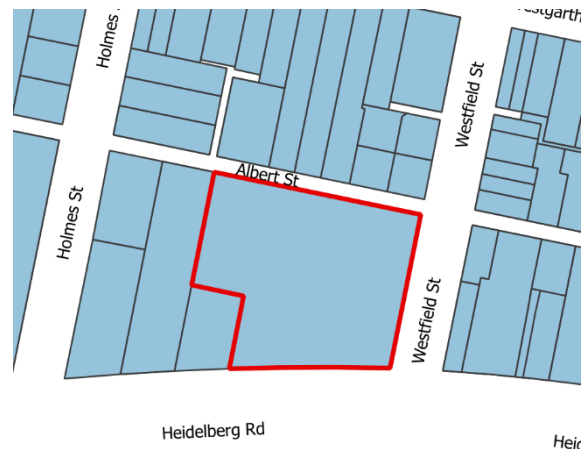


Figure 1. 159-179 Heidelberg Road, Northcote. (Source: Google, March 2020)



Figure 2. View into the site from Heidelberg Road. (Source: Context, May 2020)

Context

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History (2007)*:

4 Developing Darebin's Economies

4.3 Other manufacturing industries

6 Governing

6.4 Defending Australia

PLACE HISTORY

159-179 Heidelberg Road is located on Crown allotments 12, 23, 24 and part of 11 in the Township adjoining the City of Northcote, Parish of Jika Jika in the County of Bourke (CT). The site was part of the land originally set aside in c.1851-52 as part of the 350-acre Government Reserve for a Lunatic Asylum. It was subdivided and sold to the public in 1884-85 (*Argus* 18 October 1884:9).

Between 1905 and 1907 Lilian McCrohan, wife of hat manufacturer Thomas J. McCrohan, owned Crown Allotment 24 bound by Heidelberg Road, Bower Street (today's Westfield Street) and Albert Street (CT Vol.2223 Fol.491; Vol.2254 Fol.689; Vol.3141 Fol.119). By around this time, Thomas J. McCrohan's hat manufacturing business, formerly at the corner of Westgarth Street and Bower Street, had relocated to the subject site at the corner of Heidelberg Road and Bower Street (S&Mc 1905-07).

By 1910, McCrohan entered into a partnership, McCrohan and Bardsley Pty Ltd, and commenced trading as Fairfield Hat Mills (*Argus* 21 November 1910:9). The company acquired more land including, Crown allotments 12 and 23 in 1911 and 11 by 1922 (CT Vol.3519 Fol.623; Vol.4590 Fol.994; Vol.3495; Fol.895).

In 1909, the Melbourne and Metropolitan Board of Works (MMBW) Detail Plan shows three buildings including two residences at the corner of Albert Street and Bower Street. A hat factory existed on an adjoining land fronting Albert Street. None of these structures survive today (Figure 3; MMBW Detail Plan no. 1269, 1909).

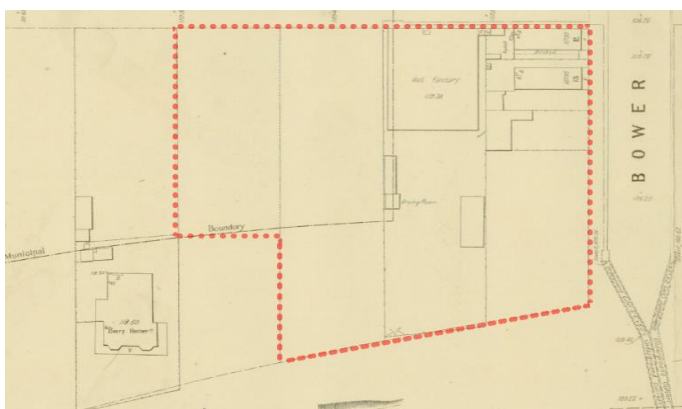


Figure 3. Section of the MMBW plan from 1909. The approximate site boundary is shown in red dotted line. (Source: MMBW Detail Plan no. 1269, 1909)

As concern over the threat of war with Germany grew, all young Australian men were subject to military training in 1909, followed by the introduction of compulsory universal training for men between the ages of 14 and 18 in 1911 (Context 2007:94). McCrohan and Bardsley was one of five felt hat manufacturers

that were awarded big hat contracts for supply of 20,000 hats to the new militia in 1912 (*Advertiser* 10 May 1912:8). A great portion of the company's employees were girls and women (*Daily Herald*, SA 14 February 1912:2).

In 1918, McCrohan and Bardsley was one of seven hat mills in Victoria (*Herald* 24 May 1918:8). In 1922, McCrohan and Sons Pty Ltd, manufacturing furriers and hatters, was formed to acquire the business of McCrohan and Bardsley Pty Ltd (*Herald* 29 March 1922:13). In 1935, the business was in liquidation and bought by the United Felt Hats Pty Ltd, which amalgamated 10 hat mills and became Fairfield Hat Co. (*Age* 14 June 1935:6; *Advertiser* 27 May 1946:2).

The 1931 aerial shows the site occupied by industrial buildings of various sizes (Figure 4).



Figure 4. Subject site in 1931, fully developed with buildings. (Source: Central Plan Office, 'MALDON PRISON (11/1931)', via Landata)

Labourers were called for demolition of 'fire job' at the Fairfield Hat Mills in May 1939, possibly indicating part of the premises were demolished (*Age* 4 May 1939:17).

In April 1939, Spry's Corn Flakes Pty Ltd acquired the property at 159-179 Heidelberg Road 'formerly occupied by the Fayrefield (likely typo of Fairfield) Hat Mills' with a capital of £100,000 to manufacture cornflakes and other cereal lines. The founder of the business, William Henry Spry, formerly a bootmaker, had invested money in a new business venture selling breakfast cereal based on wheat instead of corn, which his factory neighbour Bob Creaser had seen in the United States. The family business created well known products including Spry's Weeties (later just Weeties), corn flakes, Crispies and Vita Brits (*Herald Sun* 19 June 2018).

Spry's 'modernised and extended the building' on the subject site, which suggests the façades of the industrial building at the corner of Heidelberg Road and Westfield Street were renovated in current Interwar Moderne style by this time (*Argus* 29 April 1939:10).

After only two years of operation from the subject site, the factory was sold by Spry's during World War Two, with a large auction of grain milling machinery and other industrial fittings held on 2 December 1941 (*Age* 15 November 1941: 2). The property comprising Crown allotments 11, 12, 23 and 24 was acquired by Walker Tobacco Pty Ltd. With the exception of part of Crown Allotment 11 (today known as 155 Heidelberg Road), this land was immediately transferred to the Commonwealth of Australia in December 1942, for use by the Department of Aircraft Production (DAP) (CT Vol.6539 Fol.771). The land today known as 159-179 Heidelberg Road was formed by this time.

Context

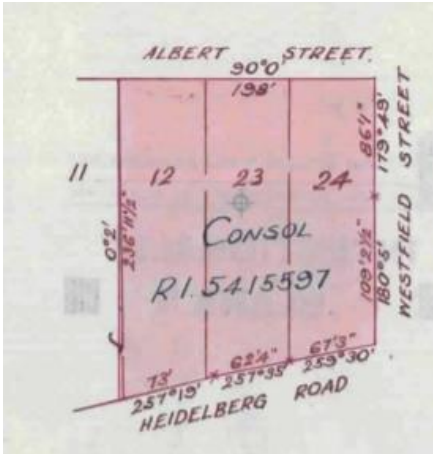


Figure 5. Crown allotments 12, 23 and 24 were consolidated following the acquisition of land by the Commonwealth of Australia in 1942. Part of Crown Allotment 11 fronting Albert Street was also held by the Commonwealth. (Source: CT Vol.6539 Fol.771)

DAP gun turrets for the Beaufort Bomber, a twin-engine aircraft designed for carrying torpedos and bombs. The site was known as 'DAP Gun Turret' in 1946 (*Age* 27 February 1946:12). Darebin Heritage website writes:

Work began on the gun turrets at the Fairfield plant in the expectation it would take up to 2 years to produce the first locally manufactured turret, but this was achieved in 6 months.

An article in The Age explains that of the total work force across Melbourne working on the Beaufort planes, over 80% were men and women without previous factory experience. Training centres in NSW and Victoria 'converted butchers, bakers, clerks, hairdressers and even women who had no experience beyond household duties into efficient units on the production line'.

'The men and women who are building Beauforts come from the stage, the circus tent, the bake house and the bar room. The division employs a pastry cook who helps to make ship busters now instead of doughnuts'.

In 1944 The Age mentions distinguished service awards for pilots in the South West Pacific area and asks the question, 'How many people recall that these Australian airmen won distinction while serving in Australian- built machines? The story of the planning and building of Australia's great fighting plane, the Beaufort, is one of which every Australian may well be as proud, as are the men and women who turn out these famous machines'.

During the war years the Fairfield factory increased its range not only to different types of turrets but also undercarriage support beams and hydraulic components for other aircraft. (Darebin Heritage)

After the end of the war, the DAP continued to operate as DAP's Equipment Store and Aircraft Maintenance and Disposals Branch in a reduced capacity (*Age* 29 March 1947:20; 16 August 1948:4; Darebin Heritage).

The 1945 and 1954 aerials indicate that substantial changes occurred at the site since 1931. The large saw-tooth roofed industrial building fronting Albert Street and the adjoining three-storey gable roofed wing were built after 1931, possibly during Spry's 'modernisation and extension' to the premises. The two-storey storage building with a narrow street frontage to Heidelberg Road was also constructed around the same time, and originally adjoined the rear (south) elevation of the Albert Street building. Parts of the site were cleared likely for vehicle access and later used as carpark (Figure 7)



AUSTRALIAN WAR MEMORIAL

P02825.004

Figure 3. Women assembling a Beaufort tail plane at the Department of Aircraft Production's Beaufort Division complex, c.1942. (Source: Australian War Memorial, via Darebin Heritage)



AUSTRALIAN WAR MEMORIAL

P03702.033

Figure 6. View of the machine shop at the Beaufort gun turret plant, unknown date. (Source: Australian War Memorial, via Darebin Heritage)



Figure 7. The 1945 (left) and 1954 (right) aerials show substantial changes since 1931. The large saw tooth roofed building was newly built, replacing earlier buildings on site and truncating the northern section of a single-storey building. Parts of land fronting Heidelberg Road and Westfield Street was cleared likely for vehicle access and car parking. (Source: 'RINGWOOD 1945', University of Melbourne Map Collection; Central Plan Office, 'MELBOURNE AND METROPOLITAN PROJECT NO.3 (3/1954)', via Landata)

Context

In 1960, a public auction was held at the subject site to sell aircraft materials and general stores that were no longer required for Government purposes (*Age* 13 April 1960:6). Following the sale, the building was repurposed by the Commonwealth of Australia as the Postmaster-General's Engineer Division Depot and Installation Depot (*Age* 24 June 1963:15; S&Mc 1965).

In 1979, tenders were invited for minor works including 'alterations and additions to Engineering Depot', but details of the work were not specified (*Age* 17 November 1979:116). The property was transferred to the Australian Telecommunications Commission in July 1986 (CT Vol.8053 Fol.742). The premises were sold by auction in 1994 and remain in private ownership today (CT Vol.10245 Fol. 768; *Age* 12 March 1994:85).

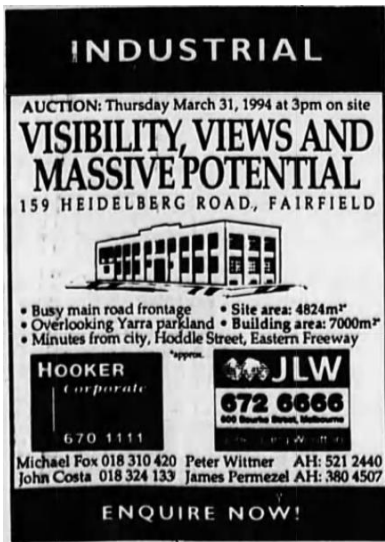


Figure 8. Illustration of the main building at the corner of Heidelberg Road and Westfield Street in a 1994 auction notice. (Source: *Age* 12 March 1994:85)

Later changes include the removal of the southern section of the Albert Street building built c.1939. As the result, the narrow-fronted building in Heidelberg Road at the southwest corner of the site became separated from the Albert Street building. The land has since been used as carpark. A new concrete building was constructed at the corner of Albert and Westfield streets in 1910 (Figure 9 and Figure 10).

The buildings fronting Heidelberg Road are used as storage facility while the buildings fronting Albert Street have been repurposed as offices.



Figure 9. The 1978 (left) and 1981 (right) aerals show the site very similar to its earlier state. A small wing or building at the corner of Albert and Westfield streets was demolished between 1954 and 1978. (Source: Central Plan Office, 'WESTERN PORT FORESHORES (4/1978)' & 'WESTERN PORT FORESHORES (1/1981)', via Landata)

DESCRIPTION

159-179 Heidelberg Road, Northcote, is located on the northern side of Heidelberg Road, near the Merri Creek. Surrounded generally by low-rise industrial and residential buildings, the site looks across to the T. H. Westfield Reserve, part of the Yarra Bend Park, and is also in the vicinity of the Bill Lawry Oval to the west. The site is bound by Heidelberg Road to the south, Westfield Street to the east and Albert Street to the north.

Originally established by 1905-07 for the Fairfield Hat Mills and substantially renovated in 1939 for Spry's Corn Flakes Pty Ltd, the site currently comprises buildings constructed under the different ownerships. The main building at the corner of Heidelberg Road and Westfield Street was built between 1909 and 1931 and renovated in Moderne style c.1939 for Spry's Corn Flakes Pty Ltd. A two-storey face brick building with saw tooth roofs and concrete lintels fronting Albert Street, and the two-storey face brick building with a narrow street frontage to Heidelberg Road also likely date to c.1939. Other existing two-storey brick buildings were constructed during the period between 1909 and 1931 during the Fairfield Hat Mills' occupancy.

Further changes were introduced to the premises under the ownership of the Commonwealth of Australia, during when the buildings were used by the Department of Aircraft Production (1941-c.1960) and the Postmaster-General's Engineering Division Depot (c.1960-1986). By 1986, the site was owned by the Australian Telecommunications Commission until 1994 when it was transferred to private ownership. More recent additions to the site include Building 4, a single-storey 1970s storage building, and Building 8, a contemporary two-storey exposed concrete building (built 2010) at the corner of Albert and Westfield streets.

The estimated built dates for each building on the subject site are marked on Figure 10.

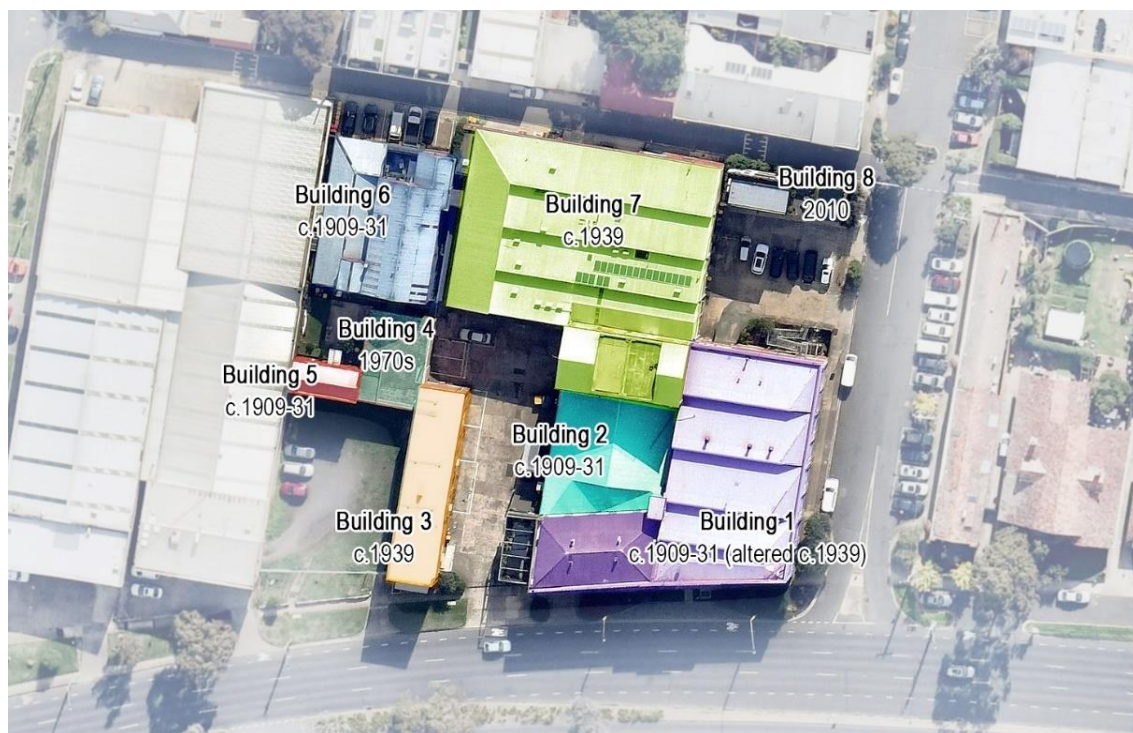


Figure 10. Estimated built dates for buildings at 159-179 Heidelberg Road, Northcote on an aerial photograph. (Source: Nearmap, with Context overlay)

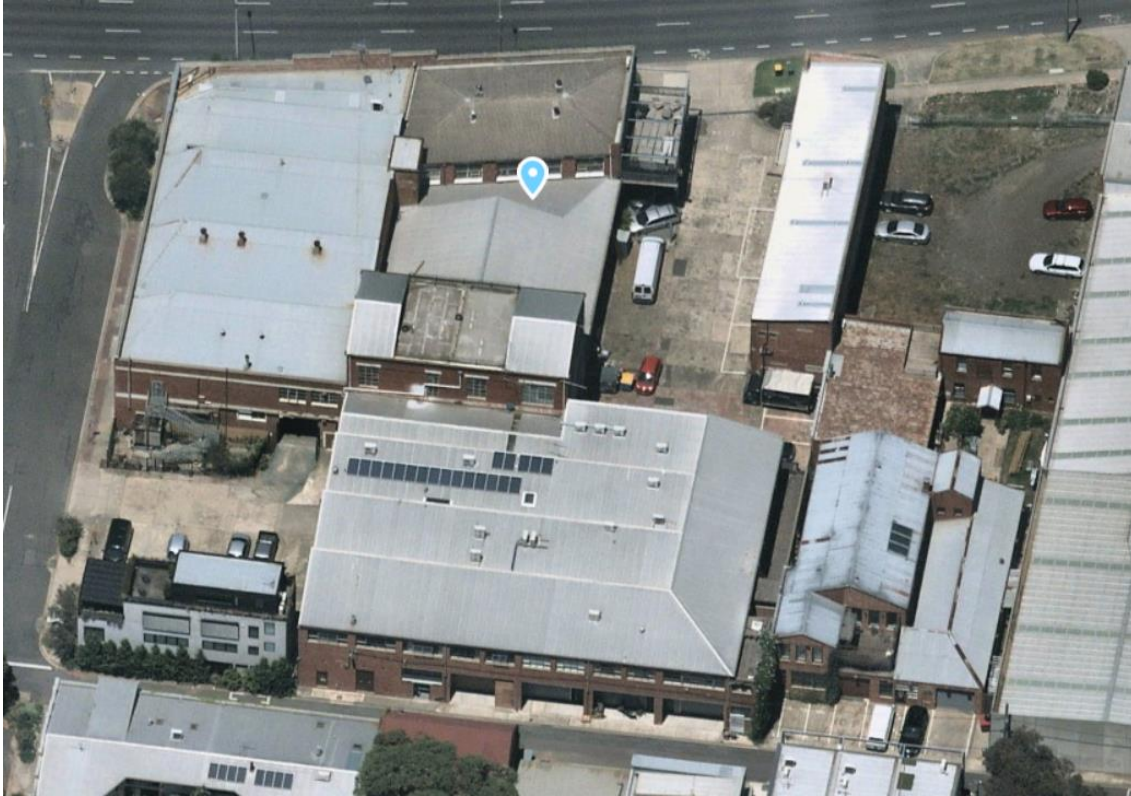


Figure 11. A bird-eye view of the subject site, looking south. (Source: Nearmap)

Buildings fronting Heidelberg Road

The street facing elevations of the Moderne style Building 1 (built c.1909-31 and renovated c.1939) are generally painted render over loadbearing brickwork. They have a stepped parapet and a distinctive oversized stepped architrave around the front entrance. This architrave is inset with tiled edges (Figure 12 & Figure 13).

The building is asymmetrically composed. It has a wider western bay with a hipped roof and five windows on the upper level divided by narrow pilasters. Three windows are provided at ground level. These have window grills that appear to be later additions. The central and eastern bays have a saw-tooth roof behind the parapet, with each bay having three windows at each level. Small ventilators are provided on the recessed spandrels of the eastern bay. The multi-pane steel-frame windows on both street façades appear original. As evidence of affiliation with the Commonwealth, the Royal cypher with 'ER II' lettering with the crown symbol remains above the front door (Figure 13).

Comprising eight bays, the Westfield Street elevation is also asymmetrical, with two narrower end bays. The windows on the Westfield Street elevation are generally larger, having twelve-pane windows and sixteen-pane windows in the central four bays. The rear (north) elevation is of face brickwork and features painted concrete lintels, timber upper level door, and smaller multi-pane metal-frame windows. The large opening for vehicles on this elevation appear to be later additions.

A steel-frame balcony has been added to the western elevation of the main building.

Behind the hipped roofed two-storey section of Building 1, Building 2 is an earlier (c.1909-31) single-single-storey face brick building with hip and gable roof. The door and window openings of this building have been altered.

Building 3 (built c.1939) is located on Heidelberg Road at the southwest corner of the site. Likely separated from the other c.1939 building fronting Albert Street (Building 7) after the post-1981 demolition of the southern section of Building 7, the two-storey face brick storage building has a skillion roof and an altered street façade with a flat parapet and a box awning (Figure 15). Apart from the street façade which has been altered with the introduction of new openings and a balcony, the building retains original features in the east elevation, comprising original multi-pane metal-frame windows, exposed concrete lintels, regularly spaced metal vent covers and original timber loading doors around the centre of each level. An evidence of its former storage use, an original timber hoist also survives on this elevation (Figure 16).

Adjoined to the abovementioned c.1909-1939 building, two buildings are located at the rear (Figure 18). Building 4 is a single-storey concrete building with a roller door dates from the 1970s that first appeared in the 1974 aerial photograph. Having no windows, it might have been constructed as a storage or an electric substation during the occupancy of the Postmaster-General's Engineer Division Depot. Building 5 is a c.1909-1939 two-storey brick storage with a simple rectangular form and a gable roof, that stands behind this 1970s structure. It features windows on the north and east elevations, which appear largely intact (Figure 11).



Figure 12. The main building (Building 1) at the corner of Heidelberg Road and Westfield Street, built in 1939. (Source: Google, February 2020)



Figure 13. The Royal cypher above the entrance of the Building 1. Note the distinctive oversized stepped architrave around the front entrance that is inset with tiled edges. (Source: Context, May 2020)

Context



Figure 14. Westgarth Street and rear (north) elevation of Building 1. The Westgarth Street elevation features intact large multi-pane windows divided by narrow pilasters. The north elevation is of face brickwork with less glazing and intact upper level windows and doors. (Source: Context, May 2020)



Figure 15. C.1939 Building 3 at the southwest corner of the site. The east elevation appears largely original. (Source: Google, February 2020)

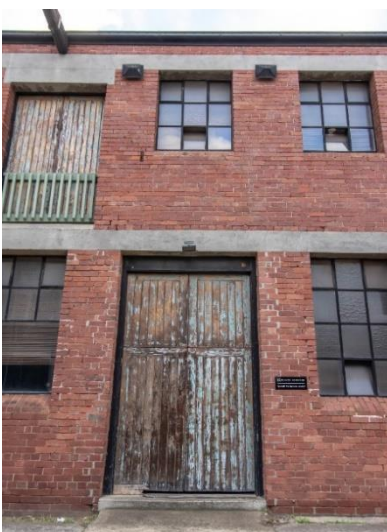


Figure 16. East elevation of Building 3, retaining original multi-pane metal-frame windows, exposed concrete lintels, regularly spaced metal vent covers, an original timber hoist and original timber loading doors on each level around the middle. (Source: Context, May 2020)

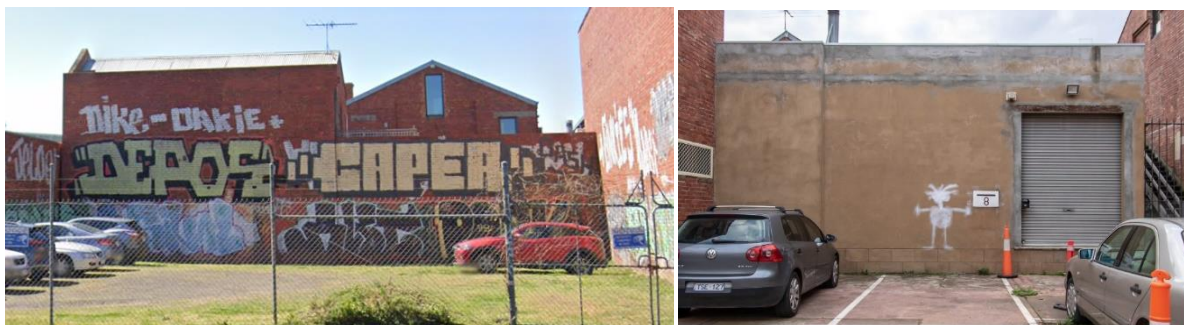


Figure 17. Views of the buildings 4 (left) and 5 (right) at the rear of the Heidelberg Road buildings. (Source: Google, February 2020; Context, May 2020)

Buildings fronting Albert Street

Building 6 is a c.1909-31 single- and two-storey brick building on the northwest corner of the site that has a complex roof form comprising a main gabled roof with two smaller gable-roof wings and a single-storey low hipped roofed section. The narrow upper level openings on the Albert Street elevation appear new. The window and door joinery to ground level openings are also recent additions.

Building 7 is a large c.1939 two-storey building that is of loadbearing face brick construction with a saw-tooth roof. The building has been altered, with the introduction of new large recessed openings for vehicles on Albert Street (Figure 19), as well as the partial demolition of the southern section and reconstruction of the south wall after 1981. The upper level multi-pane metal-frame windows are generally original or early. Openings on each end bay appear more intact, with original ground-level openings. The original metal-frame windows and saw tooth roofs are still highly legible when viewed from Westgarth Street.

The three-storey gabled wing to the south of the saw-tooth roofed building is also part of the building. All glazing on the west and south elevations has been replaced.



Figure 18. C.1909-31 Building 6 on the northwest corner of the site (left-hand side) and its rear elevation (right-hand side). (Source: Google, February 2020; Context, May 2020)

Context



Figure 19. View along Albert Street, Showing the c.1939 Building 7 with some intact ground-level detailing (left-hand side) and new ground-level openings (right-hand side). (Source: Context, May 2020)



Figure 20. East elevation of Building 7 viewed from Westgarth Street. Note the original metal-frame windows and saw tooth roofs highly legible on this elevation. (Source: Context, May 2020)



Figure 21. View into the site from Heidelberg Road, showing the new south wall of Building 7, rebuilt after 1981 following partial demolition (left-hand side); Building 7's three-storey gabled wing with new glazing (middle); earlier single-storey Building 1 behind Building 1 (right-hand side); and the steel-frame balcony added to Building 1 (far right). (Source: Context, May 2020)

INTEGRITY

159-179 Heidelberg Road, Northcote, comprising a collection of industrial buildings developed in stages, is generally intact as a single industrial complex.

The main building (Building 1) at the corner of Heidelberg Road and Westfield Street is highly intact, with a few changes visible to original or early important fabric. The building retains original openings, windows, architectural detailing including the stepped parapet, pilasters and spandrels. These features reflect the restrained Moderne style. The building also retains its original built form and scale as well as its original detailing including the hipped and saw-toothed roofs and rendered finish over loadbearing brickwork.

Other face brick storage facilities (buildings 2, 3, 5, 6 and 7) on the subject site display some degree of alterations and changes, including those to openings and glazing. Partial demolition and reconstruction are evident in Building 3 fronting Albert Street and Building 2. Despite the changes, the buildings are still highly legible as industrial buildings retaining the typical elements such as large multi-pane metal-frame windows and/or industrial saw tooth roofs for natural light, and simple brickwork with concrete lintels and utilitarian elements such as hoists and timber loading doors.

Overall, as an example of a single industrial complex 159-179 Heidelberg Road, Northcote, has high integrity.

COMPARATIVE ANALYSIS

Industrial sites in Darebin

In the nineteenth and early twentieth century, Darebin's main industries were brick making and potteries, bacon curing and tanning (Context 2007:51). There was an increase in manufacturing in Melbourne in the 1920s owing to the introduction of the federal tariffs and small manufacturing operations moved into the middle suburbs. Darebin has seen development of other industries in the early twentieth century, with 109 factories located in Northcote in 1930 (Summerton & Lovell 1997:89). Industries common in Darebin in the nineteenth to the interwar period were dyeing and dry-cleaning, leather manufacturing, clothing and hat manufacturing, furniture making and small engineering (Context 2007:51)

New manufacturing businesses were established on Heidelberg Road in the early twentieth century associated with a general growth in manufacturing industries in the municipality. These were typically small in scale except for a few of examples. The Australian Paper Mills (APM) at 626 Heidelberg Road, Alphington (HO70, City of Yarra) and the Porta timber factory at 224 Heidelberg Road, Fairfield (HO421, City of Yarra) are two medium to large scale industrial sites in Heidelberg Road, however these are located on the south side of the road, just outside the municipal boundary.

The subject site comprises a collection of low-rise buildings built of loadbearing brick construction with minimal decorative elements, reflecting its industrial use. The main building (built c.1939) at the corner of Heidelberg Road and Westfield Street features some elements influenced by the Moderne style, including the stepped parapet and non-traditional moulded architrave inset with tiled edges to the entrance. Consistent with other twentieth-century industrial buildings in metropolitan Melbourne, all subject buildings display a utilitarian design aesthetic and feature plain walls and large multi-pane metal-frame windows.

The brick factories, warehouses or storages constructed in the early twentieth century and interwar period are generally of a simple utilitarian character, utilising loadbearing face brick external walls with either a steel post and beam or reinforced concrete internal structure. Windows are generally large,

Context

designed to maximise access to natural light at a time when artificial lighting was not adequate for the manufacturing process.

Early twentieth century industrial buildings in Darebin that are currently included on the City of Darebin's Heritage Overlay as individual places include the following.

Watson & Paterson Former Bacon-Curing Factory, on the corner of Dundas Street and Plenty Road, Preston (HO30), was established in 1862. In c.2000, two buildings existed (dating from c.1900 and the 1920s) were still used for small goods manufacture, appear to be the last remnant of an important nineteenth century industry in what was then the rural district of Preston. Preston was a centre of pig farming from the 1860s and was the location of several bacon and ham curing works. The former Watson and Paterson bacon-curing factory is of historical significance to Darebin City.

The former Howe Leather Factory at 99-103 High Street, Preston (HO128) was operative since at least the early 1880s, possibly apart from a period in the 1890s and early 1900s, and has been occupied by the Howe tanning company continuously since 1910. One of the industries associated with local farming activities in the nineteenth century, the Howe factory is among the last tanneries remaining in Preston. The substantially intact and distinctive elevations facing High Street and Warrs Avenue form a notable local landmark. The former Howe Leather Factory is of local historical and architectural significance to Darebin City.

The former Northcote Pottery at 85a Clyde Street, Thornbury (HO176) was built just before the turn of the century in 1898. The pottery moved out in the 2000s, and the buildings have since been converted for residential uses. No Statement of Significance is available for this place.

Joshua Pitt Pty Ltd Tannery at 52-60 and 71 Gadd Street, Northcote (HO180) was established on this site in 1900. The earliest warehouse and industrial buildings, generally on the north side of Gadd Street date from the early twentieth century when the firm established operations on this site. As the firm expanded further buildings were added and from the 1930s buildings began to be constructed on the south side of the street. The complex comprised a group of brick industrial and administrative buildings on both sides of Gadd Street until the early 1910s. Pitts was the largest tannery complex in Northcote. The former industrial complex of Joshua Pitt Pty Ltd in Gadd Street, Northcote is of local historic significance to Darebin City.



Figure 22. Former Watson & Paterson Bacon-Curing Factory (HO30), at the corner of Dundas Street and Plenty Road, Preston c.2000 (upper) and in 2019 (lower).



Figure 23. Former Howe Leather Factory (HO128) at 99-103 High Street, Preston c.2000 (upper) and in 2019 (lower). The complex has been converted to an apartment block in the early 2000s. (Source: VHD Place ID 24274; Google, July 2019)

Context



Figure 24. Former Northcote Pottery (HO176) at 85a Clyde Street, Thornbury during the demolition work in late 2009 (upper) and after conversion into apartments in 2019 (lower). (Source: Google, December 2009; January 2019)



Figure 25. Former Joshua Pitt Pty Ltd Tannery (HO180) at 52-60 and 71 Gadd Street, Northcote in 2009 (upper) and 2019 (lower). Buildings on both sides have been demolished, and the surviving building from the early twentieth century was converted to apartments. (Source: Google, November 2009; July 2019)

In the past two decades, Darebin's industrial complexes on the HO have seen substantial changes, although the level of changes differ from place to place. As manufacturing moved out to regional areas in the more recent past, former manufacturing premises from the early twentieth century in Darebin have been redeveloped as residential apartments. The buildings with main street frontages (former Watson & Paterson Bacon-Curing Factory, former Howe Leather Factory and former Northcote Pottery) or the key buildings (former Joshua Pitt Pty Ltd Tannery) were the structures retained in the above HO-listed examples.

As a single site, the subject complex at 159-179 Heidelberg Road compares well with all above HO-listed examples in their original intact conditions prior to substantial changes introduced after 2000. Darebin's former industrial complexes typically comprised multiple low-rise utilitarian buildings, built of loadbearing brick in utilitarian designs, which were simultaneously developed in stages as businesses expanded rather than to a consolidated building scheme. All above examples were developed in stages from the Edwardian period to the late interwar period, during the municipality's key expansion period of manufacturing industries.

Like the subject main building at the corner of Heidelberg Road and Westfield Street, the street-fronting buildings at the former Howe Leather Factory at 99-103 High Street, Preston and former Northcote Pottery at 85a Clyde Street, Thornbury featured relatively more elaborate detailing than other buildings on site which had more stripped-back, utilitarian designs. The more elaborate design of these buildings reflected their function as offices that provided a public presence for the businesses who ran these complexes. In terms of the use of architectural styles popular during the interwar period, the front building at the former Howe Leather Factory complex is comparable to the subject main building, although the subject building adopted non-traditional Moderne style elements whereas the Howe Leather Factory building used stripped Classical style detailing.

In most cases, the factory or storage buildings were often located at the rear of the main or key buildings have generally been subject to a greater level of change and alteration. This reflects both the rate of historical change in the development of industrial use of the sites and changes associated with more recent use and adaptation. Various degrees of changes of this type are observed in all the above examples including the subject complex.

For its retention of early building footprints, massing, materiality and built elements reflective of its original and continuing industrial use, the subject complex at 159-179 Heidelberg Road, Northcote, provides important tangible evidence of the interwar expansion of light manufacturing industry in the early twentieth century to the late interwar period. The site's direct historical association with the Commonwealth of Australia and its departments including the Department of Aircraft Production (DAP) and Postmaster-General's Engineering Division Depot is also important factor that sets this place apart from many other industrial sites in Darebin.

ASSESSMENT AGAINST CRITERIA

| | |
|---|--|
| ✓ | CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance). |
| | CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity). |
| | CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential). |
| ✓ | CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness). |
| | CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance). |
| | CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance) |
| | CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance). |
| | CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance). |

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

159-179 Heidelberg Road, Northcote, comprising buildings built between 1909 and 1939 for the Fairfield Hat Mills and the subsequent owner Spry's Corn Flakes Pty Ltd, is significant.

Significant fabric includes the:

- Two-storey main building at the corner of Heidelberg Road and Westfield Street built c.1939, including its original built form and scale, and materiality including the rendered finish over loadbearing brickwork (street frontages) and face brickwork with concrete lintels (rear elevation);
- Main building's architectural detailing including the original fenestrations, multi-pane steel-frame windows, bays with pilasters and spandrels and other elements influenced by Moderne style such as the stepped parapet and distinctive oversized stepped architrave around the front entrance that is inset with tiled edges;
- Overall representation of the site as an industrial complex evidenced in the assemblage of early brick buildings developed between c.1909 and c.1939; and

- Original or early built form and scale, loadbearing face brickwork, and the utilitarian characteristics of the existing c.1909-39 buildings, including: concrete lintels, original openings with intact large multi-pane metal-frame windows, timber loading doors and hoist.

The c.1970s single-storey building and the 2010 exposed concrete building at the corner of Albert and Westfield streets are not significant.

HOW IT IS SIGNIFICANT

159-179 Heidelberg Road, Northcote, is of local historic and representative significance to the City of Darebin.

WHY IT IS SIGNIFICANT

The complex at 159-179 Heidelberg Road, Northcote, is historically significant for its continued industrial use and development over time under the management of various businesses. The complex was originally established and expanded between 1905-07 and the 1930s for the Fairfield Hat Mills, and substantially renovated in 1939 for Spry's Corn Flakes Pty Ltd. The Moderne style main building at the corner of Heidelberg Road and Westfield Street was completed during the 1939 renovation and extension. The Commonwealth of Australia acquired the property in 1941, after when the buildings were used by the Department of Aircraft Production (1941-c.1960) and the Postmaster-General's Engineering Division Depot (c.1960-1986). By 1986, the site was owned by the Australian Telecommunications Commission until 1994.

The industrial complex is significant for its demonstration of the development of manufacturing businesses in Darebin in the early twentieth century, when light industry, including garment and hat making and food production, became the key industries of the municipality.

The site's association with the production of military hats during the Fairfield Hat Mills era in 1912, and its later operation as a Department of Aircraft Production branch from 1941 to c.1960 is also an important demonstration of Darebin's wartime efforts in the past. (Criterion A)

The complex comprising the Moderne style main building and other utilitarian brick buildings at 159-179 Heidelberg Road, Northcote, is of representative significance as an industrial complex consisting of a group of low-rise loadbearing brick buildings constructed in the first half of the twentieth century. It is one of a small group of surviving and intact industrial complexes established in Darebin during this period. With its distinctive Moderne office building and supporting group of more utilitarian industrial buildings, the complex provides important tangible evidence of Darebin's industrial in its early built form, massing and materiality. (Criterion D)

Context



Figure 26. Significance of individual elements of 159-179 Heidelberg Road, Northcote. (Source: Nearmap, with Context overlay)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Darebin Planning Scheme as an individually significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Darebin Planning Scheme:

DAREBIN PLANNING SCHEME

| | |
|---|----|
| EXTERNAL PAINT CONTROLS | No |
| INTERNAL ALTERATION CONTROLS | No |
| TREE CONTROLS | No |
| OUTBUILDINGS OR FENCES | No |
| TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER | No |
| PROHIBITED USES MAY BE PERMITTED | No |
| ABORIGINAL HERITAGE PLACE | No |

OTHER

N/A

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257 Heidelberg Road, Northcote

Residence

Citation number:

Prepared by: Context

Survey Date: May 2020

Place Type: Residential

Significance level: Significant

Architect: -

Builder: Not known

Construction Date: c.1948-49

Extent of overlay: To title boundaries



Figure 1. 257 Heidelberg Road, Northcote. (Source: Context, May 2020)



Figure 2. 257 Heidelberg Road, Northcote, looking into the front gate. (Source: Context, May 2020)

Context

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History (2007)*:

5 Building Suburban Darebin

5.3 Twentieth century recovery

PLACE HISTORY

257 Heidelberg Road, Northcote, was built c.1948-49. The land known as 257 Heidelberg Road, Northcote, was part of Crown Allotment 27 near Northcote, Parish of Jika Jika, County of Bourke (CT Vol. 2929 Fol. 734).

The land was vacant until 1945 (S&Mc 1945). The existing residence was listed in the 1950 Sands & McDougall postal directory, likely constructed after the transfer of land to Beniamino Bortolussi in 1948 (S&Mc 1950; CT Vol. 2929 Fol. 734). Beniamino and his wife Linda Bortolussi resided at 257 Heidelberg Road, Northcote, until they died in 1981 (CT Vol. 2929 Fol. 734).

Beniamino Bortolussi (also known as Benjamin Bortolussi) was in partnership with Domenico Pertile and Nello Buriani, carrying out business of granolithic and marble contractors, under the name of Anglo-Italian Granolithic Co. (formed by 1926), at 210A Leister Street, Carlton. In 1935, N. Buriani retired, and D. Pertile in 1954. B. Bortolussi carried on the business in Carlton from 1954 (*Age* 11 September 1926:1; 13 August 1935:15; 23 June 1954:9). The company continues today as Anglo-Italian Concrete today.

The aerial photographs from 1954, 1969 and 1981 show few changes over time (Figure 3). The house, garage and the vegetable patch at the rear of the property existed by 1954. Landscaping including the front garden setting and planting, two sheds and concrete pavement at the rear of the property were completed by the 1960s. By 1981, a tree planted in the front garden prior to 1954 had been removed. The original c.1948-49 house was extended to the north after 1981, with a patio and new hipped roofed sections attached to the northwest corner of the original house (Figure 3 and Figure 4).

257 Heidelberg Road remains as a private residence today.

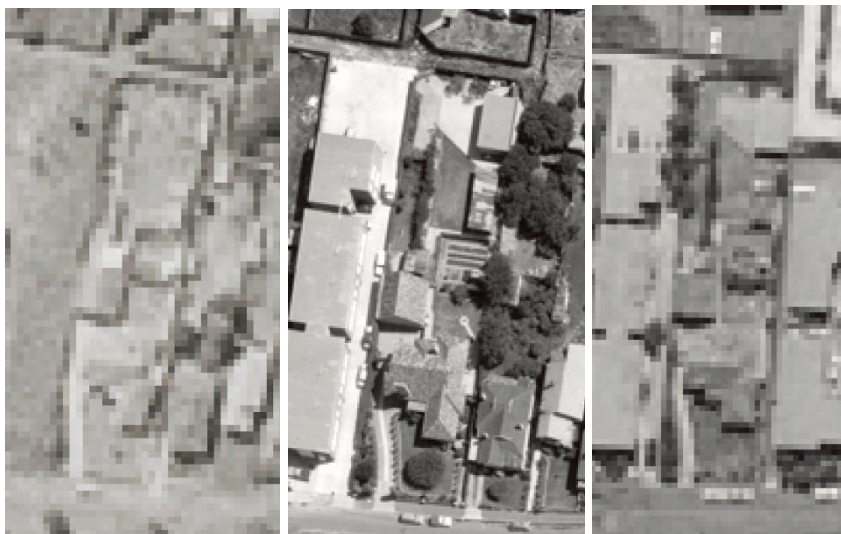


Figure 3. 257 Heidelberg Road, in 1954 (left), 1969 (middle) and 1981 (right). (Source: Central Plan Office, 'MELBOURNE AND METROPOLITAN PROJECT NO.3 (3/1954)', 'EASTERN FREEWAY PROJECT (1/1969)' & 'WESTERN PORT FORESHORES (1/1981)', via Landata)

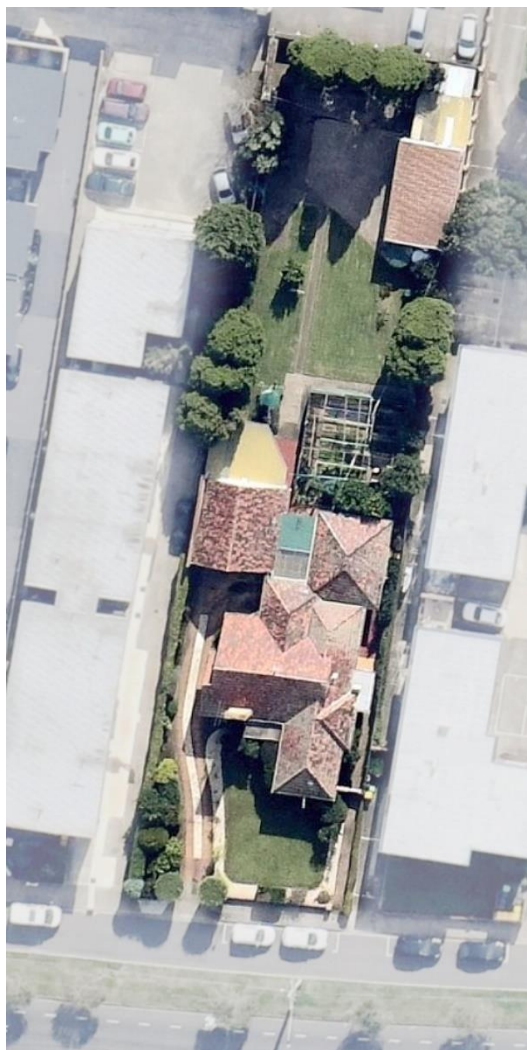


Figure 4. Aerial photograph of 257 Heidelberg Road. (Source: Nearmap)

DESCRIPTION

257 Heidelberg Road, Northcote, is a single-storey cream face brick residence, built c.1948-49 (designer unknown) for the owner Beniamino Bortolussi.

The narrow rectangular allotment is located within a largely residential strip on the north side of Heidelberg Road across the Fairfield Park. The building has a terracotta tile hip and gable roof, with a hipped roofed wing extending to the south intersected at its mid-point by a transverse gable-roofed wing that fronts the west. The roof is distinguished by exaggerated eave overhangs (accentuated by curved corner windows) lined with narrow timber lining boards. A smaller hipped roofed bay exists on the north. There are a patio and new hipped roofed sections attached to the northwest corner of the original house. An original separate garage built of cream brick (front elevation) and textured red brick (side elevations) is located near the northwest corner of the house. An open carport has been constructed to the north elevation of the original garage.

The brick house is clad with cream brick laid in fletcher bond (curved corners are laid in in header courses), with thin recessed brown brick bands running across the façade of the street-fronting wing. On the principal elevation, the lowermost three courses of brickwork are of unglazed dark red brick.

Context

Terracotta vents are inserted in these bottom courses. The brick windowsills of the corner windows are laid in angle, and the projected 'brick on edge' effect continues across the street-fronting elevation.

The dominating decorative features of the house are: its curved corners with wide steel-framed corner windows fitted with curved glass; bands of recessed slim darker-coloured bricks; and an unusually proportioned wide, yet thin and tall chimney that acts as a strong vertical element. This is in contrast to the otherwise horizontal emphasis given to the treatment of the façade through its use of bands of different coloured brickwork, horizontal glazing bars and thin feature tiles that protrude fin-like at regular intervals up the corner of the chimney. These are defining elements of the late 1940s examples referred to as 'Waterfall' style houses that developed out of the Moderne style of the 1930s and were popular during the immediate postwar period. The entrance porch is not visible from public domain.



Figure 5. Views of 257 Heidelberg Road showing the key decorative elements and driveway. (Source: Context, May 2020)

The garden with original landscaping elements in the front setback is largely consistent with the initial construction period. The driveway and footpath are paved with large brown concrete panels with a raised edge on one side that forms the edge of the garden bed. There is a brown concrete strip inserted with irregular-cut marble pieces in the middle of the driveway, which reflects the property's association with the first owner Beniamino Bortolussi, granolithic and marble contractor.

Cypresses on either side of the gate are possibly planted in the c.1960s during the ownership of the Bortolussi family or like-for-like replacements (see Figure 3). Various ornamental plants including tapestry hedge and standard roses are planted in the front garden. At the rear of the property, there are cypresses and vegetable patch.

The front fence is constructed of matching cream brick laid in fletcher bond with brown and dark red brick accents. A distinctive saw tooth detail to the fence's brick capping, piers with stepped tops and curved corners to the driveway opening. Curved corners are laid in header course. The mild steel fence panels and gates all appear original. Tree hedging extends along both the eastern and western allotment

boundaries. A shed and watertank is located at the rear of the property. The sections of the back garden are concrete-paved, with footpaths to the house and around the vegetable patch.



Figure 6. Details of the front fence of 257 Heidelberg Road, constructed of matching cream brick laid in header course with brown and dark red brick accents. Mild steel gates and fence panels are also original. (Source: Context, May 2020)

INTEGRITY

257 Heidelberg Road, Northcote is highly intact with limited changes visible to original or early fabric. The early postwar residence retains the original street frontages and built form with gable and hipped roofs. Intact original elements include cream face brick walls with brown and dark red brick bands, terracotta tile roofs, curved corners with wide steel framed corner windows fitted with curved glass, strong verticality of the chimney, low masonry fences with mild steel gate and fence panels, and landscaping features to the front garden. The discreet rear additions are not visible from public domain. Overall, the building has very high integrity.

COMPARATIVE ANALYSIS

1940s Moderne style domestic architecture

After the beginning of the World War Two, the Government introduced building restrictions in 1941 that allowed only houses not exceeding a total cost of £3000 to gain a permit. Rationing of building and other materials limited new constructions and building work ceased by 1942, resulting in a short supply of housing during the wartime and postwar years. By 1946, after the end of the War, suburbs were springing up. An Influx of immigrants in the postwar period was another factor that accelerated densification of areas formerly considered outer suburbs. From 1945 to 1955, around when the wartime building restrictions became relaxed, 576,440 houses were completed. However, severe shortages of building materials and increased labour costs meant that economic housing designed by architects and mass-produced by builders became favoured by new homeowners:

The many low-cost design books or catalogues which became available in the immediate post-war era are an indication of the demand for housing. The Sun's Book of Post-War Homes, published by Melbourne's Sun News-Pictorial in 1946, was the product of an architectural competition. The Australian House, by Norman Jenkins, contained fifty houses...Your Post-War Home by Watson Sharp offered 'Home plans of distinction for Australians who are planning to build'... (Cuffley:40)

Context

Books, magazines and catalogues of house designs had a powerful influence in maintaining popular ideals as well as in identifying or directing trends. Magazines such as the *Australian Home Beautiful*, the *Home*, *Australian House and Garden* and *Australian Homemaker* were among the influential media (Cuffley:35). Plans published in these magazines and design handbooks provided solutions to maximise the efficiency of the budget and land size, often encouraging construction of smaller homes in anticipation of future extensions (Cuffley:74). Garages, whether or not integrated with the house itself, and formal gardens with ornamental or flowering plants were also commonly featured with the houses in the 1940s magazines and handbooks.

Melbourne's regional interpretation of the international popular Mid-century Modern or International style architecture was not fully developed until the early 1950s with the stereotypical forms and massing of detached interwar houses carried on into the 1950s. The subject residence displays the defining elements of houses that were popular during the wartime and immediate postwar period built under building restrictions. Houses from this period often employ austere design with cube forms often juxtaposed with curved and cylindrical forms derived from Moderne style architecture of earlier decades.

Moderne architecture favoured geometric forms, especially plain wall planes, curved corners and copings, interpenetration of volumes and surfaces, and a clear articulation of forms, often emphasising horizontal, vertical, or diagonal lines.

In the 1940s, the pressed imperial-size bricks were particularly popular as standard 'modular' building or cladding material. Overfired clinker bricks, cream bricks and machine-textured or 'tapestry' bricks became fashionable. Colours and textures were employed to give a desired effect, such as the use of string courses to enhance the modern horizontal emphasis or as trims and textures. Examples with vertical elements with curved or falling effects are also referred to as 'Waterfall' front houses (Cuffley:118-119).

On the Darebin's Heritage Overlay, many interwar examples are single residences predominantly in Old English/Tudor Revival and Californian bungalow style. There are only a small number of Moderne residences identified as being Individually significant in Darebin.

The Sandland Family Houses at 36 Cooper Street and 40 Cooper Street, Preston (HO208) are a pair of houses developed for the locally important Sandland family. The house at 36 Cooper Street is a rendered brick inter-war villa with a hipped roof clad in terracotta tiles. Its design features elements influenced by the Moderne style. Two projecting bays flank a central porch. The bay to the right has a curved wall at the corner of the building. The curved corner window in this location has a horizontal 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 framed and contribute 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, garden and front fence at 36 Cooper Street, Preston are elements that contribute to the significance of the place. The pair at 36 and 40 Cooper Street are of local historic, architectural and aesthetic significance to Darebin City.

499 St Georges Road, Thornbury is a substantial early 1940s cream brick Moderne style building, originally a combined house and surgery. It has an L-shaped and geometric form relieved by the partly cantilvered and curved balconies (structural support added as a later addition), the umber brick plinth and tapestry brick banding ('speedlines'). Fenestration includes original timber doors with porthole window and timber-framed corner windows. The extended cuboid wing, which addresses Fyffe Street, incorporated both the former surgery and garage. 499 St Georges Road is recommended as individually

significant in Thornbury Park Estate precinct (assessed and recommended as individually significant place in 'Thornbury Park Estate Precinct' 2020).

8,9 and 10 Kelley Grove, Preston, are included in the Kelley Grove Precinct (HO103). They are all 1940s examples constructed of face cream brick with variegated brick detailing, asymmetrical arrangement and terracotta tiled roofs. The Kelley Grove Precinct has a highly consistent and intact streetscape.



Figure 7. 36 Cooper Street, Preston (HO208). (Source: Google, July 2019)



Figure 8. 499 St Georges Road, Thornbury (assessed and recommended as individually significant place in 'Thornbury Park Estate Precinct' 2020). (Source: Google, July 2019)



Figure 9. 10 (left) and 8 (right) Kelley Grove, Preston, in the Kelley Grove Precinct (HO103). (Source: Google, December 2018)



Figure 10. 9 Kelley Grove, Preston, in the Kelley Grove Precinct (HO103). (Source: Google, December 2018)

Context

257 Heidelberg Road, Northcote, compares well with these examples and like them features design elements that are evocative of the Moderne style that was popular for the interwar domestic architecture and carried onto 1950s.

The use of curved corners and/or windows, low masonry fences with mild steel work, terracotta tiled hipped roofs (with or without gabled bays) and cream brick walls (except for 36 Cooper Street, Preston) with darker-coloured brick details are the common features observed in these examples. With the use of curved elements and stepping down chimneys as the primary vertical element in the street frontages, 9 and 10 Kelley Grove (in HO103 Kelley Grove Precinct) are representative examples of the 'Waterfall' front houses. 499 St Georges Street is a more representative of the late interwar Moderne domestic architecture, with its geometric two-storey and partly cantilevered and curved balconies.

257 Heidelberg Road, Northcote, is a better example than the group of places in the Kelley Grove Precinct (HO103). 257 Heidelberg Road is distinguished for its fine detailing and high integrity. This is evident in the curved corner windows with curved glass and deep eave overhangs, recessed bands of slim dark coloured brick work and its unusually proportioned and detailed chimney. It is further distinguished by its retention of key characteristics of the 1940s domestic setting including its relatively formal landscaping and original garage. The discreet rear additions are not visible from the public domain and do not diminish the place's integrity. The intact postwar ornamental garden in the front setback also complements to the place's representativeness.

The subject building compares favourably to the Moderne style examples at 36 Cooper Street, Preston (part of HO36) and 499 St Georges Road, Thornbury (recently assessed and recommended as individually significant place in 'Thornbury Park Estate Precinct' 2020) in terms of its architectural qualities, integrity and its use of decorative face brick cladding, curved windows, simplified asymmetrical form and solid massing.

ASSESSMENT AGAINST CRITERIA

| | |
|---|--|
| ✓ | <p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p> |
| | <p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p> |
| | <p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p> |
| ✓ | <p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p> |
| ✓ | <p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p> |
| | <p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p> |
| | <p>CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p> |
| | <p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p> |

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

257 Heidelberg Road, Northcote, a single-storey cream face brick residence, built c.1948-49 for the owner Beniamino Bortolussi, is significant.

Significant fabric includes the:

- original built form, roof and scale of the residence and separate garage;
- unpainted brick surfaces and decorative brickwork, pattern of fenestration;
- chimney, and steel framed windows including the curved glass to the corner windows;
- low masonry brick fence with saw tooth detailing, mild steel panels and gates; and
- front garden and landscaping including the concrete and marble-paved driveway and footpath; and
- two cypresses by the gate.

Context

HOW IT IS SIGNIFICANT

257 Heidelberg Road, Northcote, is of local historic, representative and aesthetic significance to the City of Darebin.

WHY IT IS SIGNIFICANT

257 Heidelberg Road, Northcote, a single-storey cream face brick residence, built c.1948-49, is historically significant as an example of immediate postwar residential development in Darebin. A major boom commenced in the late 1940s changed the pattern of Darebin's settlement. Over 2500 new private houses were built in the municipality between 1949 and 1954, to meet the increasing demands for housing. The building reflects the massive postwar boom and suburban expansion that characterises Darebin's postwar development. (Criterion A)

257 Heidelberg Road, Northcote, is of representative significance, for its design characteristic of the late 1940s domestic architecture. Severe shortages of building materials and increased labour costs meant that architect-designed economic housing became favoured by new homeowners. House plans published in popular magazines and design handbooks provided solutions to maximise the efficiency of the budget and land size.

The subject residence displays the defining elements of the early postwar houses influenced by Interwar Moderne style that was popular for the interwar domestic architecture and carried onto 1950s. The elements highly characteristic of the type include its cube forms juxtaposed with curves; horizontal emphasis to the façade through its use of bands of different coloured brickwork; tall chimney that acts as a strong vertical element; relatively formal garden and landscaping of the front setback; and low masonry fence with mild steel panels and gates. These are defining elements of the late 1940s examples that developed out of the Moderne Style of the 1930s and was popular during the immediate postwar period. (Criterion D)

257 Heidelberg Road, Northcote, is also aesthetically significant, distinguished by its high intactness and integrity as well as its use of well-detailed elements that reflect the influences of Moderne style architecture adapted for late 1940s residences. Key elements include the curved corner windows with curved glass and deep eave overhangs, recessed bands of slim dark coloured brickwork and its unusually proportioned and detailed chimney. The overall brickwork and refinement of detail in the design are evidence of a high level of craftsmanship. The brickwork incorporating face cream, brown and dark red bricks, curved corners laid in header course, saw tooth detail to the fence's brick capping, piers with stepped tops and curved corners to the driveway opening all bring interest and textural depth to the elevations achieved through the adaptation of cheap building materials under the Government's building restrictions.

The front garden also features distinctive features. The driveway is paved with large custom-made brown concrete panels with a raised edge on one side that forms the edge of the garden bed. There is a brown concrete strip inserted with irregular-cut marble pieces in the middle of the driveway, which reflects the property's association with the first owner Beniamino Bortolussi, granolithic and marble contractor. Other landscaping elements that are consistent with the style include the narrow garden bed that is covered with aggregate gravels and wraps around the front lawn; cypresses planted on either side of the gate; and various ornamental plants including tapestry hedge and standard roses in the front garden. (Criterion E)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Darebin Planning Scheme as an individually significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Darebin Planning Scheme:

DAREBIN PLANNING SCHEME

| | |
|---|---------------------------|
| EXTERNAL PAINT CONTROLS | No |
| INTERNAL ALTERATION CONTROLS | No |
| TREE CONTROLS | No |
| OUTBUILDINGS OR FENCES | Yes - Masonry fence |
| TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER | No |
| PROHIBITED USES MAY BE PERMITTED | No |
| ABORIGINAL HERITAGE PLACE | No |

OTHER

Low masonry fence with mild steel panels and gates, and original cream brick garage.

REFERENCES

Age, as cited.

Central Plan Office, *Historic Aerial Photography - 1930s to 1990s*, via Landata.com.au, as cited.

Context 2008, *City of Darebin Heritage Study Volume 1: Draft Thematic Environmental History*, prepared for City of Darebin.

Cuffley, Peter 1993, *Australian Houses of the Forties & Fifties*, Five Mile Pres:Rowville.

Land Victoria, Certificates of Title (CT), as cited.

Sands & McDougall, *Melbourne and Suburban Directories (S&Mc)*, as cited.

273-289 Heidelberg Road, Northcote

Church of Jesus Christ of the Latter-day Saints, Northcote

Citation number:

Prepared by: Context

Survey Date: May 2020

Place Type: Religious

Significance level: Significant

Architect: (likely) Arnold Ehlers and A. Neff Taylor in conjunction with the (Mormon) Church Architectural Department

Builder: Not known

Construction Date: c.1958 & c.1974-78

Extent of overlay: To title boundaries



Figure 1. Quadrangle fronting Heidelberg Street, Northcote. (Source: Context, May 2020)



Figure 2. Chapel fronting Westgarth Street, Northcote. (Source: Google, June 2019)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History (2007)*:

7 Community and Culture

7.1 Worshiping

PLACE HISTORY

273-289 Heidelberg Road, Northcote, is a church and community complex built for the Mormon Church c. 1958, most likely to designs prepared by Arnold Ehlers and A. Neff Taylor in conjunction with the (Mormon) Church Architectural Department.

Prior to the construction of the church complex, it appears that the land did not have any permanent structures erected on site. A plan dated to 1909 shows the land as empty, with the majority of the surrounding blocks also undeveloped (MMBW Detail Plan no. 1270, 1909). According to street directories, the land was used by Sidney Panther as 'storage' from at least 1925 until 1955 (S&Mc 1925, 1955). This storage was likely to have been linked to Panther's timber business (*Advocate* 16 May 1949:7).

The Church of Jesus Christ of the Latter-day Saints (known commonly as the Mormon or LDS Church) has its origins in the American religious movement founded by Joseph Smith in the early nineteenth century. The movement had an established presence in Australia since the 1840s. Experiencing rapid growth nationally in the post-war period, the church underwent an unprecedented expansion program in all states of Australia between 1956 and 1958. During this time 19 chapels and additions to existing sites were undertaken at a cost of one million dollars and an estimated half-million dollars in donated labour from church members (Cummings 1961:221). A further 15 parcels of land intended for use as chapel sites had also been purchased by this time (Cummings 1961:221). All building work was designed by Arnold Ehlers and A. (Amos) Neff Taylor in conjunction with the Mormon Church's Architectural Department (Cummings 1961:221). The consistent contribution and oversight of works from Neff Taylor, Ehlers and the Department, all based in Utah (America), meant the designs for the sites around Australia conformed to general standards, design features and materiality which were also common in LDS buildings around the world.

The church at the subject site was most likely constructed in 1958 towards the end of this period of expansion between 1956 and 1958. An aerial photograph shows the building being built in June 1958 (Figure 5). The building was completed by January 1960 (Figure 3).

In 1961 the church was described in the following terms:

In a lovely setting of spacious lawns and gardens on Heidelberg Road, Fairfield, stands the chapel erected by the Melbourne Branch of the Church of Jesus Christ of the Latter-day Saints... this grand edifice not only contains a very lovely chapel, but a large recreation hall, individual classrooms for Sunday School work, committee rooms, and a beautifully appointed kitchen. These rooms are built around a large quadrangle, in which seats set on a paved area are surrounded by lawns and gardens with flowering shrubs... what a wonderful impression the landscaped grounds must make on the passer-by! If so much thought and work has been put into the beautification of the surrounding of the building, one straight away visualizes the beauty of the interior." (Cummings 1961:229)

This description indicates that the first buildings, inclusive of the original chapel and community centre with courtyard, were designed as a cohesive structure.

In 1974-78, a new chapel was built to the north of the c.1958 building (Figure 7). A passage connecting the two buildings was constructed by 1981 (Figure 8).

The Church of Jesus Christ of the Latter-day Saints still operates today as a place of worship. The community centre houses a Family History Centre, a branch of the Family History Library in Salt Lake City, Utah (*Newsroom* 13 April 2020).

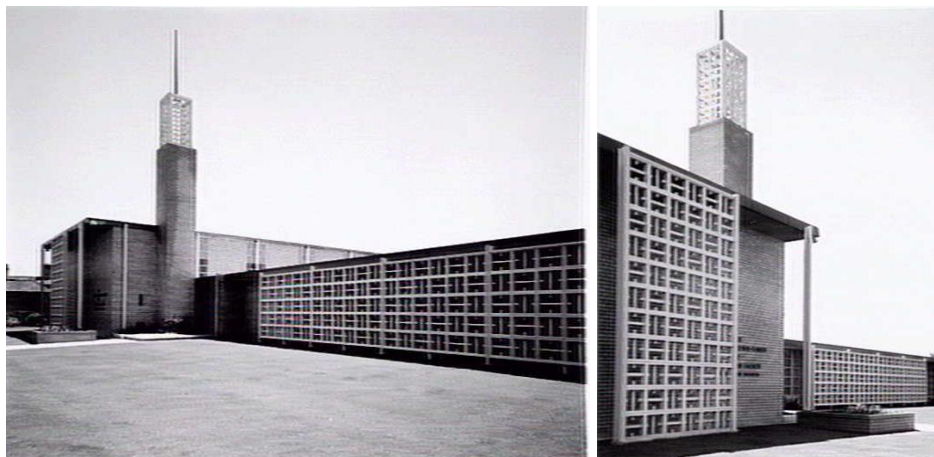


Figure 3. The building facing Heidelberg Road in January 1960. Note that the decorative screens and the spire on the tower have been removed. (Source: Lyle 1960, 'Church of Latter Day Saints', State Library Victoria Accession No: H92.20/6790)

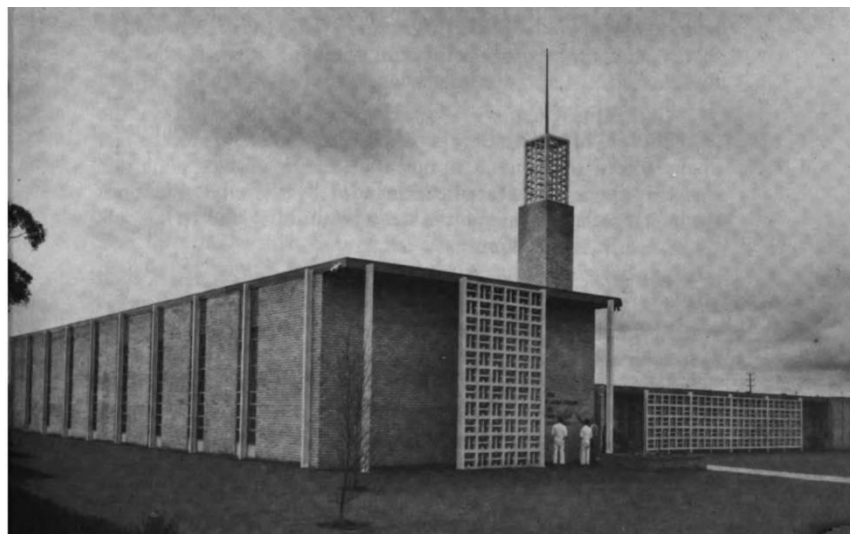


Figure 4. The building facing Heidelberg Road, at completion. Note that the decorative screens and the spire on the tower have been removed. (Source: Cummings 1961:223)

Context



Figure 5. 273-289 Heidelberg Road in Heidelberg Road being built in June 1958. (Source: Central Plan Office, 'MELBOURNE OUTER SUBURBS NO.2 PROJECT (6/1958)' via Landata)



Figure 6. 273-289 Heidelberg Road in January 1969. The early landscaping shown is largely intact. (Source: Central Plan Office, 'EASTERN FREEWAY PROJECT (1/1969)' via Landata)



Figure 7. 273-289 Heidelberg Road in April 1978. Note the new chapel was completed by this time. (Source: Central Plan Office, 'WESTERN PORT FORESHORES (4/1978)' via Landata)



Figure 8. 273-289 Heidelberg Road in January 1981. Note the passage between the earlier building and the new chapel was completed by this time. (Source: Central Plan Office, 'WESTERN PORT FORESHORES (1/1981)' via Landata)

A. (Amos) Neff Taylor, Architect

A. Neff Taylor was born in 1919 in Utah. Taylor's grandfather had been the third president of the Latter-day Saints Church, and was involved with Joseph Smith and Brigham Young in the foundational years of the religion (*Deseret News*, 2 November 1946:8). After serving in the navy during World War Two, A. Neff Taylor joined the Latter-day Saints Church as a designer of chapels, and later, temples, for the organisation for over 26 years (*Salt Lake Tribune* 28 February 1980:32). By 1961, Taylor had been appointed the head of the technical and research section of the Church's architectural department (*Deseret News*, 26 August 1961:6). An active member of the church, Taylor held positions as a bishop, high council member and stake executive secretary until his death in 1980 (*Salt Lake Tribune* 28 February 1980:32).

Arnold Ehlers, Architect

Arnold Ehlers was born in 1901 in Hamburg, Germany, later moving with his family to Utah, America. Ehlers graduated from the Blaine School, Salt Lake City in 1917 having earlier attended the Carlisle School. Following his graduation, Ehlers took courses in mathematics and engineering at the Latter-day Saints High School, Salt Lake City, in preparation for a career in architecture. Serving as a draughtsman at multiple architectural practices, Ehlers undertook mostly minor commercial and public projects until 1939. During this time, Ehlers eventually became the Chief Draughtsman for the firm of Anderson and Young in Salt Lake City. In 1939, he left to set up a partnership with Lorenzo Young in the same city, however the firm was interrupted by the onset of World War Two (Archifact 2013:52).

Practicing intermittently through the war, Ehlers eventually obtained a position as Supervising Architect for the Latter-day Saints Building Committee, while continuing to undertake private commissions. Between 1952 and 1954, Ehlers acted as Supervising Architect for the Church Building Committee, New Zealand, followed by contributing towards the building program in Australia later in the decade (Archifact 2013:52).

Continuing to work in other roles as an Area Architect for the Church, Ehlers had a brief time in practice with his son, Jack, in 1964 and 1965. Ehlers was then charged with the Meetinghouse remodelling Programme for the Church Building Department until he retired in 1971 (Archifact 2013:52).

DESCRIPTION

The Church of Jesus Christ of the Latter-day Saints complex comprises a recreation hall fronting the northern side of Heidelberg Road (c.1958) and a later chapel (c.1974-78). fronting Westgarth Street to the south. The buildings are connected via a passage (c.1978-81). The site is generally flat and has generous front setback.

Chapel and community centre (c.1958)

Set back from the street, the c.1958 building comprising the original two storey chapel and single storey community centre is a dominant building in the Heidelberg Road streetscape. The steel-framed buildings are constructed in orange brick with a pinkish tint laid in stretcher bond and have a low-pitch roof clad in metal sheets that float above an expressed steel beam that acts as a modern interpretation of a classic entablature.

Context

The original two-storey chapel is built to the west of and is attached to the single storey community centre. The community centre is built around a large internal quadrangle and originally housed a large recreation hall, individual classrooms for Sunday School work, committee rooms, and a kitchen. A tower topped with decorative panels is located along the eastern wall of the chapel where it intersects with the community centre building. The community centre is accessed from an entrance on the east.

Along the southern elevation, facing Heidelberg Road, projecting eaves are supported by regularly spaced steel universal columns. Two-storey in height across the front of the Chapel and single storey across the community centre, these columns create a colonnade effect across the buildings. At the eastern end of the community centre the building projects forward to be in line with the colonnade and its sheer wall surface is broken up by narrow recessed vertical panels in the brickwork that maintain the rhythmic spacing of the columns. Narrow full height vertical openings are provided on the west, north and south elevations of the building and are commonly placed either side of an expressed steel member. Breaking the wall surface into regular bays these openings replicate the vertical emphasis created by the colonnades across the front of the buildings. Fitted with metal framed windows that are divided into a square module, the top and bottom panels of each of these windows are fitted with opaque glass. Highlight windows exist on the eastern wall of the chapel. The east elevation features a full-height metal-framed window and clerestory windows.

The landscaping around the building including the lawn, concrete pavement and brick garden beds (in matching bricks) appear original, as shown in Figure 6. Gumtrees planted after 1981 exist in front of the c.1958 building close to the footpath. The courtyard within the quadrangle is paved with brick. The c.1978-81 passage is built in cream brick, with large steel-framed windows and flat roof.

New chapel (c. 1974-78)

Constructed of cream bricks laid in stretcher bond, the north-facing chapel is a modern style church building, within the broader Late Twentieth-Century Ecclesiastical idiom. The building has a traditional basilica-like plan with four wide low-pitched gabled wings comprising narthex, nave, apse, choir, and transepts.

The primary elevation facing Westgarth Street is distinguished by its sheer brick wall that steps back from the street line and incorporates a large central section constructed from panels of interlocking off form concrete that emphasise verticality. A spire rises from above the main recessed entry that is set from Westgarth Street and features geometric concrete formwork.

The roof form of the chapel is constructed using four interlocking low-pitched gables and continues towards the ground over the main entry, anchoring the building to the site at this point. Each of the minor gable ends feature a central panel of pale rock faced brickwork that is set between vertical slim projecting brick columns. These panels provide a contrasting ribbed texture to the otherwise unadorned wall surfaces of the building.

Large rectangular steel-framed windows are provided on the east and west elevations. Small windows are on the south, and the north elevation features strip windows behind the projecting wall plane.

At the front of the Chapel a lawn area is broken up by a brick paved path that leads to the entry and appears original. Garden beds planted with small shrubs surround the building and a group of eucalypts mark the entry. A low brick fence runs along the Westgarth Street boundary and a dwarf brick wall inset with the church name stands on the lawn behind the low fence. The 'visitors welcome' appended after

the 'Church of Jesus Christ of the Latter-day Saints' is part of the Church's standard style of logo from c.1980.

INTEGRITY

As a whole, the Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, is largely intact with some changes visible to original or early important fabric.

The c.1958 building is relatively intact, retaining the original built form of the original chapel and a community centre built around a quadrangle. The building's steel-frame construction, orange brick walls, tower with decorative top panels, full-height and clerestory windows, and the landscaping including the orange brick garden beds are part of the important early elements. Despite the loss of decorative panels along the colonnade and the spire above the tower, the original design of the building is still highly legible.

The c.1974-78 chapel fronting Westgarth Street represents a slightly later mode of design within the denomination's architecture. The building appears highly intact, with its retention of important elements such as the basilica-like floor plan, steel-frame construction with cream brick cladding, gable roofs with a shallow pitch, decorative stonework on each gable end and a spire.

The building has been altered, with the removal of original decorative panels along the Heidelberg Road elevation and the spire above the tower. The logo 'Church of Jesus Christ of the Latter-day Saints' on this elevation is also a later addition dating from after 1980. The earlier signage was located near the right-hand side edge of the wall (Figure 3).

The site's intact early landscaping, c.1981 passage connecting the two buildings, and its continuous use as a place of worship are other factors that contribute to the importance of the place. Overall, the building has high integrity.

COMPARATIVE ANALYSIS

Post-war Mormonist architecture

A church architect has been a feature of the Church of Jesus Christ of the Latter-day Saints since 1847. Building a ward chapel involves constant consultation with the Church Design and Architecture Division, housed in the central church offices in Salt Lake City (Starrs 2009:335). The Church officials oversaw the details from building design, temperature control, size, square footage to decorations, grading, logos facing, and signage. Unlike temples, which are used for particular rituals with exclusive access, the ward chapels (commonly known as meetinghouses) are often mass-produced with simpler designs. Since the 1920s, Mormons have repeated more or less standardised designs for the ward chapel architecture, although there was no single standard plan adopted until after the 1950s (Starrs 2009:335).

In the 1930s, the church building slowed due to the economic depression, but it was the period when some of the most original architectural work of the church was developed, influenced by art deco and International School motifs (Starrs 2009:335). The period was followed by the church's key expansion period in the immediate postwar period. From 1945 to 1955, three firms in Salt Lake City designed more than 1000 stake and ward meetinghouses. Standardisation of plans largely advanced during this period, due to the lack of time for specialisation. In the 1950s, a standard plan prototype became established. In the ward meetinghouse, a multipurpose room was provided close to the chapel. The multipurpose room is adaptable into a gymnasium, stage, or rehearsal facilities, and all adjoined a kitchen and classrooms. (Starrs 2009:335-336).

Context

A Church Building division was formed in 1955, with Harold Burton as church architect. Burton moved to a more modern, ecclesiastical architecture (Starrs 2009:336). In 1959, a senior church design official issued a blanket statement: 'A church should embody architectural beauty, dignity, simplicity, structural stability, and functional livability [sic], and at the same time be economic in its cost and give long service with low expenditure and maintenance' (Starrs 2009:336). The church advocated the use of a generic and place-unspecific standard design. Modern meetinghouses were enthusiastically described by church leaders as positive proof of church's success in the mission field.

In 1964, the growth in the building program of the Church led to the reorganisation of the Building Division, and the subsequent establishment of an office dedicated to standard plans (Bradley 1981:24). By the late 1970s, a complete set of 23 drawings was available. Every building was designed to accommodate the largest possible zoning regulations. Gable roofs with sprawling wings, almost always accompanied by the rectangular asymmetrically placed tower form were key characteristics of the standard-plan designs (Figure 9) (Starrs 2009:337-338). Modifications of the basic plan often included changes of basic massing, façade decoration and steeple forms. It was common to apply a decorative theme throughout the design (Bradley 1981:26).

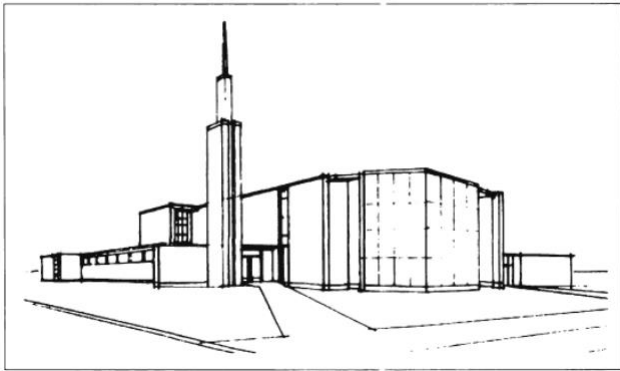


Figure 9. An example of a standard-plan drawing, known as the 'Fairmont' style. (Source: Meinig 2009:339)

In Australia, 19 chapels and additions to existing chapels were built between 1956 and 1968. The following are a selection of examples in Victoria, that are likely contemporaneous with the c.1974-78 building on the subject site. These designs were repeated across Australia, with similar designs existent in other states. None of these have heritage protection.



Figure 10. LDS Church in Gladstone Road, Dandenong North (No HO). (Source: Google, March 2020)



Figure 11. LDS Church in Hewish Road, Croydon (No HO). (Source: Google, September 2019)



Figure 12. LDS Church in Glenroy Road, Glenroy (No HO).
(Source: Google, February 2020)



Figure 13. LDS Church in Hawthorn Road, Hawthorn (No HO).
(Source: Ware 2016, via Google)

An example in Greenwich, New South Wales, features decorative screens similar to the c.1958 building. It is likely another pre-standard plan building, which was constructed through the expansion program in all states of Australia between 1956 and 1958, in which 19 chapels and additions to existing sites.



Figure 14. LDS Church in Greenwich Road, Greenwich, New South Wales. (Source: Google, November 2019)

The subject site as a whole, the LDS church complex at 273-285 Heidelberg Road is distinctive for its unique design approach, and for its demonstration of the Church's changed design tastes in the post-war period. Combining a chapel and multi-purpose recreational hall with a box-like massing and form, the c. 1958 building is a rarer, pre-standard design church that represents profound influence of International style. The c. 1974-78 building represents the Church's fully developed standard plan designs actively adopted around the world. These elements reflect the church's original design scheme and is consistent with the aesthetics of modernist architecture, as well as those of the Mormon church's architectural department in Utah, United States. The site as a whole is an unusual important example in Victorian context, comprising both the pre- and established standard design LDS church buildings.

Post-war churches in Darebin

The subject site is characteristic of churches of various denominations set within complexes of associated buildings and grounds, such as chapels, halls, Sunday schools and gardens. As a complex, Church of Jesus Christ of the Latter-day Saints in Northcote illustrates the progression of Heidelberg Road during the post-war boom and the evolving role of the church community in providing both educational and spiritual services to the growing community.

Post-war churches in Darebin, as in Victoria and Australia more widely, fall into a range of architectural styles, ranging through various Revival styles, Modernist, or what has been broadly categorised as a

Context

Late Twentieth-Century Ecclesiastical style. While Revival styles continued to reference strongly historical precedents such as the Gothic or Romanesque basilica or cathedral designs, Modernist designs sought to break from tradition, sometimes radically, for example by using 'round' plans or other geometric or organic forms. Between these two paths, the Late Twentieth Century Ecclesiastical style in Australia retained 'a traditional attitude', comprising a vertical motif such as the 'finger pointed to the traditional heaven' but combined with broader naves and shorter plans to emphasise 'the ministry of the word' (Apperly, Irving & Reynolds 1994:230). Familiar materials such as brick and timber were used to integrate the church into the community and to reflect the residential settings in which they were located.

The Modernist churches in Darebin that are currently included on the City of Darebin's Heritage Overlay as individual place include the following.

Regent Baptist Church complex at 726-34 High Street, Reservoir (HO271) comprises a 1918 timber chapel with a clinker brick porch added in 1923, and a 1964 church designed by 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. The Regent Baptist Church complex is of local historic, aesthetic and social significance to Darebin City.

St George's Anglican Church, 32-34 Ralph Street, Reservoir (HO279) was constructed in 1964, designed by the noted architectural firm of Mockridge, Stahle and Mitchell. 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. St George's Anglican Church is of local historic, architectural and social significance to Darebin City.

St Gabriel's Catholic Church Complex at 237-243 Spring Street, Reservoir (HO280) comprises a church designed by S. J. Moran and constructed by F. O. Dixon in 1960, and a presbytery at 237-243 Spring Street. The church is constructed of cream brick in the Modernist style with a roof clad in terracotta tiles. It is 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. St Gabriel's Catholic Church Complex is of local historic, architectural and social significance to Darebin City.

Holy Name Catholic Primary School & Church Complex, 2-26 Robb Street, Reservoir (HO249), Darebin City (HO249) was built in stages from 1939 to 1966. The church was designed by J. P. Saraty and constructed by 1964 and the mural and artworks were 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 Holy Name Church complex is of local historic, architectural, aesthetic and social significance to Darebin City.



Figure 15. Regent Baptist Church complex at 726-34 High Street, Reservoir (HO271).



Figure 16. St George's Anglican Church, 32-34 Ralph Street, Reservoir (HO279).



Figure 17. St Gabriel's Catholic Church Complex at 237-243 Spring Street, Reservoir (HO280).



Figure 18. Holy Name Catholic Primary School & Church Complex, 2-26 Robb Street, Reservoir (HO249).

For its adoption of Modernist and Late-Twentieth Century Ecclesiastical style idioms, both the c.1958 and c.1974-78 buildings at 273-289 Heidelberg Road, Northcote compare well with all of the above examples of post-war churches in Darebin. The HO-listed churches and the subject buildings utilise a restrained material palette of brick cladding and steel window frames and details.

Built with a linear, box-like horizontal and vertical massing of rectangular forms, the subject c.1958 building assumes a more functionalist aesthetic and includes a quadrangle that was part of the original design scheme. The simple rectangular tower functions as a strong vertical element that plays off against the horizontal character of its low-lying rectangular form of the recreational wing, establishing prominence in the streetscape.

The subject c.1974-78 building is distinguished from these other modern designs by its adoption of a standard design that was provided by the centralised church offices in Utah, United States. This building adopts a more traditional basilica-like plans, less typically seen in Modernist church designs. Yet, its adoption of asymmetrically placed vertical tower form and linear, box-like massing echoes the widely popular Late-Twentieth Century Ecclesiastical style idioms that are also represented in all the above HO-listed examples.

As a group, modern post-war churches in Darebin display an eclectic character, ranging from traditional basilica forms, to the modern cubic-form church. Post-war churches are not well represented in the Heritage Overlay. The LDS church in Northcote compares favourably to other post-war churches in the

Context

municipality in terms of its architectural qualities, integrity and its use of brick cladding, plain walls and simplified forms.

The two post-war chapels demonstrate the evolution of architectural custom and Modern ecclesiastical design of the LDS church, where, unlike many other denominations, established a standardised church designs produced by the church's Building Division and repeated around the world.

ASSESSMENT AGAINST CRITERIA

| | |
|---|--|
| ✓ | <p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p> |
| | <p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p> |
| | <p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p> |
| ✓ | <p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p> |
| | <p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p> |
| | <p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p> |
| ✓ | <p>CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p> |
| | <p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p> |

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, comprising the c.1958 chapel and recreation hall building fronting Heidelberg Road and the c.1974-78 new chapel fronting Westgarth Street, is significant.

Significant fabric includes the:

- original form and scale of the c.1958 chapel and recreation hall building, including its simple rectangular form, very low-pitched roof form and its asymmetric composition of the horizontal and vertical elements of hall, rectangular tower and landscaped quadrangle;
- elements that reflect the Modernist ecclesiastic designs of the c.1958 building produced by the Church of Jesus Christ of the Latter-day Saints' Building Division in Utah, United States, including the original orange face brick cladding, full-height metal-frame windows, clerestory windows and steel universal columns supporting projecting eaves on the Heidelberg Road elevation;
- original form and scale of the c.1974-78 chapel, including its basilica-like plan and four-wings with low-pitched gables;

Context

- elements that reflect the Modernist ecclesiastic designs of the c.1974-78 building produced by the Church of Jesus Christ of the Latter-day Saints' Building Division in Utah, United States, including original cream face brick cladding and decorative brick and concrete panelling, pattern of fenestrations as well as the tower; and
- other original landscaping elements including the lawn and brick paving on the Heidelberg Road set back, brick paving of the quadrangle, brick garden beds built as part of the c.1958 building scheme, and early signages on the c.1958 building and in front of the c.1974-78 chapel including the dwarf brick wall.

HOW IT IS SIGNIFICANT

Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, is of local historic, representative and social significance to the City of Darebin.

WHY IT IS SIGNIFICANT

273-289 Heidelberg Road, Northcote, is historically significant as a church complex consisted of a c.1958 chapel and recreation hall building fronting Heidelberg Road and a c. 1974-78 chapel fronting Westgarth Street, established for the Church of Jesus Christ of the Latter-day Saints (LDS Church) in 1958. The earlier building was built c. 1958 most likely to designs prepared by Arnold Ehlers and A. Neff Taylor in conjunction with the (Mormon) Church Architectural Department. Experiencing rapid growth nationally in the post-war period, the church underwent an unprecedented expansion program in all states of Australia between 1956 and 1958, in which 19 chapels and additions to existing sites were undertaken. The Church officials at Utah, United States oversaw the entire building program, from the selection of sites to design details and functionality. The subject site would have been ideal for the church, as a new boom commenced in Darebin in the late 1940s with more than 2,500 new private houses and some large Housing Commission of Victoria estates were established between 1949 and 1954.

As a complex, 273-289 Heidelberg Road demonstrates the evolution of design aesthetics of the Building Division of the LDS church, where, unlike many other denominations, established a standardised church designs produced by the church's Building Division and repeated around the world. The pre-standard plan building built c. 1958, comprising a chapel and a multipurpose room, was based on the Church's primitive prototype that formed the basis for the development of standard plans after the 1950s. The c. 1958 building is a tangible evidence of the last era of custom-design meetinghouses, as one of 19 churches built in that period across Australia. The later c. 1974-78 building displays the elements of more standardised church designs that were repeated in churches built in the 1970s. Gable roofs with sprawling wings, almost always accompanied by the rectangular asymmetrically placed tower form were key characteristics of the standard-plan designs. (Criterion A)

273-289 Heidelberg Road, Northcote, is of representative significance for both the c.1958 and c.1974-78 buildings' adoption of Modernist and Late-Twentieth Century Ecclesiastical style idioms. The representative elements include a restrained material palette of brick cladding and steel window frames and details. A linear, box-like horizontal and vertical massing of rectangular forms and simple rectangular tower (the c. 1958 building); and adapted traditional basilica-like plans, asymmetrically placed vertical tower form and linear, box-like massing (the c. 1974-78 building) echo the widely popular Late-Twentieth Century Ecclesiastical style architecture. (Criterion D)

The Church of Jesus Christ of the Latter-day Saints still operates today as a place of worship. The community centre houses Family History Centre, a branch of the Family History Library in Salt Lake City,

Utah. The subject complex is of social significance to the City of Darebin, for its continued association with the church community. (Criterion G)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Darebin Planning Scheme as an individually significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Darebin Planning Scheme:

DAREBIN PLANNING SCHEME

| | |
|---|----|
| EXTERNAL PAINT CONTROLS | No |
| INTERNAL ALTERATION CONTROLS | No |
| TREE CONTROLS | No |
| OUTBUILDINGS OR FENCES | No |
| TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER | No |
| PROHIBITED USES MAY BE PERMITTED | No |
| ABORIGINAL HERITAGE PLACE | No |

OTHER

N/A

Context

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331-333 Heidelberg Road, Northcote

Former residence

Citation number:

Prepared by: Context

Survey Date: May 2020

Place Type: Residential

Significance level: Significant

Architect: -

Builder: Not known

Construction Date: 1913

Extent of overlay: To title boundaries



Figure 1. 331-333 Heidelberg Road, Northcote. (Source: Context, May 2020)



Figure 2. 331-333 Heidelberg Road, Northcote. (Source: Context, May 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History (2007)*:

5 Building Suburban Darebin

5.3 Twentieth century recovery

PLACE HISTORY

331-333 Heidelberg Road, Northcote, was built in 1913 for the owner Henry Samuel Trevena, contractor. By September 1912, H. S. Trevena was the proprietor of the Crown Allotments 46 and 47, near the City of Northcote, Parish of Jika Jika, County of Bourke. The residence known today as 331-333 Heidelberg Road, Northcote is located on allotments 47 and part of 46 (CT Vol. 8532 Fol. 743). In 1913, the residence first appeared in the Sands and McDougall postal directory described as 'vacant' (S&Mc 1913). By early 1914, H. S. Trevena and his wife Ellen Gertrude resided at the residence then known as 106-108 Heidelberg Road, Fairfield (ER 1914). They continued to live here until 1918.

In 1910-11, H. S. Trevena was the Mayor of Collingwood, where he was born in 1868 (Ancestry; *Table Talk* 15 September 1910:18). In 1914, Trevena relocated his sewerage and plumbing business to the Fairfield and Alphington area (*Heidelberg News and Greensborough and Diamond Creek* 3 January 1914:3).

In November 1918, Baillieu, Allard Pty. Ltd. advertised the sale of the house under instructions from H. S. Trevena. The property, described as a 'beautiful modern brick villa residence, facing south overlooking Fairfield Park', was built on land having a frontage of 142 feet and depth of 210 feet through to Westgarth Street. The advertisement read as follows:

This magnificent home contains wide entrance hall, drawing room (16 x 16 [ft]), dining room (25 x 20), billiard room (23 x 18 ft 6 in), bedrooms (16 x 16, 15 x 12, 15 x 12), study, maids' rooms, kitchen, bathroom (with hot and cold water), pantry, storerooms, 2 w.c.'s [water closets] and every possible modern convenience.

The outhouses comprise 3-stall stable, garage, extensive model poultry houses, aviaries, conservatory and fernery, and large workshop.

The land is laid out in beautiful garden and lawns (Heidelberg News and Greensborough and Diamond Creek 30 November 1918:2).

Between 1920 and 1964, the property remained under the ownership of Abraham Newmark, tanner, and his wife Nahammah (or Nehama), whose family members were the owner-occupiers until the late 1950s (CT Vol. 8532 Fol. 743, Vol.6460 Fol. 921; S&Mc 1955, 1960). Following A. Newmark's death in 1935, the properties now known as 329 Heidelberg Road and 214 Westgarth Street were subdivided from the original land parcel of the subject property in 1940-41. These properties were transferred to both Ariel and Zaheerah Newmark, children of Abraham and Nahammah (CT Vol. 3593 Fol. 527; Ancestry).

The original residence was converted to flats between 1965 and 1967, during the ownership of Goneli Bros. Pty. Ltd., builders. In 1967, the property was transferred to Giovannbattista Iacune, fishmonger, and his wife Hilda Marie, who was residing at 339 Heidelberg Road (CT Vol. 8532 Fol. 743). 216 Westgarth Street was subdivided from the subject land in 1985. It is likely that the former residence was converted for commercial use in 1987, when the title was transferred to a private company (CT Vol. 8532 Fol. 743). The former residence is now used as psychotherapy consulting rooms.

DESCRIPTION

331-333 Heidelberg Road, Northcote, is a single storey brick residence built in 1913 (architect unknown) for Samuel Trevena.

The building exhibits features consistent with the Queen Anne style, particularly evident in its layout, picturesque hipped roof and fine architectural detailing. The house is asymmetrically arranged, with a hipped slate roof accentuated with decorative terracotta ridge cresting, gargoyles and finials. The roof is bell cast towards the southern and eastern elevations forming a verandah that wraps these sides of the front section of the house. To its western end of the southern elevation, this verandah features a protruding octagonal bay over a box bay window with narrow leaded sash windows that demonstrate influences of art nouveau styling. The elaborate roof of this southwestern bay is counter balanced by the octagonal bay window with distinctive candle snuffer roof located at the northern end of the east-facing verandah. This window has narrow, timber framed sash leaded windows that continue around the form of the tower. Above the windows is roughcast cladding framed within gridded timber strapping.

The front section of the house to the south is squarish in plan form. Two narrow rectangular forms with an M shaped hip roof form its northern wings. The building is constructed of red face brick and has two narrow red brick chimneys, one on each of the rectangular rear wings. Each chimney has a simple corbelled brick cornice capped with terracotta chimney pots.

The front entrance is located beneath the eastern wing of the verandah. There is a porthole window adjacent to the front door and two sash windows framed by segmental arches. A low face brick wall with rendered cement coping surrounds the verandah. Brick columns are regularly spaced along the wall, each supporting a rendered square doric colonette. The bricks comprising the verandah balustrade wall and colonettes are possibly interwar alterations.

The western elevation of the house features a small low skillion roofed extension toward the rear section of the house to the west.

To the northwest corner of the house is a small, single storey, red brick extension that appears to date from c.1980s. The addition features a simple pedimented parapet with decorative finial concealing a hipped roof of corrugated metal cladding. A wide set window presents on its principal elevation facing Heidelberg Road. An access ramp with simple metal handrail leads up to it from the driveway.

The building is well set back from the street and has a driveway to the east. The front boundary has a tall fence of corrugated metal interspersed with decorative posts at regular intervals, indicating the more transparent earlier fence that matches the gate has been overclad. Decorative double width palisade gates open onto a wide, paved entrance driveway. The fence appears to be a recent Victorian replica addition. The western portion of the yard features a swimming pool, large ornate fountain and cast-iron streetlight; these are all recent additions. Several medium sized trees are dotted in the yard as well as a range of floral and shrub plantings along the verandah and boundary fencing.

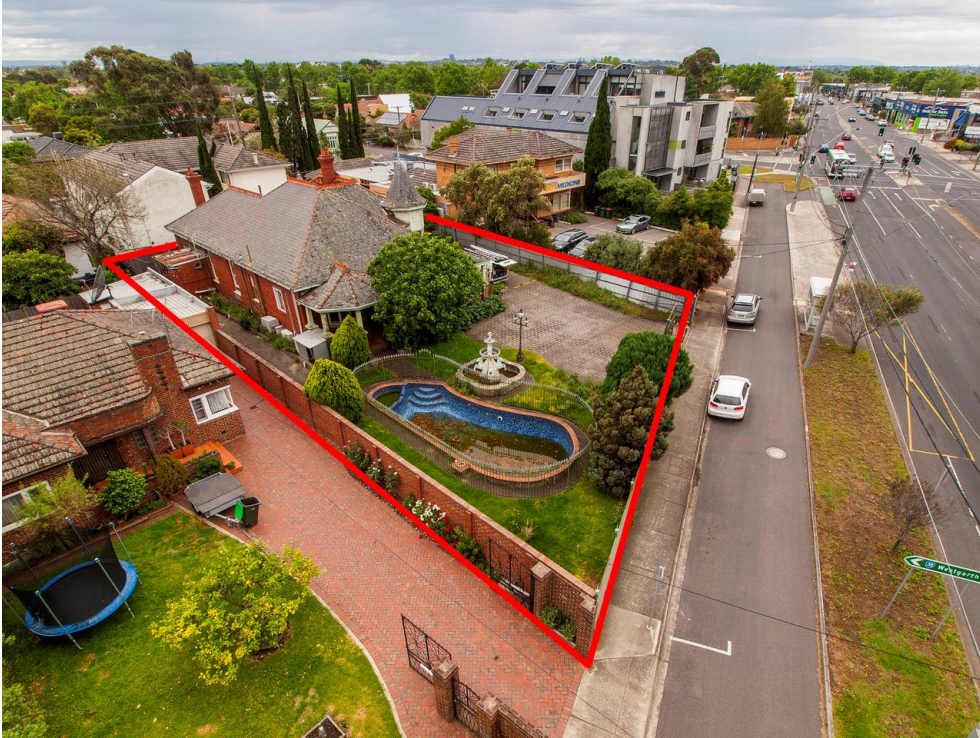


Figure 3. A bird-eye view of 331-333 Heidelberg Road, Northcote. (Source: Commercial Real Estate, June 2020)

INTEGRITY

331-333 Heidelberg Road, Northcote, is largely intact with some degree of changes visible to original or early significant fabric. Changes include alterations to the verandah, the single storey extension on the northwest corner, and the addition of new fencing. The building retains its original roof form including architectural detailing and chimneys, its pattern of fenestration, and highly intact turret tower. The building also retains its original built form and scale, verandah roof, red brick planar surfaces and window joinery. The addition and early alterations to the verandah do not significantly diminish the legibility of the building as an example of Queen Anne domestic design. Overall, the building has good integrity.

COMPARATIVE ANALYSIS

Federation and Queen Anne villas

The Queen Anne style emerged in Australia during the Federation era, sometimes also referred to as the Edwardian era, which dates from roughly 1890 to the start of the First World War in 1914. The style presents a lighter, more picturesque aesthetic that departs from the symmetry and formalism of earlier Victorian era styles. Commonly associated with domestic architecture, the style in Australia was influenced by English and American designs but with notable regional variations. One such variation was the integration of a wide wrap-around verandah.

The treatment and ornamentation of roofs is a key characteristic of Queen Anne architecture. Designs of this style feature picturesque roofscapes that consist of various roof forms. They are frequently clad in terracotta or slate and accentuated by terracotta ridging, apex ornamentation, and elongated chimneys capped with terracotta pots. Typically constructed of red brick, other common wall surfaces include roughcast panelling and wall-hung timber shingles. Asymmetrical facades often incorporated striking elements, such as low towers or sinuous Art Nouveau detailing, contribute to the romantic appearance of the style. Bay, oriel and round accent windows were popularly applied.

In the City of Darebin, this period of development is relatively under-represented, and examples of Queen Anne styles included as individual places within the Heritage Overlay are largely concentrated within Preston. The examples provided below are generally have a more modest design than the subject building and reflect a transitional style that incorporates elements of the interwar bungalow. Comparable examples on the Heritage Overlay include:

The house at 4 Mount Street, Preston (HO237), constructed by 1917, is an early twentieth century bungalow constructed in brick with a low-pitched hip slate roof. It is of historical and architectural significance to the City of Darebin. Architecturally, it has a unique design, with an unusual combination of features that illustrates the transition in styles from with the Federation era Queen Anne style, to the bungalows that emerged during the inter-war period. The house reflects the recovery in development in Preston following the economic crash of the late 1890s and prior to the post-First World War boom. It has had some recent alterations and additions made, including the outbuildings, the front fence and gates and skillion at the rear of the house.

The house formerly known as 'Balleer', constructed c.1910, at 648 Bell Street, Preston (HO204) has historical and architectural significance to the City of Darebin. It is a transitional Federation 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 house is described as having Arts and Crafts detailing, notably in the way that the design addresses its corner siting by the inclusion of subsidiary gables to the Bell Street elevation. However, it exhibits several elements that are characteristic of the Queen Anne style, including the picturesque, decorated roof, red face brick walls with roughcast panel accents, and asymmetrical composition. Later alterations and additions include the lean-to extension and other outbuildings to the rear.

The house known as 'Somerset', at 93 Cramer Street, Preston (HO209) constructed c.1915, it is described as a substantial single-storey Edwardian villa set back from the street behind a mature garden. The house is of brick construction and has a hipped and gabled roof with slate tile roofing. The roof features the complex intersection of forms characteristic of the style and includes terracotta ridge capping, apex ornamentation and tall brick chimneys complete with terracotta chimney pots. A bay projects towards side of the street facing elevation and a verandah with a timber frieze and brackets continues across the remainder of this façade. Another bay projects from the side of the house, contributing to its picturesque qualities. It is of local historic and architectural significance to the City of Darebin. 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. The house is architecturally significant as an unusually substantial brick Edwardian villa, not commonly found throughout Darebin, and is 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. Its front fence, outbuildings, alterations, and additions are recent developments.

1 Flinders Street, Thornbury (HO122), is a substantial brick villa constructed in 1910. The house is red brick with a terracotta tiled and ornamented roof and wide verandah with timber fretwork - all elements that are consistent with the Queen Anne style. Its symmetrical arrangement is uncommon for designs of this style and contribute to its aesthetic significance.

'Kia-Ora' at 607 Heidelberg Road, Alphington, built 1903, is a substantial red brick residence. Kia-Ora is sited on a substantial and irregular sized corner allotment with prominent street frontages to Grange Road, Heidelberg Road, and Fullham Road. The building design exhibits features associated with the

Context

Queen Anne style, notable in its varied building and roof forms, red face brick surfaces, its architectural detailing including decorative chimneys and ridge cresting. Early additions, including the western gable wing (dating from c.1911-1919) and the low brick fence with strapped cast iron gate (likely from the interwar period), are complimentary in style and materials. A verandah wraps around the south-western corner. Kia-Ora has a mature garden setting enhances the integrity of the place. Being a highly intact example of a Queen Anne style building, 607 Heidelberg Road has been identified as having potential historic, representative and aesthetic significance to the City of Darebin and recommended for inclusion in the Schedule to the Heritage Overlay of the Darebin Planning Scheme in the 'Heidelberg Road Heritage Assessment', Context 2020.



Figure 3. 4 Mount Street Preston (HO237).



Figure 4. 'Balleer' 648 Bell Street Preston (HO204).



Figure 5. 'Somerset' 93 Cramer Street Preston (HO209).



Figure 6. 1 Flinders Street Thornbury (HO122).

331-333 Heidelberg Road, Northcote, is a substantial brick villa finely articulated in the Queen Anne style. Like Balleer, Somerset, the house at 1 Flinders Street, Thornbury, and 607 Heidelberg Road, the subject building exhibits key features of the style in its complex and picturesque assemblage of roof forms punctuated by tall chimneys and decorative terracotta ridge capping and finials. Like the subject building, Somerset and 1 Flinders Street have wide verandah rooves that connect to the roof of the built form in one sweeping unbroken line. In terms of its scale and the elaborateness of its design, 331-333 Heidelberg Road is most directly comparable to Somerset and 607 Heidelberg Road. The dramatic roof composition with the tower and bay window counterpoints distinguishes the subject building as a more complex and elaborate example of the style. Although the house at 4 Mount Street, Preston, is a later

and more modest example, its slate clad roof, tall narrow chimney with terracotta caps, projecting bay window and red brick surfaces are comparable design elements.

Houses of the late Federation period often combine elements of the bungalow style resulting in different (and generally simpler) forms. The asymmetry of Federation-era villas may be replaced with a more symmetrical form and may include a porch (either projecting or recessed). The examples provided above generally reflect this later development. The house at 331-333 Heidelberg Road is distinct as a fine example of early Federation era design in Darebin. Its integrity is comparable to 4 Mount Street, Somerset and Balleer, all of which have had recent modifications and additions including new fences. The high level of intactness in the roof forms, tower and bay window elements

ASSESSMENT AGAINST CRITERIA

| | |
|---|--|
| ✓ | CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance). |
| | CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity). |
| | CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential). |
| ✓ | CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness). |
| ✓ | CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance). |
| | CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance). |
| | CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance). |
| | CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance). |

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

331-333 Heidelberg Road, Northcote, a single storey brick residence constructed in 1912 for Samuel Trevena, is significant.

Significant fabric includes the:

- original form, slate roof, turret tower and projecting bay window
- face brick cladding, roughcast gridded panels, pattern of fenestration and timber window and door joinery
- terracotta ridge cresting, gargoyles, finials, chimneys; and
- deep set back from the street

HOW IT IS SIGNIFICANT

331-333 Heidelberg Road, Northcote, is of local historic, representative, and aesthetic significance to the City of Darebin.

WHY IT IS SIGNIFICANT

331-333 Heidelberg Road, Northcote is of historical significance as a physical representation of the development of the Darebin area and its growing prestige in the twentieth century. The building's substantial setback from the street and fine architectural detailing reflect the status of the building's original owner, the former Mayor of Collingwood Samuel Treven. The construction of this elaborate villa signals the growing prestige of the area. The building reflects the recovery in development in Darebin following the economic crash of the 1890s and before the start of World War One. (Criterion A)

331-333 Heidelberg Road, Northcote, is of representative significance, for its retention of elements characteristic of Federation era designs. This includes its varied building and roof forms, red face brick surfaces, its pattern of fenestration and window and door joinery, and decorative roof ornamentation. The subject building is a sound representative example of a substantial Federation era villa, a typology that is relatively underrepresented in the City of Darebin Heritage Overlay (Criterion D)

331-333 Heidelberg Road, Northcote, is also aesthetically significant as a fine, early example of the Queen Anne style. Its dramatic, varied roof composition with contrasting slate and terracotta materials, decorative ornamentation and sweeping bellcast verandah, demonstrate the picturesque aesthetic. The low tower and projecting bay window add romantic detail and distinguish the building's design as a particularly elaborate example within the City of Darebin. The retention of the original windows and deep setback further enhance the building's aesthetic quality. (Criterion E)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Darebin Planning Scheme as an individually significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Darebin Planning Scheme:

DAREBIN PLANNING SCHEME

| | |
|---|----|
| EXTERNAL PAINT CONTROLS | No |
| INTERNAL ALTERATION CONTROLS | No |
| TREE CONTROLS | No |
| OUTBUILDINGS OR FENCES | No |
| TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER | No |
| PROHIBITED USES MAY BE PERMITTED | No |
| ABORIGINAL HERITAGE PLACE | No |

OTHER

N/A

REFERENCES

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441 Heidelberg Road, Fairfield

Marineuie Court

Citation number:

Prepared by: Context

Survey Date: May 2020

Place Type: Residential

Significance level: Significant

Architect: -

Builder: Not known

Construction Date: 1939

Extent of overlay: To title boundaries



Figure 1. East elevation of 441 Heidelberg Road, Fairfield. (Source: Context, May 2020)



Figure 2. South elevation of 441 Heidelberg Road, Fairfield. (Source: Context, May 2020)

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History (2007)*:

5 Building Suburban Darebin

5.3 Twentieth century recovery

PLACE HISTORY

The two-storey brick flats Marineuie Court at 441 Heidelberg Road, Fairfield, were built c.1939 for the owner Walter James Marriner, licenced victualler (CT Vol. 6234 Fol. 621).

The subject land consisted of allotments 37, 38, 39 and 40 of the 1921 subdivisional sale known as MacRobertson Estate. The MacRobertson Estate originally included expansive grounds occupied by an 1893 mansion 'Carmelea' at today's 43 Station Street. Carmelea was the private residence of MacPherson Robertson, who was the director of the successful confectionary business MacRobertson Pty. Ltd. The MacRobertson Estate also included Robertson's daughter's residence at 31 Station Street ('Carmelea' HO80, City of Darebin).

The MacRobertson Estate covered the land bound by Heidelberg Road to the south, Station Street to the west, and Arthur Street to the east and other properties to the north. While villa sites were located in Arthur Street, land fronting Station Street and Heidelberg Road was divided into shop sites. Along Heidelberg Road, ten narrow-fronted shop sites were provided (CT Vol. 4605 Fol. 820).

The preliminary notice of the subdivisional sale issued in June 1921 described the Estate as below:

The MacPherson Estate lies right between the two main Traffic Arteries – Heidelberg Road and the Railway Station; and it is reasonable to estimate that Station Street, between the abovementioned arteries will ONE DAY BE ALL SHOPS.

The Vendors realise this, and have provided Shop Sites along the Heidelberg Road frontage, and as many as possible along Station Street, leaving just an allotment with each of the two houses; the Arthur Street frontage will be sold in 50 ft. Villa Sites. This estate has always made a big gap between the shopping areas of Fairfield, and its subdivision is bound to be appreciated in the near future when Station Street is practically all shops (Weekly Times 25 June 1921:48).

The first auction of the subdivision was held in October 1921 (*Argus* 1 October 1921:2).

Walter James Marriner was one of the first purchasers of the subdivision. He was granted with the Certificate of Title for the allotments 38, 39 and 40 in October 1922 (CT Vol. 4605 Fol. 820). Fronting Heidelberg Road, each of the allotments, 38, 39 and 40 had a frontage of 20 feet. They were originally indented as shop sites. The land remained vacant up until October 1938 when Marriner purchased adjoining allotment 37 in the same subdivision for the development of the brick block of flats that is extant at 441 Heidelberg Road (CT Vol. 6234 Fol. 621).

Marineuie Court became listed in the Sands & McDougall postal directory in 1940, indicating that the building existed by 1939 (S&Mc 1938, 1940). When completed, it was the first block of flats built in Heidelberg Road between Merri and Darebin creeks (S&Mc 1940).

Marriner died in 1955 at East Preston, and the property was transferred to Walter James Marriner Jnr., wholesale jeweller, and Ivan Arkwright Fortescue Croft, solicitor. The property was again transferred in 1968, being subdivided into strata titles in the following year (*Herald* 13 March 1954:8; CT Vol. 6234 Fol. 621).

The Marineuie Court remains in use as residential flats today.

DESCRIPTION

Marineuie Court at 441 Heidelberg Road, Fairfield, is a two-storey block of brick flats built by 1939 for the owner Walter James Marriner, licenced victualler. The block contains four residential units and is accessed via a driveway the eastern boundary of the allotment.

Marineuie Court, the first block of flats built in the study area, displays elements that were influenced by the Moderne style. These include the simple geometric built form, non-traditional decorative motifs and curved corners. Marineuie Court features distinctive face clinker brick walls laid in stretcher-bond with horizontal bands of variegated tapestry brickwork, and selectively placed vertical cream brick motifs. The windowsills are demarcated in header course brickwork and the lintels are soldier course.

The building has a hipped roof clad with terracotta tiles with projecting eaves and four brick chimneys. Two curved concrete balustrades are provided on the upper level balconies on the east elevation. Another upper-level balcony is on the west elevation.

The east and west-facing windows are timber-framed double-hung sash and appear original. There are three south-facing, timber framed windows on each level. The central windows in these locations are wider than those to either side. On the north elevation, there are two smaller timber-framed double-hung windows.

Thin metal signage reading: 'Marineuie Court', is located on the Heidelberg Road (south) elevation. The lower section of this elevation has been patched with cement.

The footpaths are paved with concrete. A single-storey brick garage with iron-clad roof and metal tilt-doors is located at the rear of the property. The garage appears to date from the same era as the flats. The garage has a simple rectangular form with a concrete lintel running across the front, above the openings. There is a small room with a double-hung sash window and timber door attached to the west of the garage.

The flats have modest front and side setbacks. The front garden is planted with a number of ornamental trees and shrubs. The low brick fence along the title boundary appears to be a later replacement.

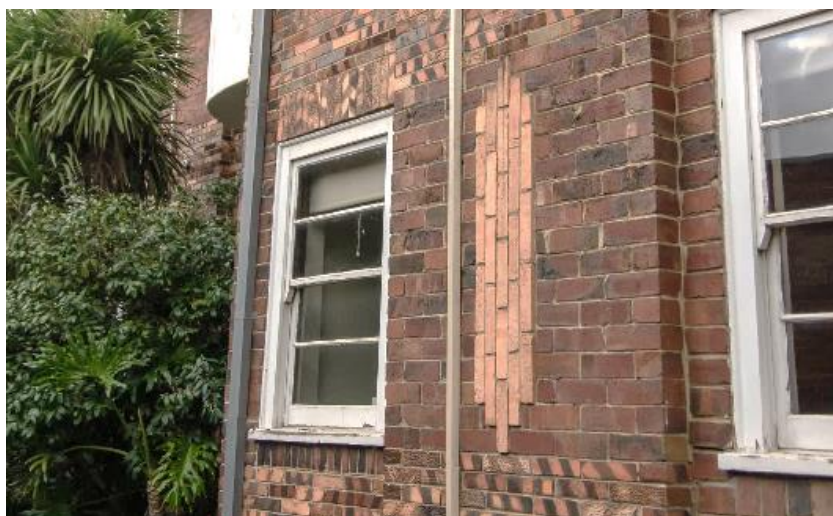


Figure 3. Showing details including the brick lintel, embossed cream brick detailing and timber-framed double-hung sash windows. (Source: Context, May 2020)

Context



Figure 4. Showing the thin metal signage 'Marineuie Court' and brickwork incorporating clinker brick and varigated tapestry brick. (Source: Context, May 2020)



Figure 5. Original brick carport at the rear of the block of flats. (Source: Context, May 2020)

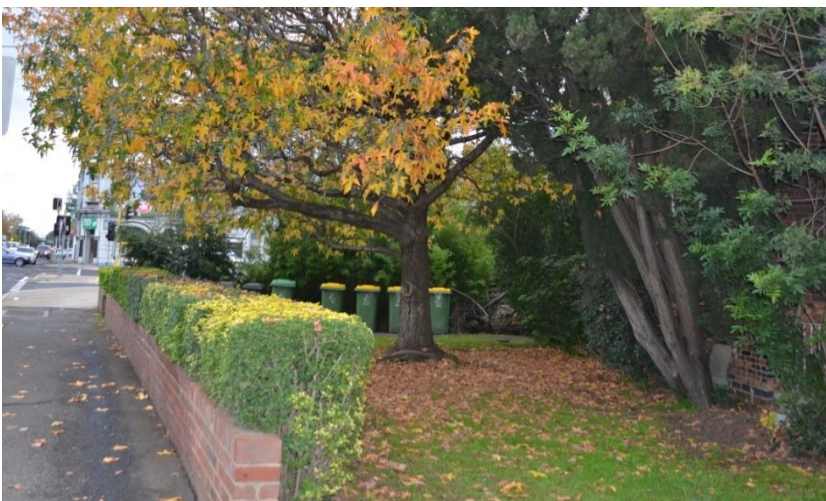


Figure 6. Garden bed in the front setback. The low brick wall appears to be a later replacement. (Source: Context, May 2020)

INTEGRITY

The Marineuie Court at 441 Heidelberg Road, Fairfield is highly intact with a very few changes visible to original or early fabric. The building retains important design elements including the distinctive exposed brickwork contrasted with smooth curbed concrete balconies on the upper level. The building retains its original hipped roof form and terracotta tile cladding, original chimneys, timber-framed windows, early brick carports, and the thin metal signage reading 'Marineuie Court'. Retaining its original built form and scale, materials and stylistic details, overall, the Marineuie Court has high integrity.

COMPARATIVE ANALYSIS

The following comparative examples are split into two groups. The first is a selection of individually significant Moderne style residences in City of Darebin. The second group of comparisons is group of Moderne style flats within other municipalities that have individual Heritage Overlays. This second group will provide the comparative benchmark for the assessment of 441 Heidelberg Road, Fairfield.

Moderne style examples in Darebin

The Moderne style was to architecture what Art Deco was to the decorative arts – a modern break from past styles, escapist rather than intellectual, inherently decorative rather than stridently functional. The Moderne style straddled the Depression of the late 1920s and early 1930s, when simple lines held the promise of reduced cost and decoration was an achievable form of home improvement, an economical sentiment that carried through to the years of World War II. Moderne architecture favoured geometric forms, especially plain wall planes, curved corners and copings, interpenetration of volumes and surfaces, and a clear articulation of forms, often emphasising horizontal, vertical, or diagonal lines.

In Australia, while initially taken up for use on commercial buildings, the Moderne idiom started to be adopted by a number of architects for use on residential commissions in the early 1930s. By the mid-1930s the style was becoming more widely embraced by the broader community, gaining popularity amongst middle-class homeowners.

On the Darebin's Heritage Overlay, many interwar examples are single residences predominantly in Old English/Tudor Revival and Californian bungalow style. There are only a small number of Moderne residences identified as being Individually significant in Darebin.

The Sandland Family Houses at 36 Cooper Street and 40 Cooper Street, Preston (HO208) are a pair of houses developed for the locally important Sandland family. The house at 36 Cooper Street is a rendered brick inter-war villa with a hipped roof clad in terracotta tiles. Its design features elements influenced by the Moderne style. Two projecting bays flank a central porch. The bay to the right has a curved wall at the corner of the building. The curved corner window in this location has a horizontal 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 framed and contribute 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, garden and front fence at 36 Cooper Street, Preston are elements that contribute to the significance of the place. The pair at 36 and 40 Cooper Street are of local historic, architectural and aesthetic significance to Darebin City.

499 St Georges Road, Thornbury is a substantial early 1940s cream brick Moderne style building, originally a combined house and surgery. It has an L-shaped and geometric form relieved by the partly cantilvered and curved balconies (structural support added as a later addition), the umber brick plinth

Context

and tapestry brick banding ('speedlines'). Fenestration includes original timber doors with porthole window and timber-framed corner windows. The extended cuboid wing, which addresses Fyffe Street, incorporated both the former surgery and garage. 499 St Georges Road is recommended as individually significant in Thornbury Park Estate precinct (assessed and recommended as individually significant place in 'Thornbury Park Estate Precinct' 2020).



Figure 7. 36 Cooper Street, Preston (HO208). (Source: Google, July 2019)



Figure 8. 499 St Georges Road, Thornbury (assessed and recommended as individually significant place in 'Thornbury Park Estate Precinct' 2020). (Source: Google, July 2019)

Marineuie Court at 441 Heidelberg Road, Fairfield, compares well with these examples and like them features design elements that are evocative of the Moderne style. The building has simple two-storey geometric form that is accentuated vertically by tall chimneys. The non-traditional ornamentation including patterned brickwork bands and motifs and the conspicuous curved and smooth-surface elements juxtapose with the wall surface are all elements that reflect the characteristics of the style. The values expressed in these buildings suggest a confident and progressive modernity, representing the unique nature of the area as a new affluent suburb.

Development of flats and apartment living

The first apartment buildings or flats began to be constructed in Melbourne in the first decades of the twentieth century. In many municipalities, restrictive building codes were enacted to control or stop this new form of development, ostensibly for safety reasons. The municipalities of Prahran and St Kilda were two that allowed flat development to occur, with the earliest purpose-built examples dating from the beginning of the 1910s (Context 2007:144). Widespread development of purpose-built flats began in metropolitan Melbourne by the 1920s however flats were slow to become socially acceptable (Context 2007:145). Apart from changing the physical character of the suburbs, the flats also changed the social mix by encouraging more single people to live within the area. Until the development of flats, the accommodation choices for single people were very limited, and the new form of accommodation provided additional freedom, particularly for unmarried women (Context 2007:145).

The following individually significant examples include freestanding two-storey Moderne style flats in adjacent municipalities including Moreland, Yarra and Banyule. In these municipalities blocks of flats or apartments were built on main thoroughfares or in residential streets taking up land that became available.

The block of flats at 33 Dwyer Street, Clifton Hill (significant in HO316 Clifton Hill Eastern Precinct, City of Yarra) were created in 1937 for Miss Ida E Aspinall. This place is significant as a two-storey clinker brick block of flats that are well preserved and distinctive for the area. It is distinguished as an example of a late but significant phase of development in the North Carlton and Princes Hill precinct. The flat block incorporates motifs from the English Domestic Revival, including mufti paned double hung timber windows, tall slender chimneys and a Georgian Revival influenced entry portico. 33 Dwyer Street, Clifton Hill is historically and architecturally significant to the City of Yarra (VHD Place ID. 102813).

The block of flats at 51 Heidelberg Road, Clifton Hill (significant in HO316 Clifton Hill Eastern Precinct, City of Yarra) was created in 1939-1942 (during WW2) for Mrs Linda Winifred Baines. The Baines' flats are significant as a two-storey cream brick and hipped roof Moderne style flat block with original fence. 51 Heidelberg Road, Clifton Hill are architecturally significant to the City of Yarra (VHD Place ID. 92433).

The Milton Courts Flats at 423 Canning Street, Carlton North (significant in HO326 North Carlton Precinct, City of Yarra) were created in 1938 for Rae Helmer. The Milton Courts Flats are significant as a well-preserved two-storey hipped roof clinker brick flat block of four flats. Each flat has four rooms each and feature rounded balustrading to their balconies that are particularly evocative of the Moderne style. It is distinguished as an example of a significant later phase of development in the North Carlton precinct. 423 Canning Street, Carlton North is historically and architecturally significant to the City of Yarra (VHD Place ID. 104016).

The flats at 83-85 The Boulevard, Ivanhoe (HO152, City of Banyule) were constructed c. 1941 and are of local significance to the City of Banyule. The flats at 83-85 The Boulevard represent an early and unusual form of development along The Boulevard. Built during the Second World War in 1941 by Rose Krieger, this building predates much of the development in this area. As a purpose designed block of flats it is unusually early in Banyule and represents a new way of housing people that was to become much more common after World War Two. The place is associated with the post war wave of architectural innovation particularly amongst European emigres. The flats are notable for the sweeping entry staircase built into the hillside, the detached garaging, the face brick walls in contrasting cream and brown panels and the high level of intactness of these exterior elements. 83-85 The Boulevard is of local historic and aesthetic significance to the City of Banyule (VHD Place ID 121512).

Three Moderne apartments blocks at 37, 301 and 434C Lygon Street, Brunswick East (Serial Listing HO443, City of Moreland) are all freestanding, two-storey apartment blocks. They are non-contiguous in location. Built between 1940-1946, the series of buildings reflects the evolution of housing types in the city of Moreland in the late interwar and early postwar periods. During this time housing underwent a change from the single-storey, freestanding houses that were erected during the 1920s and early 1930s, and began including more two-storey, multi-family flats. The group of flats is of aesthetic (architectural) and historical significance to the City of Moreland (VHD Place ID 184691).

Context



Figure 9. 33 Dwyer Street, Clifton Hill (significant in HO316 Clifton Hill Eastern Precinct, City of Yarra). (Source: Google, July 2019)



Figure 10. 51 Heidelberg Road, Clifton Hill (significant in HO316 Clifton Hill Eastern Precinct, City of Yarra). (Source: Google, July 2019)



Figure 11. 423 Canning Street, Carlton North (significant in HO326 North Carlton Precinct, City of Yarra). (Source: Google, November 2019)



Figure 12. 83-85 The Boulevard, Ivanhoe (HO152, City of Banyule). (Source: VHD Place ID. 121512)



Figure 13. 37 Lygon Street, Brunswick East (Serial Listing HO443, City of Moreland). (Source: Google, September 2019)



Figure 14. 301 Lygon Street, Brunswick East (Serial Listing HO443, City of Moreland). (Source: Google, September 2019)



Figure 15. 434C Lygon Street, Brunswick East (Serial Listing HO443, City of Moreland). (Source: Google, September 2019)

Marineuie Court at 441 Heidelberg Road, Fairfield compares well with the above examples for its retention of early important elements including the original face brick finish, building and roof form and original features including windows, doors and decorative detailing, the garden setting and layout, low walls set along the title boundary and modest front and side setbacks.

441 Heidelberg Road, Fairfield demonstrates the integration of common domestic forms and details of traditional architecture, such as hipped roofs and double-hung sash windows into a new building style.

The flats at 441 Heidelberg Road shows similar application of Moderne-influenced elements such as projecting curved balustrades, seen at 304 and 434C Lygon Street, Brunswick East, and decorative brickwork, displayed at 51 Heidelberg Road, Clifton Hill, 434C Lygon Street, Brunswick East and 83-85 The Boulevard, Ivanhoe. The subject block of flats is distinguished by its highly decorative, well-detailed brickwork incorporating at least four different kinds of bricks including clinker, cream and tapestry bricks and variegated bricks.

Unlike inner municipalities such as Moreland and Yarra where the level of high density living had been already established before the emergence of flats, densification of suburbs was more apparent in the immediate post-war years in middle-ring municipalities including Darebin and Banyule. Driven by the Housing Commission of Victoria (HCV), large estates of houses and flats were built in Darebin, accommodating 10,000 people from the 1940s by 1966. Built in 1939 as the earliest flats on the section of Heidelberg Road between Merri and Darebin creeks, Marineuie Court is one of the less common examples that demonstrates the earlier development of flats in the City of Darebin in the late interwar period. It illustrates the historical shift from the predominance of single-storey, freestanding houses erected during the 1920s and early 1930s to the gradual social acceptance of multi-storey flats.

ASSESSMENT AGAINST CRITERIA

| | |
|---|--|
| ✓ | CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance). |
| | CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity). |
| | CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential). |
| ✓ | CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness). |
| ✓ | CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance). |
| | CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance). |
| | CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance). |
| | CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance). |

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

Marineuie Court at 441 Heidelberg Road, Fairfield, a block of flats built in 1939 for Walter J. Marriner, is significant.

Significant fabric includes the:

- original freestanding two-storey building form and hipped roof;
- face brick finish and well-detailed brickwork incorporating at least four different kinds of bricks including clinker, cream and tapestry bricks and variegated bricks
- other early decorative elements influenced by Moderne style, including the curved balustrades to the upper level balconies, and thin metal signage 'Marineuie Court' on the Heidelberg Road (south) elevation;
- original timber-framed windows
- original brick carports at the rear of the property; and

- modest front and side setbacks, as well as the garden setting and layout.

HOW IT IS SIGNIFICANT

Marineuie Court at 441 Heidelberg Road, Fairfield is of local historic, representative and aesthetic significance to the City of Darebin.

WHY IT IS SIGNIFICANT

Marineuie Court at 441 Heidelberg Road, Fairfield, built in 1939 for Walter James Marriner, licenced victualler, is historically significant as the earliest flats built in the section of Heidelberg Road between Merri and Darebin creeks. Walter J. Marriner was one of the first purchasers of the 1922 MacRobertson Estate subdivision which envisioned full commercial development along Station Street between Heidelberg Road and the Railway Station. The land remained vacant up until October 1938 when Marriner purchased another allotment in the same subdivision for the development of brick flats now extant at 441 Heidelberg Road. Marineuie Court is one of the less common examples that demonstrates the earlier development of flats in the City of Darebin in the late interwar period. It illustrates the historical shift from the predominance of single-storey, freestanding houses erected during the 1920s and early 1930s to the gradual social acceptance of multi-storey flats. (Criterion A)

Marineuie Court at 441 Heidelberg Road, Fairfield is of representative significance for its retention of early important elements including the original face brick finish, building and roof form, external materials, original features including windows, doors and decorative detailing, the garden setting and layout. Its modest front and side setbacks and open presentation to Heidelberg Road over a low fence (later addition) along the title boundary are also important. (Criterion D)

441 Heidelberg Road, Fairfield is also aesthetically significant, distinguished by its highly decorative, well-detailed brickwork that incorporates at least four different kinds of bricks. Marineuie Court features walls laid in distinctive face clinker brick walls laid in stretcher-bond with horizontal bands of variegated tapestry brickwork, and selectively placed vertical cream brick motifs. The windowsills are demarcated in header course brickwork and the lintels are soldier course.

441 Heidelberg Road is also important for its demonstration of decorative elements influenced by Moderne style, including the curved balustrades in upper level, and thin metal signage 'Marineuie Court' on the Heidelberg Road (south) elevation. (Criterion E)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Darebin Planning Scheme as an individually significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Darebin Planning Scheme:

DAREBIN PLANNING SCHEME

| | |
|------------------------------|----|
| EXTERNAL PAINT CONTROLS | No |
| INTERNAL ALTERATION CONTROLS | No |
| TREE CONTROLS | No |

Context

| | |
|---|----|
| OUTBUILDINGS OR FENCES | No |
| TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER | No |
| PROHIBITED USES MAY BE PERMITTED | No |
| ABORIGINAL HERITAGE PLACE | No |

OTHER

N/A

REFERENCES

Argus, as cited.

Context 2007, *Stonnington Thematic Environmental History*, prepared for City of Stonnington.

Herald, as cited.

Land Victoria, Certificates of Title (CT), as cited.

Sands & McDougall, *Melbourne and Suburban Directories* (S&Mc), as cited.

Weekly Times, as cited.

521 Heidelberg Road, Alphington

Residence

Citation number:

Prepared by: Context

Survey Date: May 2020

Place Type: Residential

Significance level: Significant

Architect: -

Builder: Not known

Construction Date: c.1941

Extent of overlay: To title boundaries



Figure 16. Southern elevation of 521 Heidelberg Road, Alphington.

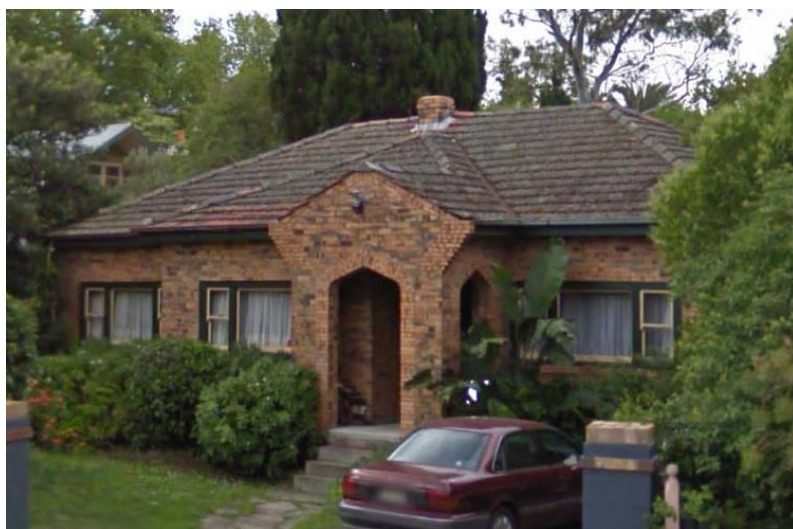


Figure 17. Southern elevation of 521 Heidelberg Road, Alphington in 2009 showing fenestration and second portico opening. (Source: Google, 2009)

Context

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History (2007)*:

5 Building Suburban Darebin

5.3 Twentieth century recovery

PLACE HISTORY

The brick residence at 521 Heidelberg Road, Alphington, was built by 1942 for the owner Vincent J. O'Meara, dairy produce merchant (CT Vol. 4935 Fol. 990).

The land today known as 521 Heidelberg Road was formed and sold as part of the subdivisional sale known as Hanslope Estate (*Argus* 12 October 1920:3). The six-acre land part of Crown Portion 116, Parish of Jika Jika, County of Bourke, had been subdivided into 33 residential allotments in 1919 under the instruction of the owner Francis William Tame, manufacturer, at 25 Bloomfield Avenue, Alphington (CT Vol. 4272 Fol. 319). The subject land was purchased by Charles Arthur Pleasants, furrier, in 1924, and V. J. O'Meara took ownership in September 1940 (CT Vol. 4935 Fol. 990).

By 1942 a brick residence had been erected on the vacant property (S&Mc 1940). Vincent James O'Meara and his wife Joyce Isabel occupied the new house until 1949. From 1951 until 1975, Thomas Roy Booth, fruiterer, and his wife Jean Frances (died in 1958) were the owner-occupiers (CT Vol. 4935 Fol. 990).

521 Heidelberg Road remains as a private residence today.

DESCRIPTION

521 Heidelberg Road, Alphington, is a single storey variegated cream brick residence, built c.1941 (designer unknown), for the owner Vincent J. O'Meara.

The building occupies a large allotment with a street frontage facing south to Heidelberg Road. It has a hipped, concrete tiled roof with a central bay set forward of the main built form. This bay incorporates a projecting entrance portico with an eaveless gable end. A very low brick chimney is located at the centre of the roof just south of the ridgeline. The principal built form is rectangular with solid massing set horizontally on an east-west alignment. The facades and internal layout are asymmetrically arranged. A small, single storey lean-to structure extends from the main form on the western side of its northern elevation.

521 Heidelberg Road exhibits features associated with the Old English style, most notably in the corbelled portico detail, fenestration, and decorative brickwork. It is constructed of cream clinker bricks with narrow variegated tapestry bricks laid decoratively in a stepped pattern around window surrounds and at the gable end. Framing the portico opening, a ring of tapestry bricks forms a shallow four-centred arched entrance. A second opening to the portico, with a narrower arch, exists on its eastern elevation, it is likely that a third opening mirrors this arch on the portico's western wall.

Along the southern façade the building has three sets of matching timber-framed windows, two are located west of the portico and one is located on its eastern side. The windows have a tripartite arrangement comprising a large central glazed section framed on either end by narrow double-hung sash windows. Each window has a simple projecting brick sill. The entrance is accessed through the portico via three concrete steps, the front door faces the street but is not visible due to the hedge that

screens the house from the street. Three windows of varying sizes are located along the east and north elevation. The western elevation has two window openings.

A tall brick fence extends along the street boundary with a wide gateless driveway opening on the eastern portion. It is painted except for bands of unpainted cream clinker brick matching the building to pillar cappings and on the lower, slightly protruding, section of the fence, indicating that this is likely to be original. Recessed sections of the fence between the columns indicate that this section of the fence has been in-filled between the pillars to increase the overall height of the fence. Dense tree hedging extends above the fence, enhancing screening from the busy Heidelberg Road. The front yard has a crossover and wide unsealed driveway to the east, lawn and beds of mature low and medium plantings along the western allotment boundary and front façade.

INTEGRITY

521 Heidelberg Road, Alphington, is highly intact with few changes visible to original or early significant fabric. The building retains its original built form and surface materials and stylistic details. The building also retains its original pattern of fenestration, window joinery and decorative brickwork. The front fence, although altered, remains intact. The changes which have been made to it are readily reversible. Overall, the building has very high integrity.

COMPARATIVE ANALYSIS

Old English architecture

The Old English style, sometimes also known as Tudor Revival, emerged in Australia in the nineteenth century and experienced a resurgence in the interwar period. Influenced by the English rural and village architecture of the Tudor period, the style reflects a picturesque, rustic aesthetic distinct from the academic qualities of Gothic architecture that had dominated the earlier medieval period. The style sought to marry the respectability of age with a spirit of progress, whereby rubbed brickwork, ancient oak, and leaded glass casements were deftly turned out in pressed reds and clinkers, veneered beams, and double-hung sashes. Hallmarks of the Old English style included asymmetrical forms, the low pointed Tudor arch, half-timbered construction (especially of upper floors or gable ends), steeply pitched (and generally tiled) roofs, prominent chimneys, and snug porches under the main roof sweep. By the 1930s there was less use of half-timbering, and a dominance of brick walling, often enlivened by decorative brick patterning or colours. Decorative applications of texture, clinker, heeler herringbone or corbelled brickwork characterise later examples of Old English architecture.

The interwar revival of the Old English style had a significant impact on Australia's suburbs and assumed its greatest prominence during the 1930s. It was popularised in suburban Australian domestic architecture by speculative builders during the interwar period. The Old English style can be found in residences for the middle classes, often sitting with smug comfort amid rows of Spanish Mission, Moderne, and occasional Georgian Revival interwar dwellings.

In the City of Darebin, the Old English style is relatively underrepresented in the Heritage Overlay. The interwar period represents a period of growth and development in the area and the introduction of the Old English style in residential architecture reflects the increasingly middle-class status of Darebin's suburbs from this period. Only one of the examples provided below is included as an individual listing, the others are included as contributory within precincts.

18 Barton Street, Reservoir (HO260), 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

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brick and wrought iron front fence and gates, which appears to be contemporary with the house. The now mature garden provides an appropriate setting. 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 is a well-detailed example of a post-war house in the 'Old English' style in a garden setting and is complemented by a fence detailed to match the house.

26 William Street, Preston (C1 graded in 'Heart of Preston' (William Street) precinct, HO183) is a modest, later example of the Old English style with clinker face brick walls, stepped eaveless gable ends and variegated brick window surrounds. Historically, the 'Heart of Preston' (William Street) precinct is significant as evidence of the 'stop-start' pattern of residential development in Preston during the late nineteenth and early twentieth century. It illustrates how estates subdivided during the 1880s boom were not fully developed until the interwar period. Within this precinct, 26 William Street demonstrates the third era of residential development.

3-5, 9 and 10 Kelley Grove, Preston, are included in the Kelley Grove precinct (HO103). They are all late interwar examples constructed of face cream brick with variegated brick detailing, asymmetrical arrangement and terracotta tiled rooves. The Kelley Grove precinct is a highly consistent and intact streetscape.



Figure 18. 18 Barton Street, Reservoir (HO260).



Figure 19. Close up of 18 Barton Street, Reservoir, showing the portico entrance.



Figure 20. 10 Kelley Grove, Preston, contributory Kelley Grove Precinct (HO103). (Source: Google, December 2018)



Figure 21. 7 Kelley Grove, Preston, contributory in the Kelley Grove Precinct (HO103). (Source: Google, December 2018)



Figure 22. 3-5 Kelley Grove, Preston, contributory in the Kelley Grove Precinct (HO103). (Source: Google, December 2018)



Figure 23. 9 Kelley Grove, Preston, contributory in the Kelley Grove Precinct (HO103). (Source: Google, December 2018)



Figure 24. 26 William Street, Preston, C1 graded in the 'Heart of Preston' (William Street) Precinct (HO183).

521 Heidelberg Road, Alphington, exhibits architectural characteristics consistent with the Old English style, notably in its decorative face brickwork, roof form, solid asymmetrical massing and fenestration. The comparative examples above are generally later constructions but all feature wide window bays, face brickwork and hipped terracotta tiled hipped roofs. Like the subject building, 18 Barton Street and 7, 9 and 10 Kelley Grove, Preston, and 26 William Street, Preston, feature eaveless projecting gable ends with stepped, or corbelled, brickwork detailing. Horizontally composed tripartite window arrangements are found within the subject building, 18 Barton Street, 3, 5, 7 and 2-8 Kelley Grove. 5 and 7 Kelley Grove are also notable for their inclusion of a pronounced portico entrance that forms the principle design feature of the street façade. Stylistically, 521 Heidelberg Road displays finer architectural detailing than the examples included in precincts.

The subject building is comparable to the provided individually significant examples in its levels of integrity. Unlike the examples given, the subject building's fence has been altered. However, it appears that the original fence is extant, and the modification is reversible. Overall, 521 Heidelberg Road is highly legible as an interwar example of the Old English style.

The subject building compares favourably to other interwar examples of the Old English style in the municipality in terms of its architectural qualities, integrity and its use of decorative face brick cladding, wide, finely detailed gabled portico, timber framed tripartite windows, simplified asymmetrical form and solid massing.

ASSESSMENT AGAINST CRITERIA

| | |
|---|--|
| ✓ | CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance). |
| | CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity). |
| | CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential). |
| ✓ | CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness). |
| | CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance). |
| | CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance). |
| | CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance). |
| | CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance). |

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

521 Heidelberg Road, Alphington, a single storey brick residence built c.1941 for Vincent J. O'Meara, is significant.

Significant fabric includes the:

- original built form, roof and scale;
- unpainted brick surfaces and decorative brickwork, pattern of fenestration;
- arched entrance portico, chimney, timber window joinery; and
- low brick fence with brick pillars.

HOW IT IS SIGNIFICANT

521 Heidelberg Road, Alphington, is of local historic and representative significance to the City of Darebin.

WHY IT IS SIGNIFICANT

521 Heidelberg Road, Alphington, built c.1941, is of historic significance as a later example of interwar residential development in Darebin. The building reflects the transitional period between the gradual growth and elevated status of the area in the interwar period to the massive growth and suburban expansion that characterises its post-war development. (Criterion A)

The house demonstrates key characteristics of the interwar Old English style that was popularised in suburban domestic architecture in the interwar period including its stepped projecting gabled portico, decorative brickwork and tripartite timber framed windows. The style is relatively underrepresented within Heritage Overlay to the City of Darebin planning scheme. It is a modest but architecturally refined and highly intact example of the Old English style, enhanced by extant garden elements including the original front fence, and unsealed driveway. (Criterion D)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Darebin Planning Scheme as an individually significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Darebin Planning Scheme:

DAREBIN PLANNING SCHEME

| | |
|---|---------------------------|
| EXTERNAL PAINT CONTROLS | No |
| INTERNAL ALTERATION CONTROLS | No |
| TREE CONTROLS | No |
| OUTBUILDINGS OR FENCES | Yes – Masonry fence |
| TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER | No |
| PROHIBITED USES MAY BE PERMITTED | No |
| ABORIGINAL HERITAGE PLACE | No |

OTHER

Tall masonry fence along the street boundary.

REFERENCES

Argus, as cited.

Land Victoria, Certificates of Title (CT), as cited.

Sands & McDougall, *Melbourne and Suburban Directories* (S&Mc), as cited.

607 Heidelberg Road, Alphington

Kia-Ora

Citation number:

Prepared by: Context

Survey Date: May 2020

Place Type: Residential

Significance level: Significant

Architect: -

Builder: Not known

Construction Date: 1903, c.1918

Extent of overlay: To title boundaries



Figure 1. 607 Heidelberg Road, Alphington. (Source: Context, May 2020)



Figure 2. 607 Heidelberg Road, Alphington. (Source: Context, May 2020)

Context

HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History (2007)*:

5 Building Suburban Darebin

5.3 Twentieth century recovery

PLACE HISTORY

'Kia-Ora' at 607 Heidelberg Road, Alphington, was built by 1903, on part of Crown Portion 117, Parish of Jika Jika, County of Bourke, held by Walter Foreman, gentleman, since 1885 (CT Vol. 1757 Fol. 281). The land was part of the housing estate known as the Fulham Grange Estate. The site was formerly part of the land occupied by Perry brothers Nurseries from the 1850s before being subdivided and auctioned in 1883-85 (*Argus* 7 February 1883:2; *Argus* 24 September 1885:3).

In 1889, southern section of the allotment was acquired by the Victorian Railways Commissioners, for construction of the Outer Circle railway line. The construction of Outer Circle line commenced in 1888 and was completed by 1891. Riversdale to Fairfield was the final section to be completed. Fulham Grange Railway Station was located near the junction of Heidelberg Road, Fulham Street and Grange Street, Alphington. The costly and unsuccessful Outer Circle line closed after three years of operation, and the section that passed the former Fulham Grange Railway Station was reused as a private siding of the Australian Paper Manufacturers (AMP) from 1919 to 1994 ('Fulham Grange Station on the Outer Circle Line (Demolished)' VHD Place ID 27252).

After its completion, in 1903, the brick residence at 607 Heidelberg Road, Alphington, was occupied by Benjamin B. B. Sibthorpe and his family (ER 1903). The property was depicted in the 1910 Melbourne and Metropolitan Board of Works (MMBW) plan and is labelled as 'Kia-Ora'.

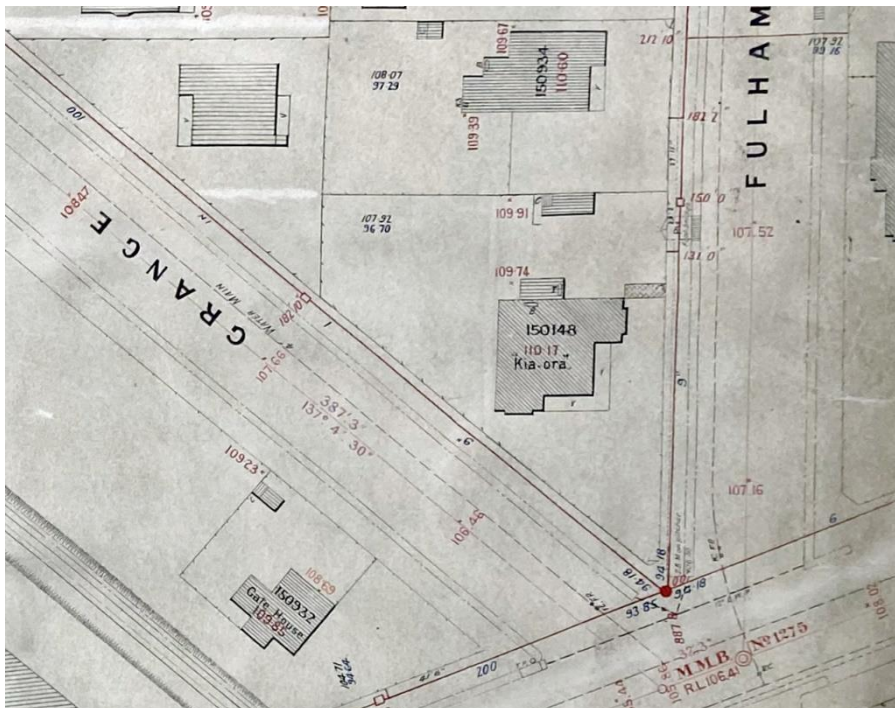


Figure 3. 'Kia-Ora', at 607 Heidelberg Road between Grange and Fulham streets. (Source: MMBW Detail Plan no.2478, 1910)

The property was still held by Walter Foreman until his death in May 1913, and was transferred to Walter Foreman Jnr. And George Alfred Stephens shortly after (CT Vol. 1757 Fol. 281).

In 1914, Benjamin B. B. Sibthorpe became the owner of the property (CT Vol. 1757 Fol. 281; S&Mc 1974). Benjamin Barrington Bank Sibthorpe was a director of MacRobertson's Pty. Ltd., a well-known confectionery business based in Fitzroy. The founder of MacRobertson's, a prominent businessman and philanthropist MacPherson Robertson was also living in the vicinity, near Heidelberg Road, at 43 Station Street, Fairfield ('Carmelea' HO80, City of Darebin).

By 1918, dentist Ernest Barrington Sibthorpe, son of Benjamin Sibthorpe, commenced dental practice at the subject premises (S&Mc 1917-18). The existing western wing was added between 1910 and 1931 (Figure 4). It is likely that the western wing was constructed c.1918 to house Ernest Sibthorpe's dental clinic.

Benjamin Sibthorpe died in 1940 and his family members continued to reside at 'Kia-Ora' through to 1968 (*Age* 11 September 1940:10; S&Mc 1955). The residence was sold for \$16,050 after Elizabeth Mary Sibthorpe's death in 1968. At that time, the property was described as a brick house with nine rooms on site of 12,7100 sq. feet subject to road widening order (*Age* 1 July 1968:10).

607 Heidelberg Road remains as a private residence today.



Figure 4. 607 Heidelberg Road in 1931, showing the western wing added c.1918. (Source: Central Plan Office, 'MALDON PRISON (11/1931)', via Landata)

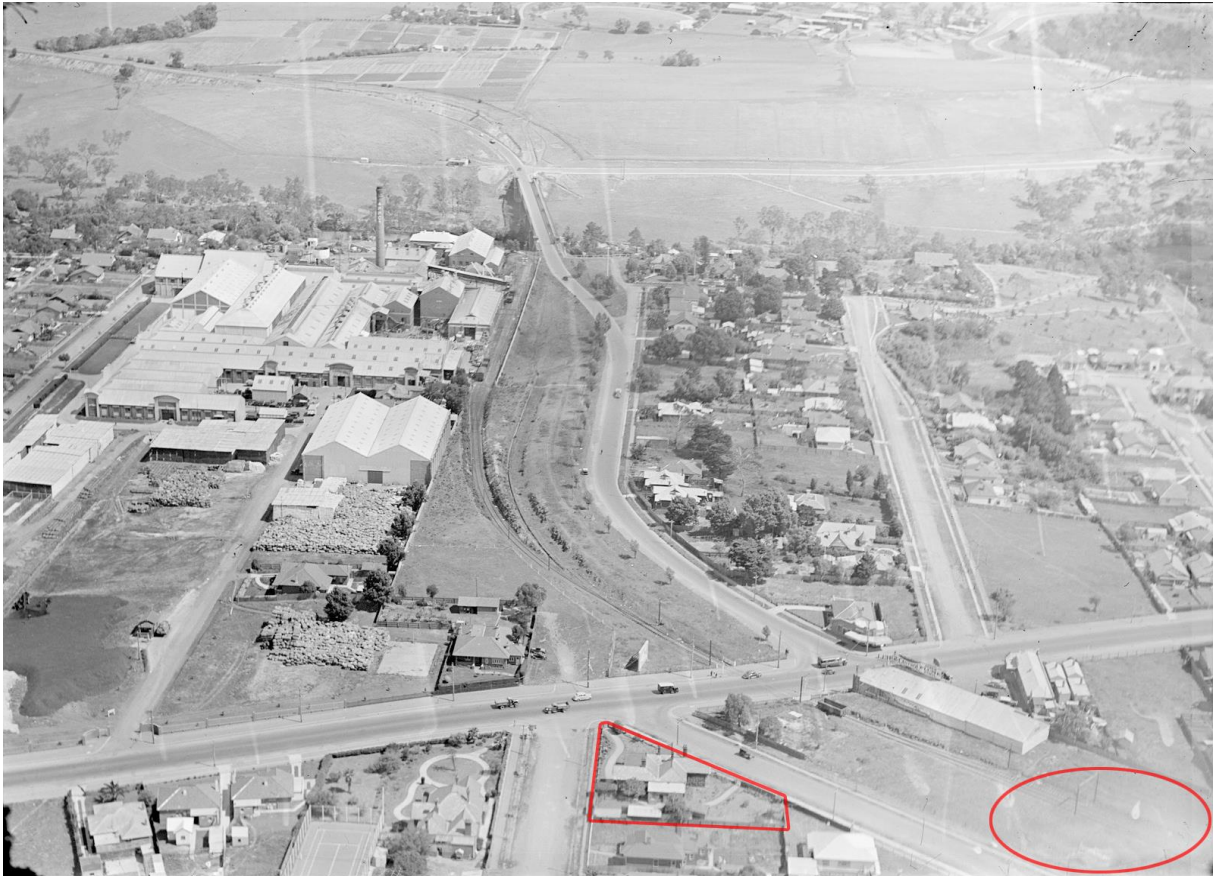


Figure 5. A c.1945 aerial photograph of Heidelberg Road looking south, showing 607 Heidelberg Road, Alphington and the approximate location of the demolished Fulham Grange Station to the bottom-right highlighted in red. (Source: Pratt 1945, 'Australian Paper Manufacturing mill (APM) at Fairfield', State Library Victoria, Accession no.: H91.160/169)

DESCRIPTION

607 Heidelberg Road, Alphington, is a single storey brick residence built in 1903 (architect unknown) for the owner Walter Foreman.

Kia-Ora is sited on a substantial and irregular sized corner allotment with prominent street frontages to Grange Road, Heidelberg Road, and Fullham Road. The building design exhibits features associated with the Queen Anne style, notable in its roof form, layout, fine architectural details, and surface materials.

The original built form has a squarish plan and composite hip roof with two projecting gable wings oriented to the east and south. A third projecting gable wing (built c.1918) extends from the western elevation. An L-shaped corrugated metal skillion roof wraps around the north-western corner of the main built form. The northern section of this roof shelters a small red brick extension that is original. The roof along the western elevation forms an open pergola (Figure 6).



Figure 6. Aerial photograph of 607 Heidelberg Road. (Source: Nearmap)

The building has a terracotta tiled hip and gable roof with terracotta ridge cresting. Three tall chimneys punctuate the roof. The chimneys feature decorative raised brickwork arranged in a geometric pattern and robust corbelled cornices. The eastern- and western-most chimneys are wider, and each is capped with two terracotta chimney pots, the central chimney is narrow and has a single terracotta pot.

Kia-Ora is constructed of red face brick. Two rows of cream, stretcher laid bricks form a continuous decorative banding along the eastern and southern wall surfaces. Above the arched openings are soldier course lintels. The original gable wings have wide overhanging eaves, simple timber barge boards and timber fretwork brackets. The gable ends have regularly spaced half-timber strapping interspaced with roughcast surfaces. Wide, segmentally arched windows present on the eastern and southern gable ends. The timber-framed windows comprise six panes of decorative leaded and coloured glass, the bottom ones have vertical proportions and the shorter upper panes follow the curvature of the arch. Underneath the window openings are simple projecting sills. Along the eastern façade is a tall timber-framed sash window and the front entrance door which features timber surrounds and sidelights. On the southern façade are two tall sash windows with leaded glass upper panes.

On the western elevation is a third gable wing dating from c.1911-1919. This early addition matches the original gable wings in its stylistic detail and materials. It is constructed of face brick and has wide eaves and timber fretwork brackets (of a slightly different design to the original brackets). The gable ends also have half-timber strapping and roughcast surfaces. Distinct from the other gable wing openings, this wing has a box bay window comprising narrow sash windows. A low, flat corrugated metal roof shelters the box bay window. At the rear section of the western façade there is a sash segmental arch window with a stringcourse label mould.

A verandah wraps around the south-western corner. It has decorative ironwork valances and posts that appear to be a later addition. Timber fretwork and turned posts were more commonly used in Federation era verandah designs. The retention of the original timber eave brackets on this building indicates that the verandah detailing may also have been timber.

Four outbuildings of various sizes are dotted along the northern boundary of 607 Heidelberg Road. The largest of these, a corrugated metal clad garage fronting Fullham Road, is a later addition. Comparison

Context

of contemporary aerial photographs with historical plans and plans indicate that the smaller corrugated metal clad outside lavatory behind the garage is original. The other smaller shed structures are obscured from street view but appear to be recent additions.

Kia-Ora has a mature garden setting and retains early fencing along boundary of the principal street frontages. It has a low clinker brick wall with strapped cast iron gate, suggesting that the fence dates from the interwar period. The brick wall has a decorative pattern made up of a central row of soldier course bricks between two rows of header bricks. Brick piers modulate the wall, adding height and visual interest. Several of these columns appear to have been repaired or reconstructed in like material. The low height of the fence and its use of red brick modulated with piers complement the building and garden. The rear section of the allotment has a timber paling fence and Colorbond gate concealing a concrete driveway off Fullham Road. A concrete path leads from the corner gate to the verandah entrance. The garden features dense vegetation and plantings along the principle facades. Two mature trees in the front yard appear to be original or early plantings, a pineapple palm and Norfolk Island palm.

INTEGRITY

607 Heidelberg Road, Alphington, is a highly intact Queen Anne style house exhibiting minimal changes visible to original or early significant fabric.

The building retains original and early features, including its decorative ridge cresting, chimneys, gable end detailing, timber framed windows and door and its pattern of fenestration. The building also retains its original built form and scale, materials and stylistic details. Early additions, including the western gable wing and the low brick fence, are complimentary in style and materials. They contribute to the aesthetic qualities of the place and do not diminish the legibility of the original building.

The mature garden setting, including the two mature tree specimens, enhances the integrity of the place.

Overall, the building has high integrity.

COMPARATIVE ANALYSIS

Federation Queen Anne villas

The Queen Anne style emerged in Australia during the Federation era (sometimes also referred to as the Edwardian era) which dates from roughly 1890 to the start of the First World War in 1914. The style presents a lighter, more picturesque aesthetic that departs from the symmetry and formalism of earlier Victorian era styles. Commonly associated with domestic architecture, in Australia the style was influenced by English and American designs but with notable regional variations. One such variation was the integration of a wide wrap-around verandah.

The treatment and ornamentation of roofs is a key characteristic of Queen Anne architecture. Designs of this style feature picturesque roofscapes that consist of various roof forms. They are frequently clad in terracotta or slate and accentuated by terracotta ridging, apex ornamentation, and elongated chimneys capped with terracotta pots. Typically constructed of red brick, other common wall surfaces include roughcast panelling and wall-hung timber shingles. Asymmetrical facades often incorporated striking elements, such as low towers or sinuous Art Nouveau detailing, contribute to the romantic appearance of the style. Bay, oriel and round accent windows were popularly applied.

In the City of Darebin, this period of development is relatively under-represented, and examples of Queen Anne styles included as individual places within the Heritage Overlay are largely concentrated

within Preston. The examples provided below generally have similar scale and exhibit similar stylistic features to the subject building. Comparable examples on the Heritage Overlay include:

The house at 4 Mount Street, Preston (HO237), constructed by 1917, is an early twentieth century bungalow constructed in brick with a low-pitched hip slate roof. It is of historical and architectural significance to the City of Darebin. Architecturally, it has a unique design, with an unusual combination of features that illustrates the transition in styles from the Federation era Queen Anne style, to the bungalows that emerged during the inter-war period. The house reflects the recovery in development in Preston following the economic crash of the late 1890s and prior to the post-First World War boom. It has had some recent alterations and additions made, including the outbuildings, the front fence and gates and skillion at the rear of the house.

The house formerly known as 'Balleer', constructed c.1910, at 648 Bell Street, Preston (HO204) has historical and architectural significance to the City of Darebin. It is a transitional Federation era house with a relatively unusual form comprising a main gable and two subsidiary gables. The house has a relatively high degree of external integrity. The house is described as having Arts and Crafts detailing, notably in the way that the design addresses its corner siting with the inclusion of secondary gables to the Bell Street elevation. However, it exhibits several elements that are characteristic of the Queen Anne style, including the picturesque, decorated roof, red face brick walls with roughcast panel accents, and asymmetrical composition. Later alterations and additions include the lean-to extension and other outbuildings to the rear.

The house known as 'Somerset', at 93 Cramer Street, Preston, (HO209) constructed c.1915, it is described as a substantial single-storey Edwardian villa set back from the street behind a mature garden. The house is of brick construction and has a hipped and gabled roof with slate tile roofing. The roof features the complex intersection of forms characteristic of the style and includes terracotta ridge capping, apex ornamentation and tall brick chimneys complete with terracotta chimney pots. A bay projects towards the side of the street facing elevation and a verandah with a timber frieze and brackets continues across the remainder of this façade. Another bay projects from the side of the house, contributing to its picturesque qualities. It is of local historic and architectural significance to the City of Darebin. 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. The house is architecturally significant as an unusually substantial brick Edwardian villa, not commonly found throughout Darebin, and is 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. Its front fence, outbuildings, alterations, and additions are recent developments.

1 Flinders Street, Thornbury (HO122), is a substantial brick villa constructed in 1910. The house is red brick with a terracotta tiled and ornamented roof and wide verandah with timber fretwork- all elements that are consistent with the Queen Anne style. Its symmetrical arrangement is uncommon for designs of this style and contributes to its aesthetic significance.

331-333 Heidelberg Road, Northcote, built 1913, is a substantial red brick residence that demonstrates elements of the Queen Anne style. The building features an asymmetrical layout with picturesque roof, a striking corner tower, and wraparound verandah with octagonal bay windows. Its substantial setback from the street, fine architectural detailing and the substantial size of the residence reflects the development and growing prestige of the Darebin area in the twentieth century. The building has good integrity withstanding some alterations, including modifications to the verandah, a single storey brick

Context

addition to the northwest corner and loss of the original fence. 331-333 Heidelberg Road has been identified as having potential historic, representative and aesthetic significance to the City of Darebin and recommended for inclusion in the Schedule to the Heritage Overlay of the Darebin Planning Scheme in the 'Heidelberg Road Heritage Assessment', Context 2020.



Figure 3.4 Mount Street, Preston (HO237).



Figure 4. 'Balleer' 648 Bell Street, Preston (HO204).



Figure 5. 'Somerset' 93 Cramer Street, Preston (HO209).



Figure 6. 1 Flinders Street, Thornbury (HO122).



Figure 7. 331-333 Heidelberg Road, Northcote (recommended for inclusion in the Darebin Planning Scheme Heritage Overlay in the Heidelberg Road Heritage Assessment, Context 2020)

Kia-Ora at 607 Heidelberg Road, Alphington, is a substantial brick villa articulated in the Queen Anne style.

Like Balleer, Somerset and the houses at 1 Flinders Street, Thornbury, and 331-333 Heidelberg Road, Northcote, Kia-Ora exhibits key features of the style including prominent gable ends, terracotta ridge cresting, tall elaborate chimneys and roughcast and red face brick surfaces. Unlike these three examples, Kia-Ora does not have apex ornamentation or finials. Somerset, 1 Flinders Street and 331-333 Heidelberg Road also have wraparound verandahs comparable to the subject building, demonstrating the Australian variation of the style.

The house at 4 Mount Street, Preston, is a later construction, and has a more modest design, it retains elements of the Queen Anne style in its face brickwork, tall, corbel capped brick chimney with terracotta chimney pot, and in its fenestration. Built slightly later than the other examples, 4 Mount Bay Street has a box bay window that is comparable to the early addition at Kia-Ora.

In terms of its scale and its level of architectural detailing, 607 Heidelberg Road is most directly comparable to Somerset and 331-333 Heidelberg Road. The subject building is a refined example of the style, distinguished by its accent brickwork, decorative timber framed windows, gable ends and its mature garden setting. This is further enhanced by the substantial size and corner location of the allotment and its prominent street frontages.

Houses of the late Federation period often combine elements of the bungalow style resulting in different (and generally simpler) forms. The asymmetry of Federation-era villas may be replaced with a more symmetrical form and may include a porch (either projecting or recessed). Balleer, Somerset and 4 Mount Street reflect this transition between architectural styles. The early additions to Kia-Ora, including the western projecting gable and low brick fence, also reflect this transition and are complimentary in style and materials to the original design. Kia-Ora is distinguished by its fine detailing and substantial allotment and garden setting. Its level of integrity compares favourably to the comparative examples for its retention of early and original fabric. The recent pergola on the western elevation, timber paling fence and garage do not diminish the legibility of the subject building. 4 Mount Street, Somerset, Balleer and 331-333 Heidelberg Road have also had recent modifications and additions, including new fences and sheds.

ASSESSMENT AGAINST CRITERIA

| | |
|---|--|
| ✓ | CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance). |
| | CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity). |
| | CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential). |
| ✓ | CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness). |
| ✓ | CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance). |
| | CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance). |
| | CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance). |
| | CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance). |

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

607 Heidelberg Road, Alphington, a single storey brick residence built in 1903 for Walter Foreman, is significant.

Significant fabric includes the:

- original (1903) and early (c.1918) form and scale, terracotta tiled roof, chimneys and verandah roof form;
- red face brick surfaces, decorative cream brick banding and roughcast surfaces;
- pattern of fenestration, timber-framed windows and doors; and
- timber gable strapping and timber eave brackets, stringcourse label mould.

HOW IT IS SIGNIFICANT

607 Heidelberg Road, Alphington, is of local historic, representative, and aesthetic significance to the City of Darebin.

WHY IT IS SIGNIFICANT

Kia-Ora at 607 Heidelberg Road, Alphington, is of historical significance for its representation of the development of Darebin and its growing prestige of Alphington as a residential area in the twentieth century. The substantial size of the allotment and fine architectural detailing of the house reflect the elevated status of the area. This is further reflected in the building's association with Benjamin Barrington Bank Sibthorpe (occupant from 1903 and owner from 1914) who was a director of MacRobertson's Pty. Ltd., a well-known confectionery business based in Fitzroy. The construction of this finely detailed villa signals the growing prestige of the area and its desirability to middle class professionals. The house also reflects the area's economic recovery following the economic crash of the 1890s before the start of World War One. (Criterion A)

607 Heidelberg Road, Alphington, is of representative significance, for its retention of elements characteristic of Federation era designs incorporating Queen Anne styling. This includes its varied building and roof forms, red face brick surfaces, its pattern of fenestration and window and door joinery, decorative chimneys and ridge cresting. The subject building is a good representative example of a substantial Federation era villa, a typology that is relatively underrepresented in the City of Darebin Heritage Overlay (Criterion D)

607 Heidelberg Road, Alphington, is also aesthetically significant as a fine, early example of the Queen Anne style. Its prominent, three street facing gables with fine architectural detailing, decorative chimneys and ridge cresting and wraparound verandah, demonstrate an Australian adaptation of the picturesque aesthetic qualities of this style. The substantial corner allotment with a low fence and mature garden setting enhance its aesthetic quality and distinguish the building's design as a particularly refined example within the City of Darebin. (Criterion E)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Darebin Planning Scheme as an individually significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Darebin Planning Scheme:

DAREBIN PLANNING SCHEME

| | |
|---|----|
| EXTERNAL PAINT CONTROLS | No |
| INTERNAL ALTERATION CONTROLS | No |
| TREE CONTROLS | No |
| OUTBUILDINGS OR FENCES | No |
| TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER | No |
| PROHIBITED USES MAY BE PERMITTED | No |
| ABORIGINAL HERITAGE PLACE | No |

Context

OTHER

N/A

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Argus, as cited.

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Sands & McDougall, *Melbourne and Suburban Directories* (S&Mc), as cited.