

# **City of Whitehorse Individual Heritage Properties Review 2006**

## **Gem of Box Hill, Court House Estate & Mates' Housing Development Precinct**



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## **Introduction**

The Whitehorse Heritage Review, Assessment of Precincts, prepared by Graeme Butler & Associates, 2003 recommended The Gem of Box Hill/Court House Estate Precinct and the Whitehorse Road Civic and Residential Precinct for inclusion as Precincts in the Heritage Overlay.

Following completion of this report, an internal review of these recommendations by planners and the Heritage Advisor determined that these precincts were not of sufficient significance or cohesiveness to warrant recommendation for inclusion in the Heritage Overlay.

Council however resolved to investigate individual properties of potential significance within these areas for inclusion in the Heritage Overlay.

Properties were reviewed if they had been identified as being of potential significance in Andrew Ward's Study of 2001 as follows:

### **Gem of Box Hill**

2 Court St  
12 Court St – Not recommended  
18 Court St  
21 Court St  
34 Court St – Not recommended  
38 Court St  
22 Kangerong Rd  
30 Kangerong Rd  
32-34 Kangerong Rd  
36 Kangerong Rd  
34 Watts St

Preliminary investigation of individual properties in the Whitehorse Road Civic and Residential Precinct found that eight residential properties were part of an early Estate constructed by the same developer. These houses were investigated as a potential precinct, Mates' Estate: 1060 – 1070 Whitehorse Rd (Dairy 1070); and 3 & 5 Miller St. Investigation of civic properties in this precinct has been deferred to a later date.

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**Building:**

**Address:** 2 Court Street, Box Hill

**Melway Map Ref:** 47 E9

**Building Type:** House

**Construction Date** 1910

**Architect:**

**Builder:**

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## History

Court Street is in Crown allotment 16 for which Alexander and Patrick Murphy paid two pounds per acre at Crown land sales in 1851<sup>1</sup>. It was a large 160-acre allotment, which stretched along the north side of Whitehorse Road from Shipley Street to Middleborough Road<sup>2</sup>. Referred to as *Murphy's Paddock* in Southall's "A Tale of Box Hill", it was where the beginnings of the village of Box Hill emerged subsequent to its subdivision into sixteen ten-acre blocks in 1858<sup>3</sup>.

The character of the area was rural and remained so as the land boom of the 1880s swamped Melbourne with subdivisions for suburban housing. This part of Whitehorse Road joined the frenzy in 1888 with the survey of the Court House Estate<sup>4</sup> out of which Court Street was created. Released by the Court House Estate Company Limited, it comprised 56 lots of varying sizes fronting Court Street and Whitehorse Road<sup>5</sup>.

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<sup>1</sup> Box Hill Historical Society Inc. (BHHS), Crown Grants file, Titles Office research notes by H. C. Lewis copy of Bryson's Survey.

<sup>2</sup> Andrew C. Ward & Assoc, *City of Box Hill Heritage and Conservation Study*, 1990, vol.1, p.22.

<sup>3</sup> Andrew Lemon, *Box Hill*, Lothian Publishing Co, Melbourne, 1978, p.24.

<sup>4</sup> BHHS Rate Books, Shire of Nunawading, North Ward, 1889, p.10.

<sup>5</sup> Ibid.

For all of its promise however building on the Estate did not commence until after the turn of the century when number 18 was commenced<sup>6</sup>. This wood house at no.2 appeared several years later.

As vacant land lot 13 passed from Frederick William Griffiths to Walter Alfred Garrett in 1909. Garrett, a salesman was a local with family members in the building industry<sup>7</sup>. It is probable that his family was involved with the building of no.2, which was commenced in 1909 and completed in 1910<sup>8</sup>. Garrett lived there as owner/occupant at the outbreak of the Great War in 1914<sup>9</sup>.

By 1926 the property had passed to Henry Dennis at which time it was described as being wood with five rooms with a NAV of 42 pounds<sup>10</sup>. The house was depicted in situ on the MMBW plan 176 of the Municipality of Box Hill dated 20 July 1927. On the block there were two wooden outbuildings one of them, possibly a stable, was sited on the rear right-of-way boundary. By then Court Street was almost fully developed.

### **Description**

This is a single storey weatherboard Federation villa. It has a central main hip roof with gable wings on two sides with a return verandah between the two gable wings. The roof has wide eaves and is clad in corrugated iron. The gable wings include shallow square bays containing timber framed double hung windows. The gable ends are decorated with stucco and timber strapping.

The front and laneway boundaries are dominated by a timber and ripple iron fence, which obstructs views to the residence. The fence is not contemporary with the residence.

### **Comparative Examples**

Other timber Federation villas in the Heritage Overlay are as follows:

- 695 Canterbury Road, Surrey Hills – 1908
- 3 Leopold Crescent, Dungarvan, Surrey Hills - 1907
- 10 Windsor Crescent, Surrey Hills – 1913
- 8 Alexandra Avenue, Surrey Hills – 1915
- 44 Husband Road, Forest Hill – 1911
- 17-21 Junction Road, Blackburn North, Harwood – 1910

There are relatively few weatherboard villas in the City of Whitehorse in the Heritage Overlay that demonstrate this period of architecture and no examples in the Box Hill area. The house at 2 Court Street, Box Hill is a particularly expressive example of the style demonstrating key characteristics such as a diagonal axis floor plan, timber fretwork and half timbered gable ends.

### **Significance**

The weatherboard Federation period villa at 2 Court Street, Box Hill is of historical significance (Criterion A) for its demonstration of the second wave of development in the Gem of Box Hill subdivision and aesthetic significance (Criterion E) as an excellent example of the late Federation style exhibiting the diagonal axis form, picturesque roofscape and asymmetrical treatment characteristic of the Federation years. It is also of aesthetic and historical significance as a rare surviving example of a weatherboard Federation villa in the Box Hill area.

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<sup>6</sup> Rate Book Box Hill Riding 1902, p.48.

<sup>7</sup> Ibid. 1900-1912 passim. Entries include Walter G. Garrett, carpenter; Edward Garrett, painter; George Garrett, contractor; Charles Garrett, builder and Edward Garrett, builder.

<sup>8</sup> Ibid. 1909, p.62; 1910, p.64; 1911, p.71.

<sup>9</sup> Ibid. 1914, p.103.

<sup>10</sup> Ibid. 1927, p.29.



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**Building:**

**Address:** 12 Court Street,  
Box Hill

**Melway Map Ref:** 47 E9

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**Building Type:** House

**Construction Date** 1903

**Architect:**

**Builder:** Edward Garrett

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## History

Court Street is in Crown allotment 16 for which Alexander and Patrick Murphy paid two pounds per acre at Crown land sales in 1851<sup>11</sup>. It was a large 160 acre allotment, which stretched along the north side of Whitehorse Road from Shipley Street to Middleborough Road<sup>12</sup>. Referred to as *Murphy's Paddock* in Southall's "A Tale of Box Hill", it was where the beginnings of the village of Box Hill emerged subsequent to its subdivision into sixteen ten-acre blocks in 1858<sup>13</sup>.

The character of the area was rural and remained so as the land boom of the 1880s swamped Melbourne with subdivisions for suburban housing. This part of Whitehorse Road joined the frenzy in 1888 with the survey of the Court House Estate<sup>14</sup> out of which Court Street was created. Released by the Court House Estate Company Limited, it comprised 56 lots of varying sizes fronting Court Street and Whitehorse Road<sup>15</sup>.

For all of its promise however building on the Estate did not begin until after the turn of the century when no.18 was commenced<sup>16</sup>. Soon after, the executors of Joel Harris, a former

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<sup>11</sup> Box Hill Historical Society Inc. (BHHS), Crown Grants file, Titles Office research notes by H. C. Lewis copy of Bryson's Survey.

<sup>12</sup> Andrew C. Ward & Assoc, *City of Box Hill Heritage and Conservation Study*, 1990, vol.1, p.22.

<sup>13</sup> Andrew Lemon, *Box Hill*, Lothian, Melbourne, 1978, p.24.

<sup>14</sup> BHHS Rate Books, Shire of Nunawading, North Ward, 1889, p.10.

<sup>15</sup> Ibid.

<sup>16</sup> Rate Book Box Hill Riding 1902, p.48.

clothier of Melbourne sold three land lots to members of the Garrett family<sup>17</sup>. George Garrett, a contractor acquired the large lot 15 south of the right of way on which he built two houses, no.8 in 1902 and no.6 in 1903<sup>18</sup>. Edward Garrett, a painter acquired the substantial lots north of the right of way, lots 16 and 17 where he built the house at no.12 for his residence in 1903<sup>19</sup>.

Garrett lived at no.12 until 1925 when he leased the house to Robert Harold Nimmo, a military officer. In that year the property was described as being wood with five rooms on land measuring approximately 150 by 130 feet with a NAV of 75 pounds<sup>20</sup>. It was depicted in situ on the MMBW plan 176 of the Municipality of Box Hill dated 20 July 1927 in its original position at the rear of the block, close to the church building, which was located there in 1911. About this time Garrett subdivided lot 17 and built a new residence for himself, the house at no.10<sup>21</sup>. By then his given occupation was builder.

The house at no.12 continued in Garrett's ownership in 1930. Until then the property had failed to attract long term tenants there being Nimmo in 1925-6, John Henry Fulton, a solicitor in 1927 and J.W.Milne, a baker in 1929-31<sup>22</sup>. Subsequent owners included people by the name of McThee in 1947 and Carter in 1950. The Church of Christ bought the property in 1955<sup>23</sup> for the residence of its minister, later relocating it to its present position when the church building was extended<sup>24</sup>. It continues in Church of Christ ownership.

Edward Garrett left Box Hill about 1928 for a place in Mont Albert. By then he and other members of the Garrett family had left their mark on the character of this portion of Court Street having built houses at nos.2, 6, 8, 10 and 12 between 1902 and 1927<sup>25</sup>.

## **Description**

This is a Federation style double fronted substantially weatherboard villa. It is located on a sloping site and the base of the building below ground level has red brick walls. It has a front gabled roof with an adjacent wide verandah that extends around the corner. The main section of the house has a low-pitched expansive hip roof, with hip roofs to later additions at the rear. The roof is clad in painted corrugated galvanised iron or colorbond. The front gable contains roughcast stucco and timber strapping and is mounted by a turned timber finial. The verandah has a low-pitched skillion roof with exposed rafter ends and an elaborate balustrade and timber posts. The verandah is supported by twin timber posts with curved brackets and further timber fretwork between the posts in the Arts and Crafts style. The balustrade uses square profile timber struts. The windows are timber framed and double hung. The window to the front gable has a double sash, highlights and turned decorative brackets under the sill. There is also a canopy over the top of the window clad in the same material as the roof.

The brick balustrade to the entry stairs and the garage under the house appear to be later changes probably dating from 1955 when the building was moved to a new location on the site. The low red brick fence at the front of the property also appears to date from this period.

## **Significance**

Not recommended for inclusion in the Heritage Overlay as although it represents the beginning of the main period of development in the Court House Estate, the building at 18 Court Street is a better representation of this period as it is more intact, and still in its original location.

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<sup>17</sup> Ibid. 1902, p.48; 1903, p.48.

<sup>18</sup> Ibid.

<sup>19</sup> Ibid. 1904, p.51.

<sup>20</sup> Ibid. 1925, p.40.

<sup>21</sup> Ibid. 1926, p.27.

<sup>22</sup> Ibid. City of Box Hill, East Ward, 1925-1931.

<sup>23</sup> BHHS, Rate Assessment Books, East Ward, 1947-1953.

<sup>24</sup> Personal communication with members of the Church of Christ, April 2004.

<sup>25</sup> Refer to data sheet for no.2 Court Street, Box Hill.



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**Building:**

**Address:** 18 Court Street,  
Box Hill

**Melway Map Ref:** 47 E9

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**Building Type:** House

**Construction Date** 1903

**Architect:**

**Builder:** James Baker

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## History

Court Street is in Crown allotment 16 for which Alexander and Patrick Murphy paid two pounds per acre at Crown land sales in 1851<sup>26</sup>. It was a large 160-acre allotment, which stretched along the north side of Whitehorse Road from Shipley Street to Middleborough Road<sup>27</sup>. Referred to as *Murphy's Paddock* in Southall's "A Tale of Box Hill", it was where the beginnings of the village of Box Hill emerged subsequent to its subdivision into sixteen ten-acre blocks in 1858<sup>28</sup>.

The character of the area was rural and remained so as the land boom of the 1880s swamped Melbourne with subdivisions for suburban housing. This part of Whitehorse Road joined the frenzy in 1888 with the survey of the Court House Estate<sup>29</sup> out of which Court Street was created. Released by the Court House Estate Company Limited it comprised 56 lots of varying sizes fronting Court Street and Whitehorse Road<sup>30</sup>.

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<sup>26</sup> Box Hill Historical Society Inc. (BHHS), Crown Grants file, Titles Office research notes by H. C. Lewis copy of Bryson's Survey.

<sup>27</sup> Andrew C. Ward & Assoc, *City of Box Hill Heritage and Conservation Study*, 1990, vol.1, p.22.

<sup>28</sup> Andrew Lemon, *Box Hill*, Lothian, Melbourne, 1978, p.24.

<sup>29</sup> BHHS Rate Books, Shire of Nunawading, North Ward, 1889, p.10.

<sup>30</sup> Ibid.



For all of its promise however building on the Estate did not commence until after the turn of the century when this house at no.18 was commenced. As vacant land lots 20 and 21 Henry James Baker purchased the site from Mrs Joel Harris in 1900<sup>31</sup> and in 1902 commenced building. The NAV for consecutive assessments was unchanged at three pounds, indicating the house was completed 1903 when Baker, a civil servant took up residence<sup>32</sup>. In that year he also bought the adjoining lot 19.

Baker continued at no.18 in 1926 when the property was described as being wood with seven rooms<sup>33</sup>. The house was depicted in situ on the MMBW plan 176 of the Municipality of Box Hill dated 20 July 1927 in expansive grounds. By then Court Street was almost fully developed.

At the end of 1949 Christopher (medical practitioner) and Lillian Lancaster bought the house for their residence<sup>34</sup>. It is understood the Church of Christ subsequently purchased it, recently reselling the property less lot 19, which has become the Church car park<sup>35</sup>.

### **Description**

This is an expansive single storey weatherboard Federation villa with elaborate detailing. It has a complex roof form using a combination of hips and gables. The roof is clad in slate with terracotta ridging to the gables and terra cotta finials to the gable ends. The gable ends are decorated with roughcast stucco and timber strapping. The verandah extends across the Court Street frontage and partially extends around the corner leading to the main entry. The verandah has a timber balustrade, turned timber posts and a timber fretwork valence between the posts. This verandah appears to have been extended to cover the whole front of the house and the detailing is not original. The red brick chimneys to this residence are prominent being tall and narrow with cement stucco detailing and terra cotta chimney pots at the top.

There have been later additions to the rear of the property. The low clinker brick fence with decorative brick posts and wrought iron infill appears to date from the 1940s and is not contemporary with the house.

### **Comparative Examples**

Other timber Federation villas in the Heritage Overlay are as follows:

695 Canterbury Road, Surrey Hills – 1908  
3 Leopold Crescent, Dungarvan, Surrey Hills - 1907  
10 Windsor Crescent, Surrey Hills – 1913  
8 Alexandra Avenue, Surrey Hills – 1915  
44 Husband Road, Forest Hill – 1911  
17-21 Junction Road, Blackburn North, Harwood – 1910

Recommended for inclusion in the Heritage Overlay as part of this study:

2 Court Street, Box Hill – 1910  
26 Albany Crescent, Surrey Hills – c.1910

There are relatively few weatherboard villas in the City of Whitehorse in the Heritage Overlay that demonstrate this period of architecture and currently no examples in the Box Hill area. The house at 18 Court Street, Box Hill is a particularly early and expressive example of the style.

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<sup>31</sup> Ibid. 1900, p.50.

<sup>32</sup> Ibid. 1902, p.48; 1905, p.51.

<sup>33</sup> Ibid. 1927, p.29.

<sup>34</sup> BHHS, Rate Assessment Book, East Ward, 1947-53.

<sup>35</sup> Personal communication with Church members April 2004.

### **Significance**

The property at 18 Court Street, Box Hill is of historical significance (Criterion A) as it represents the beginning of building development in the Court House Estate. The Court House Estate was surveyed in 1888 but for all of its promise, building on the Estate did not commence until after the turn of the century when this house at no.18 was commenced.

The residence is also of aesthetic significance (Criterion E) as an early example of an ornate Federation period villa with its picturesque roofscape, decorative gables and return verandah. This style of residence is relatively rare in the Box Hill area.

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**Building:**

**Address:** 21 Court Street,  
Box Hill

**Melway Map Ref:** 47 E9

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**Building Type:** House

**Construction Date** 1911

**Architect:**

**Builder:**

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## History

Court Street is in Crown allotment 16 for which Alexander and Patrick Murphy paid two pounds per acre at Crown land sales in 1851<sup>36</sup>. It was a large 160-acre allotment which stretched along the north side of Whitehorse Road from Shipley Street to Middleborough Road<sup>37</sup>. Referred to as *Murphy's Paddock* in Southall's "A Tale of Box Hill", it was where the beginnings of the village of Box Hill emerged subsequent to its subdivision into sixteen ten-acre blocks in 1858<sup>38</sup>.

The character of the area was rural and remained so as the land boom of the 1880s swamped Melbourne with subdivisions for suburban housing. This part of Whitehorse Road joined the frenzy in 1888 with the survey of the Court House Estate<sup>39</sup> out of which Court Street was created. Released by the Court House Estate Company Limited, it comprised 56 lots of varying sizes fronting Court Street and Whitehorse Road<sup>40</sup>.

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<sup>36</sup> Box Hill Historical Society Inc. (BHHS), Crown Grants file, Titles Office research notes by H. C. Lewis, copy of Bryson's Survey.

<sup>37</sup> Andrew C. Ward & Assoc, *City of Box Hill Heritage and Conservation Study*, 1990, vol.1, p.22.

<sup>38</sup> Andrew Lemon, *Box Hill*, Lothian, Melbourne, 1978, p.24.

<sup>39</sup> BHHS Rate Books, Shire of Nunawading, North Ward, 1889, p.10.

<sup>40</sup> Ibid.

For all of its promise however, building on the Estate did not commence until after the turn of the century when no.18 was commenced<sup>41</sup>. At that time the land lots 45 to 48 where no.21 stands were in the hands of Thomas Cook<sup>42</sup>. The Rate Books indicate he had invested locally in numerous suburban lots, these ones being part of a holding that backed onto his house block at 30 Watts Street.

David Phillips, an importer who lived nearby in Station Street, bought lots 45 to 48 from Cook in 1911 and in the same year built the wooden house that now stands on lots 47 and 48 for his residence<sup>43</sup>. He continued living there in 1926 when the property was described as being wood with nine rooms on lots 45 to 48, NAV 100 pounds. Five people lived there<sup>44</sup>. The house was depicted in situ on the MMBW plan 176 of the Municipality of Box Hill dated 20 July 1927. At that time it had the street number 25, a fenced paddock and a timber structure that was possibly a stable. By then Court Street was almost fully developed.

### **Description**

This is an imposing weatherboard Arts and Crafts style villa. It is imposing mainly due to the dominance of the roof, which is tall, expansive and clad in terracotta tiles. The main gable of the residence faces Court Street with another small gable on the side. Two large windows are located in this front elevation with timber shingles used in the gable ends. The verandah entry to the residence is perpendicular to the street and contains a timber balustrade, posts and valence. The chimneys are a dominant feature and are rendered, tapered and finished with a terracotta chimney pot.

There have been later additions to this dwelling on both sides, but these do not overwhelm the original features.

### **Comparative Examples**

Other timber Arts & Crafts style villas in the Heritage Overlay are as follows:

16 Churchill Street – Whitechurch, Mont Albert, 1915

32 Thomas Street, Mitcham, 1918

12 Zetland Road, Mont Albert – 1913-14

There are few other Arts & Crafts style villas in the City of Whitehorse and the residence at 21 Court Street is an early example demonstrating Arts & Crafts characteristics.

### **Significance**

The property at 21 Court Street is of aesthetic significance (Criterion E) as a striking example of an Arts and Craft style dwelling in the Whitehorse area. Although alterations have been made to this building, the Arts and Crafts style roof form and chimneys dominate the appearance of the residence. Of interest also is the orientation of the residence on the site with the entry and main facade perpendicular to Court Street.

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<sup>41</sup> Rate Book Box Hill Riding 1903, p.48.

<sup>42</sup> Ibid. 1905, p.53.

<sup>43</sup> Ibid. 1911, p.72; 1912, p.73.

<sup>44</sup> Ibid. 1927, p.30.



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**Building:**

**Address:** 34 Court Street,  
Box Hill

**Melway Map Ref:** 47 E8

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**Building Type:** House

**Construction Date** 1914

**Architect:**

**Builder:**

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## History

Court Street is in Crown allotment 16 for which Alexander and Patrick Murphy paid two pounds per acre at Crown land sales in 1851<sup>45</sup>. It was a large 160-acre allotment, which stretched along the north side of Whitehorse Road from Shipley Street to Middleborough Road<sup>46</sup>. Referred to as *Murphy's Paddock* in Southall's "A Tale of Box Hill", it was where the beginnings of the village of Box Hill emerged subsequent to its subdivision into sixteen ten-acre blocks in 1858<sup>47</sup>.

The character of the area was rural and remained so as the land boom of the 1880s swamped Melbourne with subdivisions for suburban housing. This part of Whitehorse Road joined the frenzy in 1888 with the survey of the Court House Estate<sup>48</sup> out of which Court Street was created. Released by the Court House Estate Company Limited, it comprised 56 lots of varying sizes fronting Court Street and Whitehorse Road<sup>49</sup>.

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<sup>45</sup> Box Hill Historical Society Inc. (BHHS), Crown Grants file, Titles Office research notes by H. C. Lewis copy of Bryson's Survey.

<sup>46</sup> Andrew C. Ward & Assoc, *City of Box Hill Heritage and Conservation Study*, 1990, vol.1, p.22.

<sup>47</sup> Andrew Lemon, *Box Hill*, Lothian, Melbourne, 1978, p.24.

<sup>48</sup> BHHS Rate Books, Shire of Nunawading, North Ward, 1889, p.10.

<sup>49</sup> Ibid.

For all of its promise however building on the Estate did not commence until after the turn of the century when no.18 was commenced<sup>50</sup>. At that time the land lots 30 to 34 at the north east end of the Estate were among numerous lots in the hands of Thomas Cook<sup>51</sup>. The Rate Books indicate he had invested in numerous suburban lots near his home at 30 Watts Street.

In 1914 lot 31 passed to Georgina Cook, also of Watts Street and the brick house that stands at no.34 today was built<sup>52</sup>. On completion it was let to B.J. Kavanagh, station master. Tenancy of the house changed frequently during the World War One years there being John Reid Loughridge, stationmaster in 1916, Robert Oben, gentleman in 1917, John Calder, teacher in 1918-19 and E.R. Owen, dentist in 1920<sup>53</sup>.

This continued to be an investment property for Cook in 1926. In that year it was described as being brick with six rooms and NAV of 65 pounds<sup>54</sup>. The house was depicted in situ on the MMBW plan 176 of the Municipality of Box Hill dated 20 July 1927. On the block there was a wood outbuilding, possibly a stable, on the rear right of way boundary. By then Court Street was almost fully developed.

### **Description**

This is a late Edwardian style single storey face brick residence. It has a central tall hip roof with two flanking gable wings and a return bull nose verandah across the front elevation and terminating at the side gable wing. The gable ends have decorative plasterwork detailing with a stylised foliage pattern and the verandah has a cast iron lacework valance. The 1914 construction date of the residence suggests that the Victorian style verandah lacework is not original and detail to the verandah is more likely to have been timber fretwork. The roof has slate cladding and terracotta ridging.

The property has had a recent unit built to the rear, which extends out to the side of the property at the end of the driveway. The front fence is a tall solid brick fence, which is not original. The property would be enhanced by replacement of this fence with something more sympathetic.

This building is similar in style, form and detailing to 30 Kangerong Road and 36 Kangerong Road. It was likely that they were designed and constructed by the same builder.

### **Significance**

Not recommended for inclusion in the Heritage Overlay as it has been compromised by later alterations such as the tall brick fence, verandah (not in keeping with the style) and unit at the rear. There are more intact examples of similar style houses recommended for inclusion in the Heritage Overlay in Kangerong Road, Box Hill.

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<sup>50</sup> Rate Book Box Hill Riding 1903, p.48.

<sup>51</sup> Ibid. 1905, p.53.

<sup>52</sup> Ibid. 1914, p.103.

<sup>53</sup> Ibid. 1916, p.120; 1917, p.130; 1918, p.130; 1920, p.131.

<sup>54</sup> Ibid. 1927, p.29.

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**Building:**

**Address:** 38 Court Street,  
Box Hill

**Melway Map Ref:** 47 E8

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**Building Type:** House

**Construction Date** 1923

**Architect:**

**Builder:** Henry Edmund Wilson

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## History

Court Street is in Crown allotment 16 for which Alexander and Patrick Murphy paid two pounds per acre at Crown land sales in 1851<sup>55</sup>. It was a large 160-acre allotment, which stretched along the north side of Whitehorse Road from Shipley Street to Middleborough Road<sup>56</sup>. Referred to as *Murphy's Paddock* in Southall's "A Tale of Box Hill", it was where the beginnings of the village of Box Hill emerged subsequent to its subdivision into sixteen ten-acre blocks in 1858<sup>57</sup>.

The character of the area was rural and remained so as the land boom of the 1880s swamped Melbourne with subdivisions for suburban housing. This part of Whitehorse Road joined the frenzy in 1888 with the survey of the Court House Estate<sup>58</sup> out of which Court Street was created. Released by the Court House Estate Company Limited, it comprised 56 lots of varying sizes fronting Court Street and Whitehorse Road<sup>59</sup>.

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<sup>55</sup> Box Hill Historical Society Inc. (BHHS), Crown Grants file, Titles Office research notes by H. C. Lewis, copy of Bryson's Survey.

<sup>56</sup> Andrew C. Ward & Assoc, *City of Box Hill Heritage and Conservation Study*, 1990, vol.1, p.22.

<sup>57</sup> Andrew Lemon, *Box Hill*, Lothian, Melbourne, 1978, p.24.

<sup>58</sup> BHHS Rate Books, Shire of Nunawading, North Ward, 1889, p.10.

<sup>59</sup> Ibid.



For all of its promise however, building on the Estate did not commence until after the turn of the century when no.18 was commenced<sup>60</sup>. At the same time land lots 30 to 34 at the north east end of the Estate were among numerous lots in the hands of Thomas Cook<sup>61</sup>. The Rate Books indicate he had invested in numerous suburban lots near his home at 30 Watts Street.

In 1914 Cook transferred lots 31 to 34 to Georgina Cook, also of Watts Street<sup>62</sup>. Cook retained lot 34 and part lot 33 on which no.38 stands until about 1921 when she sold them to Eric Robert Hunt of Malvern. Hunt resold in the following year to the Box Hill resident Henry Edmund Wilson who lived in Doncaster Road<sup>63</sup>.

In 1923 Wilson built this house for his residence, which was described in the rate books as being brick with seven rooms on land measuring 70 by 130 feet with a NAV of 79 pounds<sup>64</sup>. Wilson, a builder, was still the owner/occupant in 1926<sup>65</sup>. The house was depicted in situ on the MMBW plan 176 of the Municipality of Box Hill dated 20 July 1927. On the block there was a wood outbuilding, possibly a stable or garage/workshop, on the north east corner of the block, giving access to the rights of way along the boundaries. By then Court Street had been extended through to Thames Street and was almost fully developed.

**Investigation of possible connection with Edna Walling** (prepared by Francine Gilfedder 30 Jan 2007)

A possible connection may have existed between Edna Walling, landscape designer, and Edmund Wilson, the builder and first owner of this property. Walling was working in and around the Box Hill area from c1920 to 1930s including a garden plan dated 1929 for EH Hammond of Hill Street. Walling also prepared landscape plans in Lilydale in 1929, 1930 and earlier<sup>66</sup>. She prepared a Proposed Landscape Plan for Mr C Dart at Vermont in c1920-25<sup>67</sup> along with many other designs around Melbourne and Victoria. Although Walling is credited with 300 or more garden works over 40 years, only a small number of her plans or other documentary material have survived to substantiate any claims of a Walling garden<sup>68</sup>.

Henry Wilson lived at 38 Court Street from 1923 until 1927 or later. Based on the maturity of plants and the type of plants used, the garden would have been created at this time and many mature elements remain. There is no evidence for how the back garden may have been designed; the front garden indicates a fairly simple garden style. At the time the Court Street house was built and the garden developed, Walling was becoming very well known in the popular press as a garden designer. From the 1930s her garden plans are more detailed than those of the 1920s and tend to show a greater number of architectural details such as bronze figures, seats and bird baths along with the stone walls and stepping stone pathways<sup>69</sup>. This may have been due in part to the nature of her clients as she gained work for many of Melbourne's wealthy and the well known. There are similarities between the stone wall at 38 Court Street and other Walling gardens such as Mawarra in the Dandenongs and the 1928 plan for Mrs Braithwaite, Malvern (semi-circular garden with rockwork seat, paving and pool)<sup>70</sup>. Work by Walling and Ellis Stones at Folly Farm in the Dandenongs in 1937 included a low dry stone wall at the bottom of the garden. Structural features in gardens such as these were photographed and described in the mainstream local press and garden magazines and these influenced others to include similar items in their own gardens.

<sup>60</sup> Rate Book Box Hill Riding 1903, p.48.

<sup>61</sup> Ibid. 1905, p.53.

<sup>62</sup> Ibid. 1914, p.103.

<sup>63</sup> Ibid. 1922, p.16.

<sup>64</sup> Ibid. 1923, p.26; 1924, p.31.

<sup>65</sup> Ibid. 1927, p.29.

<sup>66</sup> E Walling Collection Accession no. H40502, La Trobe Picture Collection, State Library of Victoria.

<sup>67</sup> Ibid

<sup>68</sup> Dixon, Churchill, 1998, *The Vision of Edna Walling: garden plans 1920-1951*

<sup>69</sup> Ibid. p.13

<sup>70</sup> Ibid. pp.26 & 54



As stated, the Court Street house was built as a residence for Henry Edmund Wilson in 1923. While there are no other buildings known to be designed by Wilson in the area<sup>71</sup>, the integration of the house and garden in a strong relationship through built elements such as the stonework is the essence of successful Arts and Crafts buildings. It may be that Wilson created the built garden elements along with his residence in the Arts and Craft style typical for the period and promoted in influential magazines such as the *Australian Home Beautiful* in which the work of Walling and Hammond featured.

Walling maintained other connections to Box Hill through her work with the stonemason/landscape gardener Eric H Hammond. Hammond became Walling's foremost garden builder and he oversaw teams of as many as ten tradesmen working on up to three gardens at a time. Walling met Hammond while both were working on garden developments at the Royal Melbourne Zoological Gardens and their professional association lasted for forty years from the 1920s until the 1960s. Walling prepared a garden plan for Hammond, who lived at Hill Street Box Hill, in c1929. Sections of this garden and planting remain intact<sup>72</sup>. One of Hammond's most identifiable legacies was the quality of his formal stonework and other architectural details such as stepping stone pathways<sup>73</sup>. It may be that Hammond and /or Walling were known to Wilson around this time however any possible connection has not been substantiated.

Walling worked in and around the Box Hill area from 1920 to 1930s and is known to have prepared landscape plans in Lilydale in 1929, 1930 and earlier<sup>74</sup>. She worked with a number of prominent Melbourne architects (Robert Hamilton, Marcus Martin) and builders and associated tradesmen and women - Hammond from 1924, Ellis Stone from 1935, and Glen Wilson from the late 1950s<sup>75</sup>.

There may have been another party involved in creating the garden, other than Edna Walling, her stonemason/gardener such as EH Hammond or Ellis Stones. In the absence of any known gardener, it can only be said there is a similarity in style of the rock wall, steps and the use of some of the distinctive plants typical of the mid 1920-1930s (Irish strawberry tree, crepe myrtle, etc).

A schedule of known garden plans by Edna Walling and Walling gardens without plans was included in Dixon's publication *The Vision of Edna Walling: garden plans 1920-1951*<sup>76</sup>. A report by K Olsen in 2003 also documented known Walling gardens and plans. There is no record of Walling's involvement in the garden at 38 Court Street, Box Hill, and without evidence it can only be said that there are similarities to Walling's gardens due to the choice of plants and use of rock features. However these elements are typical of the Arts and Crafts style of the mid 1920-30s.

## Description

This is a single storey brick Californian bungalow style residence. The single low pitched gable roof dominates the front appearance. There is an attic room with a balcony and skillion roof inserted centrally in the front slope of the gable. The main gable also forms a low deep verandah at the front of the building, which spans the length of the house. The roof is clad in terracotta tiles. The verandah has pebble finished pillars and a stone faced balustrade across the front. Central steps from the lawn lead on to the front verandah to a central front door. There are double hung windows either side of the front door with lead lighting in the upper sashes.

The garden at 38 Court Street provides an appropriately designed setting for the bungalow. The wood outbuilding (a garage or shed) depicted on the 1927 MMBW plan remains on the northeast corner of the block. The pebble finished verandah pillars and stone-faced

<sup>71</sup> Samantha Westbrooke of HLCD Design, Heritage Advisor, City of Whitehorse, 2006, pers.com.

<sup>72</sup> Dixon, Churchill, Op.Cit, p.43

<sup>73</sup> Ibid

<sup>74</sup> E Walling Collection Op.Cit.

<sup>75</sup> Ibid.

<sup>76</sup> Dixon, Churchill, Op.Cit.

balustrade are matched in the garden by the low coursed volcanic rock wall along the Court Street property boundary. Four rock steps of the same material in a semi circular surround leads up to a stone pathway diagonally across the lawn to the front door of the house.<sup>77</sup> The lawn between the low retaining wall and house is at the level of the top of the wall. There are many mature trees and shrubs, which are characteristic of and date from the mid c. 1920s period. These include:

Irish Strawberry tree, *Arbutus unedo*, in front garden and next to garage  
Agave in bed along top of rock wall  
Ornamental apple, *Malus* sp.  
Cotoneaster, *Cotoneaster* sp.  
Crepe myrtle *Lagerstroemia indica*  
Myrtle, *Myrtus communis*  
Pittosporum, *Pittosporum undulatum*  
Rose, *Rosa* sp.  
Hebe, *Hebe* sp.  
Box, *Buxus sempervirens*  
Privet, *Ligustrum vulgare*  
Ornamental grapevine, *Vitis vinifera*<sup>78</sup>

### Comparative Examples

Other brick Californian bungalows already included in the Heritage Overlay:

744 Canterbury Road, Goodwood, Surrey Hills, c.1920  
36 Churchill Street, Mont Albert, 1927  
42 Churchill Street, Mont Albert, 1925  
14 Harrison Street, Mitcham, 1927  
15 Laurel Grove, Blackburn, c. 1926  
54 Maple Street, Blackburn, 1927  
5 Meerut Street, Mitcham, c.1914  
8 Meerut Street, Mitcham, c. 1922  
21 Shady Grove, Nunawading, Walyarra, 1933

The example at 38 Court Street is the only such example identified in the Box Hill area. It is also distinctive in comparison to the examples listed above particularly because of the strong relationship between the residence and the landscaping. There are no other known buildings designed by Henry Edmund Wilson included in the Heritage Overlay.

### Significance

The property at 38 Court Street, Box Hill is of aesthetic significance (Criterion E) as an excellent intact example of an Arts & Crafts style Bungalow with its dominant roof form and deep verandah. The use of stone and stucco finishes is characteristic of the style and along with the front stone retaining wall emphasise the important relationship between the house and site. This property reflects the Arts and Crafts ideologies of the time, which was for houses to demonstrate qualities of shelter, stability, warmth and informality.

The landscaping is of aesthetic significance (Criterion E) for its strong relationship with the house design and for its representation of an Arts and Crafts style garden. Of particular note is the front garden including the formal stonework (volcanic rock wall) and other architectural details such as the semi-circular steps and stepped stone pathway and the two strawberry trees.

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<sup>77</sup> Gilfedder, Francine, Heritage Landscape Assessments, Box Hill, 30 January 2007

<sup>78</sup> Ibid

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**Building:**

**Address:** 22 Kangerong Road,  
Box Hill

**Melway Map Ref:** 47 E9

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**Building Type:** House

**Construction Date** 1889

**Architect:**

**Builder:**

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## History

Kangerong Road is in Crown allotment 16 for which Alexander and Patrick Murphy paid two pounds per acre at Crown land sales in 1851<sup>79</sup>. It was a large 160-acre allotment, which stretched along the north side of Whitehorse Road from Shipley Street to Middleborough Road<sup>80</sup>. Referred to as *Murphy's Paddock* in Southall's "A Tale of Box Hill", it was where the beginnings of the village of Box Hill emerged subsequent to its subdivision into sixteen ten-acre blocks in 1858<sup>81</sup>.

The character of the area was rural and remained so as the land boom of the 1880s swamped Melbourne with subdivisions for suburban housing. This part of Whitehorse Road joined the frenzy when pioneer settler Robert Blood<sup>82</sup> had his acreage surveyed for auction as the Gem of Box Hill<sup>83</sup> out of which Kangerong Road was created. Advertised for sale on

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<sup>79</sup> Box Hill Historical Society Inc. (BHHS), Crown Grants file, Titles Office research notes by H. C. Lewis, copy of Bryson's Survey.

<sup>80</sup> Andrew C. Ward & Assoc, *City of Box Hill Heritage and Conservation Study*, 1990, vol.1, p.22.

<sup>81</sup> Andrew Lemon, *Box Hill*, Lothian, Melbourne, 1978, p.24.

<sup>82</sup> Charles F. Williams, *The Origins of Box Hill Street Names*, Box Hill City Council, Box Hill, 1985, p.39.

<sup>83</sup> BHHS Rate Books, Shire of Nunawading, North Ward, 1889, p.10.

20 October 1888 it comprised of 32 lots fronting the east side of Kangerong Road and north side of Whitehorse Road to the right of way<sup>84</sup>.

Development of the estate seemed assured when William Williams, a carpenter immediately built a house there on lot 18<sup>85</sup> but in reality few houses existed by the turn of the century. An exception was this place at no.22 built by Charles Ragg in 1889 on lot 19 which had been acquired from A. S. Sheehan<sup>86</sup>. Ragg, a dairyman was resident there in 1891 but in the following year let the property to Walter G. Garrett, a carpenter<sup>87</sup>. Subsequent tenants included William Farr, an agent and Miss M. A. Carson in 1895<sup>88</sup>.

By the turn of the century Ragg had sold the property to Mrs. Martha Goddard<sup>89</sup>. It was described as wooden on lots 19 and 20, population 2 and NAV 22 pounds (land lot 20 was owned by William Ainger in 1895 so it had possibly been a separate purchase). Goddard remained at no.22 in 1910 but by World War 1 Mrs. Fanny Marie Mashiter of Whitehorse Road had purchased it<sup>90</sup>. One C. Dare was tenant.

Mrs. Jessie Allingham had become owner/occupant by 1926<sup>91</sup> the house by then being described as wood with five rooms on lot 19. It was depicted in situ on the MMBW plan 176 of the Municipality of Box Hill dated 20 July 1927 as a single fronted cottage with extensive verandahs and a wood outbuilding. By then the east side of Kangerong Road was almost fully developed.

### Description

The house at 22 Kangerong Road, Box Hill is a single storey, double fronted Victorian block-fronted weatherboard building with a hip roof clad in slate. There are two early rendered brick chimneys on either side of the house with corbelled caps. There is a later tall and skinny face brick chimney at the rear of the house. The facade has a central door flanked by timber framed double – hung sash windows. The verandah extends across the width of the house and has a skillion roof supported on square timber posts. The balustrade to the verandah does not appear to be original. The post and beam low front fence appears to be early.

There are two large Monterey cypress (*Cupressus macrocarpa*) trees either side of and immediately within the central front gate. A large silky oak (*Grevillea robusta*) is visible at the rear of the house.<sup>92</sup>

### Comparative Examples

Other Victorian residences in the Box Hill area already listed in the Heritage Overlay:

29 Albion Road, Banff – c.1888  
40 Albion Road, Turriff – c. 1892  
50 Albion Road, Albion – 1883  
959 Canterbury Road, Holm-Lea – 1886  
83-87 Dorking Road – 1891  
310 Elgar Road, Tyneholm – 1891  
366 Elgar Road, Estherville – 1889  
27 Morley Crescent, pre-1863  
30-32 Watts Street – 1890  
63 Woodhouse Grove, Glendale – 1893-94  
27 Morley Crescent, Box Hill Nth, pre 1863

<sup>84</sup> SLV Maps, "Gem of Box Hill", copy in Graeme Butler & Assoc, City of Whitehorse Heritage Review, Assessment of Precincts, 2003, p.56.

<sup>85</sup> Rate Books, 1889, p.9.

<sup>86</sup> Ibid. 1889, p.10; 1890, p.12.

<sup>87</sup> Ibid. 1891, p.26; 1892, p.3.

<sup>88</sup> Ibid, 1895, p.3.

<sup>89</sup> Ibid, Box Hill Riding, 1900, p.49.

<sup>90</sup> Ibid. 1914, p.102.

<sup>91</sup> Ibid. Borough of Box Hill, East Ward, 1927, p.49.

<sup>92</sup> Ibid.



There are currently no Victorian residences representing the early phase of development in the Gem of Box Hill subdivision. This property and the one at 34 Watts Street are recommended for inclusion to demonstrate the establishment of the Gem of Box Hill Estate.

### **Significance**

The house at 22 Kangerong Road, Box Hill is of historical (Criterion A) and aesthetic (Criterion E) importance as one of a small number of nineteenth Century houses surviving in Box Hill demonstrating an early and important phase of residential settlement in the area. It represents the Gem of Box Hill subdivision and built in 1889, would have been one of the earliest houses constructed as part of the subdivision advertised for sale in October 1888. Aesthetically, the house is a very intact example of a relatively simple Italianate timber villa.

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**Building:**

**Address:** 30 Kangerong Road,  
Box Hill

**Melway Map Ref:** 47 E9

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**Building Type:** House

**Construction Date** 1913

**Architect:**

**Builder:** Alfred Padgham

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## History

Kangerong Road is in Crown allotment 16 for which Alexander and Patrick Murphy paid two pounds per acre at Crown land sales in 1851<sup>93</sup>. It was a large 160-acre allotment, which stretched along the north side of Whitehorse Road from Shipley Street to Middleborough Road<sup>94</sup>. Referred to as *Murphy's Paddock* in Southall's "A Tale of Box Hill", it was where the beginnings of the village of Box Hill emerged subsequent to its subdivision into sixteen ten-acre blocks in 1858<sup>95</sup>.

The character of the area was rural and remained so as the land boom of the 1880s swamped Melbourne with subdivisions for suburban housing. This part of Whitehorse Road joined the frenzy when pioneer settler Robert Blood<sup>96</sup> had his acreage surveyed for auction as the Gem of Box Hill<sup>97</sup> out of which Kangerong Road was created. Advertised for sale on 20 October 1888 it comprised 32 lots fronting the east side of Kangerong Road and north side of Whitehorse Road to the right of way<sup>98</sup>.

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<sup>93</sup> Box Hill Historical Society Inc. (BHHS), Crown Grants file, Titles Office research notes by C.H. Lewis, copy of Bryson's Survey.

<sup>94</sup> Andrew C. Ward & Assoc, *City of Box Hill Heritage and Conservation Study*, 1990, vol.1, p.22.

<sup>95</sup> Andrew Lemon, *Box Hill*, Lothian, Melbourne, 1978, p.24.

<sup>96</sup> Charles F. Williams, *The Origins of Box Hill Street Names*, Box Hill City Council, Box Hill, 1985, p.39.

<sup>97</sup> BHHS Rate Books, Shire of Nunawading, North Ward, 1889, p.10.

<sup>98</sup> SLV Maps, "Gem of Box Hill", copy in Graeme Butler & Assoc, *City of Whitehorse Heritage Review, Assessment of Precincts*, 2003, p.56.

Development of the estate seemed promising when houses were built at nos.18 and 22 in 1888-9 by William Williams, carpenter and Charles Ragg, dairyman respectively<sup>99</sup>. The ensuing economic depression however, slowed building and the road had many vacant lots at the turn of the century. Among them were these lots 22 and 23 where no.30 now stands, and which in 1904 were owned by Rivers William Dickinson, a Collins Street solicitor who lived in Riversdale Road, Hawthorn<sup>100</sup>.

Dickinson sold these lots to Alfred Padgham in about 1912. Padgham, a bricklayer and almost certainly a descendant of the pioneering Padgham family, was already building in Kangerong Road having completed the house at no.32 where he was living<sup>101</sup> (refer to data sheet for no.32). In 1913 he completed this house at no.30 and relocated his family there<sup>102</sup>.

By 1926 James Marshall Tweedie had bought the house for his residence. At the time it was described as being brick with five rooms on lots 22 and 23, population 2 and NAV 80 pounds<sup>103</sup>. It was depicted in situ on the MMBW plan 176 of the Municipality of Box Hill dated 20 July 1927 as having similar bay windows to no.32 and wood outbuildings abutting the rear boundary. By then the east side of Kangerong Road was almost fully developed.

The property remained in the family passing to Marshall Tweedie, a local dentist and keen amateur horticulturist. Tweedie let the house to Milford Arthur Le Roux, a clerk who bought it for his residence in 1951 for 2600 pounds<sup>104</sup>.

### **Description**

This is a red brick Federation style dwelling with a high central hip roof and perpendicular wings with gable roofs. The gabled wings have central square bay windows. A bullnose verandah extends around the front and one side of the residence. The verandah has an iron lacework valance, however this appears to be a later detail, as it is not characteristic of the Federation style. The gable ends have ornate plaster detailing with vase and plant motifs. The roof is clad in slate and has decorative terracotta ridge capping and face redbrick chimneys with brick corbelled capping.

The front fence to the property has a ripple iron fence with timber posts and capping. It is likely that this is the original fence.

### **Comparative examples**

There is currently only one brick Federation style residence in the Box Hill area already included in the Heritage Overlay at 434 Elgar Road Box Hill.

The following brick Federation style residences in the Box Hill area have been identified as being of potential significance:

98 Clyde Street, Box Hill North  
28 Court Street, too altered  
424 Elgar Road, Box Hill  
431 Elgar Road, Box Hill  
15A-15 Hopetoun Parade, Box Hill  
25 Hopetoun Parade, Box Hill – excellent example  
31 Severn Street, Box Hill North  
467 Station Street, Box Hill

<sup>99</sup> Rate Books, 1889, p.9-10; 1890, p.12.

<sup>100</sup> Ibid. Box Hill Riding, 1905, p.52.

<sup>101</sup> Ibid. 1909-1912.

<sup>102</sup> Ibid. 1914, p.102.

<sup>103</sup> Ibid. Borough of Box Hill, East Ward, 1927, p.50.

<sup>104</sup> BHHS, Assessment Books, East Ward, 1947-53.

This building is one of three houses in Kangerong Road owned and constructed by bricklayer Alfred Padgham. The other two houses are at 32-34 and 36 Kangerong Road. All three houses are similar in style, form and detailing.

### **Significance**

The house at 30 Kangerong Road, Box Hill is of historical (Criterion A) and aesthetic (Criterion E) importance demonstrating the second wave of development in the Gem of Box Hill subdivision. This is one of three houses constructed by the Padgham family, which are all still surviving. The houses exhibit common characteristics and demonstrate the type of speculative building that occurred in the early 1900s. Aesthetically, the house is an excellent intact example of a brick Federation dwelling demonstrating key characteristics of the style. It is a representative house of its time exhibiting the diagonal axis form and asymmetrical treatment characteristic of the later Federation style years.



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**Building:**

**Address:** 32-34 Kangerong Road,  
Box Hill

**Melway Map Ref:** 47 E9

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**Building Type:** House

**Construction Date** 1917

**Architect:**

**Builder:** Alfred Padgham

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## History

Kangerong Road is in Crown allotment 16 for which Alexander and Patrick Murphy paid two pounds per acre at Crown land sales in 1851<sup>105</sup>. It was a large 160-acre allotment, which stretched along the north side of Whitehorse Road from Shipley Street to Middleborough Road.<sup>106</sup> Referred to as *Murphy's Paddock* in Southall's "A Tale of Box Hill", it was where the beginnings of the village of Box Hill emerged subsequent to its subdivision into sixteen ten-acre blocks in 1858<sup>107</sup>.

The character of the area was rural and remained so as the land boom of the 1880s swamped Melbourne with subdivisions for suburban housing. This part of Whitehorse Road joined the frenzy when pioneer settler Robert Blood<sup>108</sup> had his acreage surveyed for auction as the Gem of Box Hill<sup>109</sup> out of which Kangerong Road was created. Advertised for sale on 20 October 1888 it comprised 32 lots fronting the east side of Kangerong Road and north side of Whitehorse Road to the right of way.<sup>110</sup>

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<sup>105</sup> Box Hill Historical Society Inc. (BHHS), Crown Grants file, Titles Office research notes by H. C. Lewis, copy of Bryson's Survey.

<sup>106</sup> Andrew C. Ward & Assoc, *City of Box Hill Heritage and Conservation Study*, 1990, vol.1, p.22.

<sup>107</sup> Andrew Lemon, *Box Hill*, Lothian, Melbourne, 1978, p.24.

<sup>108</sup> Charles F. Williams, *The Origins of Box Hill Street Names*, Box Hill City Council, Box Hill, 1985, p.39.

<sup>109</sup> BHHS Rate Books, Shire of Nunawading, North Ward, 1889, p.10.

<sup>110</sup> SLV Maps, "Gem of Box Hill", copy in Graeme Butler & Assoc, City of Whitehorse Heritage Review, Assessment of Precincts, 2003, p.56.

Development of the estate seemed promising when houses were built at nos.18 and 22 in 1888-9 by William Williams, carpenter and Charles Ragg, dairyman respectively<sup>111</sup>. The ensuing economic depression however slowed building and the road had many vacant lots at the turn of the century. Among them were these lots 28 and part lot 27 where no.36 now stands.

In 1904 the former was in the hands of the executors of the late J. Ainger and the latter was the most northern of a four lot holding owned by Alfred Padgham<sup>112</sup>. Padgham sold 20 feet of lot 27 to Frank Herbert Young in 1909<sup>113</sup>. Young, a civil servant also acquired lot 28 giving his block a frontage of 70 feet.

Young did not build but sold his block to Padgham in 1916.<sup>114</sup> Padgham, a bricklayer and almost certainly a descendant of the pioneering Padgham family, lived a few doors down at no.30, which he had built in 1913 (refer to data sheet for no.30). In 1917 he completed this house at no.36 and his family relocated there<sup>115</sup>.

In 1920 the property was described as being brick with seven rooms on lot 28 and part 27, population 8 and NAV 50 pounds.<sup>116</sup> It was depicted in situ on the MMBW plan 176 of the Municipality of Box Hill dated 20 July 1927 with wood outbuildings. By then the east side of Kangerong Road was almost fully developed.

From 1963 until 2002 the house was part of the nursing home Carinya established by the Brotherhood of St Laurence.<sup>117</sup>

### **Description**

This is a red brick Federation style dwelling with a high central hip roof and perpendicular wings with gable roofs. The gabled wings have central square bay windows. A bullnose verandah extends between the two gable wings. The verandah appears to have its original posts and handrail but has been glazed in between. The gable ends have ornate plaster detailing with vase and plant motifs. The roof is clad in slate and has decorative terracotta ridge capping and face redbrick chimneys with brick corbelled capping.

### **Comparative examples**

There is currently only one brick Federation style residence in the Box Hill area already included in the Heritage Overlay at 434 Elgar Road Box Hill.

The following brick Federation style residences in the Box Hill area have been identified as being of potential significance:

98 Clyde Street, Box Hill North  
28 Court Street, too altered  
424 Elgar Road, Box Hill  
431 Elgar Road, Box Hill  
15A-15 Hopetoun Parade, Box Hill  
25 Hopetoun Parade, Box Hill – excellent example  
31 Severn Street, Box Hill North  
467 Station Street, Box Hill

This building is one of three houses in Kangerong Road owned and constructed by bricklayer Alfred Padgham. The other two houses are at 30 and 36 Kangerong Road. All three houses are similar in style, form and detailing.

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<sup>111</sup> Rate Books, 1889, p.9-10; 1890, p.12.

<sup>112</sup> Ibid. Box Hill Riding, 1905, p.52.

<sup>113</sup> Ibid. 1909, p.62.

<sup>114</sup> Ibid. 1916, p.119.

<sup>115</sup> Ibid. 1917, p.129.

<sup>116</sup> Ibid. 1920, p.129.

<sup>117</sup> Pers. Comm. William Orange, Box Hill Historical Society

### **Significance**

The house at 32-34 Kangerong Road, Box Hill is of historical (Criterion A) and aesthetic (Criterion E) importance demonstrating the second wave of development in the Gem of Box Hill subdivision. This is one of three houses constructed by the Padgham family, which are all still surviving. The houses exhibit common characteristics and demonstrate the type of speculative building that occurred in the early 1900s. Aesthetically, the house is an excellent intact example of a brick Federation dwelling demonstrating key characteristics of the style. It is a representative house of its time exhibiting the diagonal axis form and asymmetrical treatment characteristic of the later Federation style years.



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**Building:**

**Address:** 36 Kangerong Road,  
Box Hill

**Melway Map Ref:** 47 E9

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**Building Type:** House

**Construction Date** 1910

**Architect:**

**Builder:** Alfred Padgham

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## History

Kangerong Road is in Crown allotment 16 for which Alexander and Patrick Murphy paid two pounds per acre at Crown land sales in 1851<sup>118</sup>. It was a large 160 acre allotment, which stretched along the north side of Whitehorse Road from Shipley Street to Middleborough Road<sup>119</sup>. Referred to as *Murphy's Paddock* in Southall's "A Tale of Box Hill", it was where the beginnings of the village of Box Hill emerged subsequent to its subdivision into sixteen ten-acre blocks in 1858<sup>120</sup>.

The character of the area was rural and remained so as the land boom of the 1880s swamped Melbourne with subdivisions for suburban housing. This part of Whitehorse Road joined the frenzy when pioneer settler Robert Blood<sup>121</sup> had his acreage surveyed for auction as the Gem of Box Hill<sup>122</sup> out of which Kangerong Road was created. Advertised for sale on 20 October 1888 it comprised 32 lots fronting the east side of Kangerong Road and north side of Whitehorse Road to the right of way<sup>123</sup>.

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<sup>118</sup> Box Hill Historical Society Inc. (BHHS), Crown Grants file, Titles Office research notes by H. C. Lewis, copy of Bryson's Survey.

<sup>119</sup> Andrew C. Ward & Assoc, *City of Box Hill Heritage and Conservation Study*, 1990, vol.1, p.22.

<sup>120</sup> Andrew Lemon, *Box Hill*, Lothian, Melbourne, 1978, p.24.

<sup>121</sup> Charles F. Williams, *The Origins of Box Hill Street Names*, Box Hill City Council, Box Hill, 1985, p.39.

<sup>122</sup> BHHS Rate Books, Shire of Nunawading, North Ward, 1889, p.10.

<sup>123</sup> SLV Maps, "Gem of Box Hill", copy in Graeme Butler & Assoc, City of Whitehorse Heritage Review, Assessment of Precincts, 2003, p.56.



Development of the estate seemed promising when houses were built at nos.18 and 22 in 1888-9 by William Williams, carpenter and Charles Ragg, dairyman respectively<sup>124</sup>. The ensuing economic depression, however slowed building and the road had many vacant lots at the turn of the century. Among them were these lots 24 and 25 where no.32 now stands.

In 1904 they were owned by Alfred Padgham<sup>125</sup>, a bricklayer at the time living in Watts Street and almost certainly a descendant of the pioneering Padgham family. In 1910 Padgham built the house at no. 32<sup>126</sup> and relocated his family there. Padgham remained in residence for about two years before he sold the property to Hannah Mary Blake in 1912<sup>127</sup>.

In 1926 the property was described as being brick with seven rooms on lots 24 and 25, NAV 80 pounds<sup>128</sup>. At the time its owner/occupant was Mrs. Daisy Bradbury of "The Fernery", Frankston. It was depicted in situ on the MMBW plan 176 of the Municipality of Box Hill dated 20 July 1927 with a substantial wood outbuilding. By then the east side of Kangerong Road was almost fully developed.

Subsequent owner/occupants include William Edmund and Edith Helena Fitzgerald who bought it for their residence in 1941 for 1125 pounds<sup>129</sup>.

### **Description**

This is a single storey face red brick residence constructed in the Federation style. It has a high central hip roof and perpendicular wings with gable roofs. The roof is clad in slate and the gable wing roofs have terracotta ridging and finials crowning the gables. There is an additional gable on the corner of the hip forming part of the verandah. The skillion verandah follows the line of the house along the front and on one side. The verandah detailing is simple with square twin posts and timber balustrade with widely spaced uprights.

The gabled wings have shallow central square bay windows. The gable ends have half timbering with stucco render in-between. The chimneys are red face brick with corbelled brick capping.

The front fence is a low stone-faced wall with a hedge behind. The wall is not contemporary with the style of the house.

### **Comparative examples**

There is currently only one brick Federation style residence in the Box Hill area already included in the Heritage Overlay at 434 Elgar Road Box Hill.

The following brick Federation style residences in the Box Hill area have been identified as being of potential significance:

98 Clyde Street, Box Hill North  
28 Court Street, too altered  
424 Elgar Road, Box Hill  
431 Elgar Road, Box Hill  
15A-15 Hopetoun Parade, Box Hill  
25 Hopetoun Parade, Box Hill – excellent example  
31 Severn Street, Box Hill North  
467 Station Street, Box Hill

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<sup>124</sup> Rate Books, 1889, p.9-10; 1890, p.12.

<sup>125</sup> Ibid. Box Hill Riding, 1905, p.52.

<sup>126</sup> Ibid. 1910, p.64.

<sup>127</sup> Ibid. 1912, p.72.

<sup>128</sup> Ibid. Borough of Box Hill, East Ward, 1927, p.50.

<sup>129</sup> BHHS, Assessment Books, East Ward, 1947-53.

This building is one of three houses in Kangerong Road owned and constructed by bricklayer Alfred Padgham. The other two houses are at 30 and 32-34 Kangerong Road. All three houses are similar in style, form and detailing.

### **Significance**

The house at 36 Kangerong Road, Box Hill is of historical (Criterion A) and aesthetic (Criterion E) importance demonstrating the second wave of development in the Gem of Box Hill subdivision. This is the earliest of three houses constructed by the Padgham family, which are all still surviving. The houses exhibit common characteristics and demonstrate the type of speculative building that occurred in the early 1900s. Aesthetically, the house is an excellent intact example of a brick Federation dwelling demonstrating key characteristics of the style. It is a representative house of its time exhibiting the diagonal axis form and asymmetrical treatment characteristic of the later Federation style years.

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**Building:**

**Address:** 34 Watts Street, Box Hill

**Melway Map Ref:** 47 D9

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**Building Type:** House

**Construction Date** 1889

**Architect:**

**Builder:** William Williams?

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## History

Watts Street is in Crown allotment 16 for which Alexander and Patrick Murphy paid two pounds per acre at Crown land sales in 1851<sup>130</sup>. It was a large 160-acre allotment, which stretched along the north side of Whitehorse Road from Shipley Street to Middleborough Road<sup>131</sup>. Referred to as *Murphy's Paddock* in Southall's "A Tale of Box Hill", it was where the beginnings of the village of Box Hill emerged subsequent to its subdivision into sixteen ten-acre blocks in 1858<sup>132</sup>.

The character of the area was rural and remained so as the land boom of the 1880s swamped Melbourne with subdivisions for suburban housing. This part of Whitehorse Road joined the frenzy in 1888 with the survey of the Box Hill Township Heights Estate<sup>133</sup> out of which Watts Street was created. Released c.1888 it comprised of at least 49 lots fronting Watts Street, Station Street and Whitehorse Road.

Development began almost immediately in Watts Street with houses commencing on the east side at no.30 (refer Andrew Ward, Box Hill Conservation Study 1989-1990) and no.34. In 1889 the land on which the latter stands and adjoining lots to its north were owned by William

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<sup>130</sup> Box Hill Historical Society Inc. (BHHS), Crown Grants file, Titles Office research notes by H. C. Lewis, copy of Bryson's Survey.

<sup>131</sup> Andrew C. Ward & Assoc, *City of Box Hill Heritage and Conservation Study*, 1990, vol.1, p.22.

<sup>132</sup> Andrew Lemon, *Box Hill*, Lothian, Melbourne, 1978, p.24.

<sup>133</sup> BHHS Rate Books, Shire of Nunawading, North Riding.

Williams senior of Middleborough Road<sup>134</sup>. Williams also had land and a shop on the Estate in Station Street.

In 1889 lots 65 and 66 were transferred to William Williams, a carpenter and presumably Williams' son, and this house was completed<sup>135</sup>. It was described as wood with a NAV of 70 pounds. By the turn of the century the property had passed to Mrs. Ann Williams who continued as owner/occupant in 1914<sup>136</sup>.

The house remained in the Williams family under the ownership of Miss Eleanor Williams in 1926 when it was described as being wood with eight rooms<sup>137</sup>. The house with vast verandahs was depicted in situ on the MMBW plan 176 of the Municipality of Box Hill dated 20 July 1927. On the block there was a large wood outbuilding possibly a stable or workshop abutting the rear right-of-way. Also depicted is the house at no.18 Kangerong Road, another Williams built house and the first completed on the Gem of Box Hill Estate in 1888.

From the 1960s to the 1980s the nursing home Glen Alwyn operated in the house, in more recent years it has been a boarding house.<sup>138</sup>

### **Description**

This is a grand symmetrical Victorian weatherboard residence. Is double fronted with bay windows flanking the central front door. The front door had sidelight and highlight windows. The main roof has a hip form and the roof follows the line of the bays at the front. The Watt Street elevation is block fronted (to look like stone) with typical weatherboards to the remainder of the building. The roof is clad in slate. There are two symmetrical chimneys at either end of the building. These have polychromatic brickwork with wide render capping and terracotta chimney pots.

The building is elevated due to the slope of the site and there are central steps up to the front door. The front of the property has a low painted brick fence with a central gate and path.

### **Comparative Examples**

Other Victorian residences in the Box Hill area already listed in the Heritage Overlay:

29 Albion Road, Banff – c.1888  
40 Albion Road, Turriff – c. 1892  
50 Albion Road, Albion – 1883  
959 Canterbury Road, Holm-Lea – 1886  
83-87 Dorking Road – 1891  
310 Elgar Road, Tyneholm – 1891  
366 Elgar Road, Estherville – 1889  
27 Morley Crescent, pre-1863  
30-32 Watts Street – 1890  
63 Woodhouse Grove, Glendale – 1893-94  
27 Morley Crescent, Box Hill Nth, pre 1863

There are currently no Victorian residences representing the early phase of development in the Gem of Box Hill subdivision. This property and the one at 22 Kangerong Road are recommended for inclusion to demonstrate the establishment of the Gem of Box Hill Estate.

### **Significance**

The house at 34 Watts Street, Box Hill is of historical (Criterion A) and aesthetic (Criterion E) importance as one of a small number of nineteenth Century houses surviving in the Box Hill area demonstrating an early and important phase of residential settlement in the area. It

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<sup>134</sup> Ibid. 1889, p.13.

<sup>135</sup> Ibid. 1890, p.15.

<sup>136</sup> Ibid. Box Hill Riding, 1914, p.105.

<sup>137</sup> Ibid. Borough of Box Hill, 1927, East Ward, p.116.

<sup>138</sup> Pers. Comm. William Orange, Box Hill Historical Society



represents the Gem of Box Hill subdivision and would have been one of the earliest houses constructed as part of the subdivision advertised for sale in October 1888. Aesthetically, the house is a very intact example of a more elaborate Italianate timber villa demonstrating key characteristics of the style such as the bay windows, block fronted facade, bi-chrome brick chimneys with corbelled capping and chimney pots, symmetry and grand entry with highlights and sidelights.

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**Precinct:** Mates' Housing  
Development Precinct

**Address:** 3 –5 Miller Street and 1060 – 1070 Whitehorse Road **Melway Map Ref:** 47 E9

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**Building Type:** Houses & former Dairy **Construction Date** 1912 - 1913

**Architect:** **Builder:**

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3 – 5 Miller Street



1070 Whitehorse Road



From left to right – 1070, 1068, 1066, 1064, 1062 & 1060 Whitehorse Road

## History

Positioned between rail and road the south side of Whitehorse Road had overtaken the north as the commercial hub of Box Hill well before the economic depression of the 1890s. State School 2838 had opened and the land to its east was emerging as a prime residential area<sup>139</sup>.

By 1905 the block bounded by Whitehorse Road, Bank, Linsley and Miller Streets had been subdivided by Thomas Linsley as the bulk of the Linsley Estate, 25 lots with the builder Phillip Bamford already in Bank Street at no.51<sup>140</sup>. Linsley of "Machadodorp" was a *Jack of all trades* including a *contractor cleaning trains, a breeder of draught horses and carter*<sup>141</sup>. He was immortalised in Box Hill lore when his name was inscribed on the Boer War Memorial having returned from that campaign a local hero<sup>142</sup>. He, had a reputation as a fine horseman, and was the co-builder of Albion.

In 1905 the six lots along the Miller Street end of the Estate were in the hands of the Box Hill physician Dr.Walter Joseph Craig<sup>143</sup>. By 1910 lots 23 to 25 on the north east corner had been acquired by Job Hone, an orchardist of Middleborough Road who subsequently sold to Thomas Mates<sup>144</sup>. At the same time Mates bought lot 18 on Whitehorse Road from Robert Hillhouse where in 1912 he commenced the first pair of the group of houses now 1060-1070 Whitehorse Road and 3-5 Miller Street.

Thomas Mates, a local of "Towong" in Whitehorse Road, owned a stock and station agency in Melbourne<sup>145</sup>. The Mates family became well known in Box Hill mainly through the civic, business and benevolent works of Ellen Boyland (nee Mates) and Maude Mates<sup>146</sup>.

By 1913, Mates must have completed or near completed all of the houses as they were let even though they were all recorded as *unfinished* in the Rate Book for that year. The first tenants were James Anthony Bryant, stone cutter, Frederick Ingamells, Commonwealth

<sup>139</sup> Edna Perrin, *Professional and Business People in Box Hill to 1925*, Box Hill Historical Society, Box Hill, 1993, passim & Box Hill Historical Society Inc (BHHS), Sands & McDougall directories, 1872-1890.

<sup>140</sup> BHHS, Shire of Nunawading Rate Book 1905, Box Hill Riding, p.66.

<sup>141</sup> Personal communication through BHHS with Lindsley descendant.

<sup>142</sup> Julia Morant & O.S.Green, *Box Hill Sketchbook*, Rigby Ltd, Adelaide, p.10.

<sup>143</sup> Rate Book, op.cit.

<sup>144</sup> *ibid.* 1910, p.82 & 1912, p.92.

<sup>145</sup> BHHS, *Sands and McDougall Directory 1913*, p.1906.

<sup>146</sup> Andrew Lemon, *Box Hill*, Box Hill City Council & Lothian, Melbourne, 1978, pp.145, 162-4, 171.

Public servant, Henry Binks, painter, Miss Alice McMillan, teacher, Charles Vincent Gibson, gardener, Mrs. Nellie White and Victor Percy Gorrell, clerk and Alfred Briggs, engineer<sup>147</sup>.

A year or two later Mates transferred ownership of the houses to Mary Ellen and Maude Isabel Mates who at the time were living in Barkers Road, Kew and Grace Bertha Mates and Mrs. Jessica Brown. The houses were described as being brick and were named: *Mantua*, *Medina*, *Marmora*, *Macedonia*, *Maloja*, *Moldavia*, *Mooltan*, *Malwa* the last two listed being the houses in Miller Street<sup>148</sup>. The significance of these names or places to the Mates family is unknown at the time of writing.

After the death of Thomas Mates in 1920<sup>149</sup> the properties passed to Ellen and Mary, by then Mesdames Boyland and Vernon<sup>150</sup>. The corner pair had possibly been sold prior to this with W. E. Bowley of Bendigo listed as owner in 1921. He let the houses to James Willoughby, labourer and Joseph Thomas, clergyman<sup>151</sup>.

Miss Margaret McDillan Monaghan of Hawthorn owned them by 1923<sup>152</sup> and a few years later the first listing of a dairy on the corner appeared in the Sands and McDougall directories. A. Brierley *dairy* appeared in 1928 with T. Holland and C. Caygill the following years. Rate Books indicated the last mentioned was Christopher Caygill, *dairyman* but gave no indication of a commercial enterprise in the building description or NAV which at the time was the same as the adjoining house<sup>153</sup>. An MMBW plan of 1930<sup>154</sup> however depicted two timber buildings along Miller Street, one on the site of the now defunct brick dairy and the other across the rear of the block. These buildings were the first dairy and possibly a washroom and/or stable. This was an era of home deliveries with "milkies" making early morning rounds by horse and cart and dairies having small shop/office fronts for over the counter sales.

In the mid 1920s dairies existed in Box Hill along Station Street in Medway Street (Sawyer Bros.), near Bank Street (G. Mansfield) and at the corner of Severn Street and Station Street. There was also one in Whitehorse Road (S. Needes) a bit further west than "Moldavia" and dairy produce was sold by J. S. Cox over the road between Watt and Station Streets<sup>155</sup>.

Suppliers to the dairy if there were others, are unknown however at the time there were dairy farmers in close proximity to Miller Street. Those in Box Hill in the mid 1920s were J. Wallace, A. Blood, J. Brennock and D. O'Regan senior on the west side of Middleborough Road between Riversdale and Lexton Roads and Miss E. Bishop on the north side of Riversdale Road<sup>156</sup>. Dairy farming also extended over Middleborough Road into the neighbouring eastern suburbs.

Whether or not Monaghan had any association with dairy farming is unknown at the time of writing, however, continuing as owner of the property in the 1940s she built or approved the building of the brick dairy "Moldavia" that exists there today. The Rate made in May 1946 indicated that the site contained *DAIRY SHED washroom etc.* The NAV was 106 pounds compared with 55 pounds for the adjoining house. Monaghan let the property to Harry Thomas Nicholls, dairyman<sup>157</sup>.

Subsequent owners into the early 1950s were Leslie Ernest Jungwirth, dairyman and Irelands Blackburn Dairy Pty Ltd. The property then changed hands several times within a few years,

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<sup>147</sup> Rate Book, 1913, p.105 and 1915, pp.134-135.

<sup>148</sup> Ibid.

<sup>149</sup> BHHS, *Box Hill Reporter*, "Obituary", dated 10 December 1920.

<sup>150</sup> Rate Book 1921, p.53.

<sup>151</sup> Ibid.

<sup>152</sup> Rate Book 1923.

<sup>153</sup> Rate Book 1928-29, p.128.

<sup>154</sup> BHHS, MMBW Plan no.3090, Municipality of Box Hill dated 22 January 1930.

<sup>155</sup> Perrin, op.cit, pp.62-64

<sup>156</sup> Ibid.

<sup>157</sup> BHHS, Rate Books, East Ward, Book 16, 1947-1953, p.5603.



William Turner in 1954, Edith Morgan in 1956 and Costas Kanaris also 1956<sup>158</sup>. How long the dairy continued to operate is unknown.

### **Description**

All of the houses in this complex (eight dwellings) were constructed at the same time and by the same developer and have similar forms and details. Each house is a mirror image of its attached pair with the exception of 1070 and 1068 Whitehorse Road. Overall the form and design elements are similar with a subtle variation on particular elements for each pair. For example, while all houses have decorative gable ends and bay windows in similar locations, the gable end form and decoration varies for each pair, as does the form of the bay windows. The combination of roof forms varies, however all houses have complex roof forms at the front clad in terracotta tiles and simple roofs at the end clad in corrugated iron. The exception to this is 1070 Whitehorse Road which has the entire roof clad in terracotta tiles. The porch entry is in the same location for seven of the eight dwellings, the exception being 1070 Whitehorse Road.

Numbers 3 (Mooltan) & 5 (Malwa) Miller Street are semi-detached brick Federation dwellings. The houses include perpendicular gables at the front and a gable at the rear covering both houses. They have a side porch at the front extending between the gables with a hipped roof that partly continues from the main roof. The roof at the front including the two gables and porch roof is clad in terracotta tiles, while the roof at the rear is clad in corrugated iron. The front room has a box bay window to the Miller Street elevation with timber framed casement windows. There is a box bay window further down the side elevation. The two front gable ends have timber strap work with rough stucco in between and curved timber brackets supporting the overhanging eaves. On the gable end facing Miller Street the stucco continues down to the base of the highlight windows in the bay window. The porch has timber posts with curved timber brackets on brick pillars and a brick balustrade in between. Entry to the houses is via the side porch. There is a central double flue chimney towards the front of the property shared between the two attached houses and two chimneys at the rear. All chimneys are tapered and have a rough stucco render finish and terracotta chimney pots. The property has a low face redbrick fence at the Miller Street boundary and a low timber-paling fence dividing the two properties at the front. The property has a side driveway and there is no front gate.

Numbers 1060 (Mantua) and 1062 (Medina) Whitehorse Road are semi-detached brick Federation dwellings. The front of the houses include two thirds of a gambrel roof. Behind this is a gable wing perpendicular to the gambrel roof. There is a side porch at the front extending between the gable wing and the front of the house with a skillion roof that continues from the main roof. The rear section of the houses is half of a hip roof shared between the attached properties. The roof at the front including the gable, gambrel and porch roof is clad in terracotta tiles, while the roof at the rear is clad in corrugated iron. The front room has a bow window to the Whitehorse Road elevation with timber framed casement windows and a curved canopy over. There is a box bay window further down the side elevation. The front gable end is clad in weatherboards with two central louvre vents. On the elevation facing Whitehorse Road there is a rough stucco band between the eaves and the base of the highlight windows in the bow window. The remainder of the residence is face red brick. The porch has brick posts with curved timber brackets and a brick balustrade in between. The porch ends facing Whitehorse Road are clad in weatherboards. Entry to the house is via this side porch. There is a central double flue chimney towards the front of the property shared between the two attached houses. The brick chimney has terracotta chimney pots. It is likely that this chimney previously had a stucco finish. The property has a hairpin wire fence a side path entry with a hairpin wire gate set in from the front footpath.

Numbers 1064 (Marmora) and 1066 (Macedonia) are semi-detached brick Federation dwellings. The houses includes a front gable shared by the attached houses extending to the end of the bay windows. Behind this is a hip roof over both dwellings and a gable wing behind this and perpendicular to the hip roof. It has a side porch at the front extending between the gables with a hipped roof that partly continues from the main roof. The roof at the front

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<sup>158</sup> *ibid.*

including the gables, hip and porch roof is clad in terracotta tiles, while the roof at the rear is clad in corrugated iron. The front room has a box bay window to the Whitehorse Road elevation with timber framed casement windows. There is a box bay window further down the side elevation. The front gable end is clad in weatherboards with two central louvre vents. The front section of the house has been painted/rendered. The rear of the house is face red brick. On the elevation facing Whitehorse Road there is a rough stucco band down to the base of the highlight windows in the bay window. The porch has timber posts with curved timber brackets on brick pillars and a brick balustrade in between. Entry to the house is via this side porch. There is a central double flue chimney towards the front of the property shared between the two attached houses and three chimneys at the rear. All chimneys are tapered and have a rough stucco render finish and terracotta chimney pots. The property has a low timber-paling fence. The property has a side driveway paved in concrete and there is no front gate.

Unlike the other semi-detached houses in this development the two houses at 1070 (Moldavia) and 1068 (Maloja) Whitehorse Road are not mirror images of each other. The residence at 1068 Whitehorse Road is similar in form to 5 Miller Street.

The house at 1068 includes perpendicular gables at the front and skillion roof at the rear. It has a side porch at the front extending between the gables with a hipped roof that partly continues from the main roof. The gable extending from the adjacent property at 1070 Whitehorse Road also intersects the front gable of this property. The roof at the front including the two gables and porch roof is clad in terracotta tiles, while the roof at the rear is clad in corrugated iron. The front room has an angled bay window to the Whitehorse Road elevation with timber framed casement windows. There is an angled bay window further down the side elevation. The two front gable ends have rough stucco render with central decorative imprints and curved timber brackets supporting the overhanging eaves. On the gable end facing Whitehorse Road the stucco continues down to the base of the highlight windows in the bay window. The porch has timber posts with curved timber brackets on brick pillars and a brick balustrade in between. Entry to the house is via this side porch. All chimneys are tapered and have a rough stucco render finish and terracotta chimney pots. The property has a low face redbrick fence at the Whitehorse Road boundary. The property has a side path leading to the porch entry.

The house at 1070 has two main gables perpendicular to one another and also shares part of a gable from the attached house. There are two porches to this residence, one at the intersection of the two main gables on the Miller Street side and one in between the 1070 Whitehorse Road gable and the 1068 Whitehorse Road gable. The roof is clad in terracotta tiles. The gable walls facing Whitehorse Road and Miller Street contain angled bay windows with timber-framed casement windows. The walls to this building are partially rendered and partially painted. The painted areas would have originally been face brick. The chimneys to the residence are tapered rendered brick with terracotta chimney pots.

At the rear of 1070 Whitehorse Road along the Miller Street boundary is a dairy building which was constructed in the inter war period. It has a stepped parapet wall at the front and has exposed brick at the base and is rendered brick above. The steps to the parapet have brick capping. Behind the parapet is a single gable roof clad in terracotta tiles. The front facade has a central window with a face brick sill and lintel.

A low brick fence borders the property and there is a narrow wrought iron entry gate on the corner of Miller Street and Whitehorse Road with square brick pillars. There is also another pedestrian entry adjacent to the dairy building.

### **Comparative Examples**

There are no other known such developments of Federation semi detached houses in the City of Whitehorse. The only other pair of semi-detached houses in the municipality are at 72-74 Zetland Road, Mont Albert constructed in 1914. These are two-storey and are not part of a larger development of similar houses. The Dairy building is also the only known example of such a building to survive in the area.

## **Significance**

### *What is significant?*

Mates' housing development heritage precinct, comprising 3 –5 Miller Street and 1060 – 1070 Whitehorse Road including the Federation style houses, brick dairy and original development layout.

### *How is it significant?*

Mates' housing development heritage precinct is of local historic and aesthetic significance to the City of Whitehorse.

### *Why is it significant?*

Mates' housing development heritage precinct is of historical significance to the City of Whitehorse as an intact precinct of houses developed at the same time and by the same developer during the early 1900s. The precinct demonstrates the type of speculative development that occurred in this period. (Criterion A4 & Criterion E).

The precinct is of aesthetic importance for its unity and intactness. All the houses in the precinct are similar in form style, detailing and materials. They are excellent intact examples of Federation style dwellings demonstrating key features characteristic of the style. (Criterion E & Criterion B2).

Mates' housing development heritage precinct is also of aesthetic and historical significance for its dairy located on the site. (Criteria A4 & E).

## **Appendix 1 – National Register Criteria**

### **CRITERION A:**

ITS IMPORTANCE IN THE COURSE, OR PATTERN, OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

- A.1 Importance in the evolution of Australian flora, fauna, landscapes or climate.
- A.2 Importance in maintaining existing processes or natural systems at the regional or national scale.
- A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features.
- A.4 Importance for association with events, developments or cultural phases, which have had a significant role in the human occupation and evolution of the nation, State, region or community.

### **CRITERION B:**

ITS POSSESSION OF UNCOMMON, RARE OR ENDANGERED ASPECTS OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

- B.1 Importance for rare, endangered or uncommon flora, fauna, communities, ecosystems, natural landscapes or phenomena, or as a wilderness.
- B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practiced, in danger of being lost, or of exceptional interest

### **CRITERION C:**

ITS POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

- C.1 Importance for information contributing to a wider understanding of Australian natural history, by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.
- C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.

### **CRITERION D:**

ITS IMPORTANCE IN DEMONSTRATING THE PRINCIPAL CHARACTERISTICS OF:  
(I) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL PLACES; OR (II) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL ENVIRONMENTS

- D.1 Importance in demonstrating the principal characteristics of the range of landscapes, environments or ecosystems, the attributes of which identify them as being characteristic of their class.
- D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).

### **CRITERION E:**



**ITS IMPORTANCE IN EXHIBITING PARTICULAR AESTHETIC CHARACTERISTICS  
VALUED BY A COMMUNITY OR CULTURAL GROUP**

E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

**CRITERION F:**

**ITS IMPORTANCE IN DEMONSTRATING A HIGH DEGREE OF CREATIVE OR  
TECHNICAL ACHIEVEMENT AT A PARTICULAR PERIOD**

F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.

**CRITERION G:**

**ITS STRONG OR SPECIAL ASSOCIATIONS WITH A PARTICULAR COMMUNITY OR  
CULTURAL GROUP FOR SOCIAL, CULTURAL OR SPIRITUAL REASONS**

G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.

**CRITERION H:**

**ITS SPECIAL ASSOCIATION WITH THE LIFE OR WORKS OF A PERSON, OR GROUP  
OF PERSONS, OF IMPORTANCE IN AUSTRALIA'S NATURAL OR CULTURAL  
HISTORY**

H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.