

Mont Albert Residential Precinct extension, parts Wellesley & Gordon Streets, Whitehorse Road Wellesley and Gordon Streets (east side), Whitehorse Road, between Hood Street and 688 Whitehorse Road, Mont Albert

ANALYSIS

Thematic context

The Principal Australian Historic Themes (PAHT) have been developed by the Australian Heritage Commission to allow assessment of historical significance within a national historical thematic framework.

| PAHT | Subtheme | Category | Local Theme |
|--|----------------|----------------|--|
| Building settlements, towns and cities | Making suburbs | Housing estate | The Land Boom, Early Twentieth Century |

Comparative analysis

Victorian & Edwardian-era subdivision and inter-war development:

The following precincts represent in part the Victorian and Edwardian-eras development of the road and street pattern, and in part the mainly inter-war housing that followed with the arrival of better services and greater housing demand in the middle suburbs.

- Churchill Street Mont Albert Residential Precinct extension 1904c, 1920s-1930s

Black, Proudfoot and View Streets

- Everton Grove Estate Surrey Hills Residential Precinct 1889-1930s

Everton Grove

- Florence Road Surrey Hills Residential Precinct 1914-1930s

Florence Road (east side), Canterbury Road

- Gem of Box Hill & Court House Estates Box Hill Residential Precinct 1888-1930s

Watts and Court Streets and Kangerong Road

- Harding and Pembroke Streets Surrey Hills Residential Precinct 1885-1930s

Harding and Pembroke Streets

- Mitcham Residential Precinct 1914-1930s

Thomas and Cook Roads

- Queens Park Estate Box Hill Residential Precinct 1889-1930s

Alexander, Acacia and Bass Streets, Kent Road

- William Street Box Hill Residential Precinct 1886-1930s

William Street, Albion Road (part)

- Windsor Park Estate Surrey Hills Residential Precinct 1883-1930s

Albany, Beatrice, Windsor, Albert, Balmoral, Mont Albert, Rosemont, St Georges, St

Johns, Louise, and Leopold

Assessment against the criteria adopted by the Australian Heritage Commission

Summary of Australian Heritage Commission criteria

| Code | Summary | Assessment |
|------|--|--|
| A.3 | Richness and diversity of cultural features | |
| A.4 | Association with important events or historical themes | a good expression of the major growth in housing in Mont Albert during the immediate post World War One era, as expressed by well preserved and in |

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| | | |
|-----|---|---|
| | | some cases distinctively designed single storey detached Californian Bungalow style housing |
| B.2 | Rarity or distinction among a comparable group | |
| C.2 | Research potential or of scientific interest | |
| D.2 | Good example of type | |
| E.1 | Aesthetic importance to the community or a cultural group | |
| F.1 | Design or technological achievement | Some distinctive designs |
| G.1 | Social significance | |
| H.1 | Association with important person or group | |

RECOMMENDATIONS:

Management

Management objectives are as follows:

- to conserve and enhance the contributory elements at the place, being the typically 1920s-30s houses and associated elements;
- to conserve and enhance the visual relationship between contributory elements at the place;
- to conserve and enhance the public view of these contributory elements;
- to ensure that new structures or plantings within the place are visually recessive (lesser perceived height, bulk, greater site setbacks) and visually related to the contributory elements; and
- to encourage further research of the detailed origins of the place to maintain a link with its history, via promotion and publication of the findings.

Proposed extent of heritage place for the heritage overlay

The precinct as mapped, including house exteriors and land with emphasis on fabric from the period up to the 1930s.

Planning Scheme Protection in a heritage overlay: Recommended

External Paint Controls Apply? Yes

Internal Alteration Controls Apply? No

Tree Controls Apply? No

Are there Outbuildings or Fences not Exempt? No

Prohibited Uses may be Permitted? No

Other heritage registers

Heritage Victoria Register: No

Register of the National Estate: No

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REFERENCES

Ward (2001) Stage 1 of the Whitehorse Heritage Review 2001:V1:4
Allom Lovell & Associates (1999) City of Whitehorse Heritage Review: V3: 22-;
MMBW Record Plan 177 (Melb Univ map room);
Mont Albert land sale handbill, Haughton Collection, State Library of Victoria;
Victorian Titles Office (VTO) Lodged Plans (LP) 4876, 1349;
Coghill & Son handbill 13/11/37, State Library of Victoria map collection

HERITAGE PRECINCT – CITATION

NAME OF PLACE: Mount View Court Burwood Residential Precinct

OTHER NAMES OF PLACE: .

ADDRESS / LOCATION: Mount View Court, Burwood

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler.

ASSESSMENT DATE: 2002

STATEMENT OF SIGNIFICANCE

Mount View Court Burwood Residential Precinct is significant to Burwood:

- as a good expression of the major growth in housing in Burwood during the immediate post World War One era, as expressed by single storey detached Californian Bungalow style housing (Criterion A4),
- for the distinctive Bungalow Court form of the subdivision that was a precursor to cul-de-sac planning widely used after WW2 (Criterion B2).

PHOTO:



(Source: Graeme Butler & Associates)

DESCRIPTION:

All 5 houses are contributory to the inter-war Californian Bungalow theme, being:

- single storey and detached,
- gabled roof forms, adverse or parallel to the street;
- gabled front porches at the entry or projecting gabled roof bays;
- low front fences, probably wire fabric on a timber frame or capped picket matched to the porch balustrade (currently some recently built Victorian-era timber pickets)
- weatherboard clad, with red brick and some stucco detailing;
- expressed red brick chimneys;
- terracotta Marseilles pattern tiles are used on roofs;
- driveways to one side of the inter-war houses leading to a garage near or at the rear boundary, with single crossover.

PERIOD EXPRESSION & CONTRIBUTION

The assessed potential heritage value for all of the houses in Mount View Court was Local D, the distinctive factors being the court configuration and the integrity of the houses to their construction dates.

Bungalow courts were a fashionable feature of only some 1920s-30s estates across the metropolitan area (see Jennings Beaumont estate) , with precedents in the west coast of North America. They were a precursor to widespread use of the residential court planning in new Australian estates, post WW2 (see Butler, 'Californian Bungalows in Australia').

HISTORY

Historical background

'The Early Townships

The first township in the Parish of Nunawading was Burwood, then known as Ballyshanassy. Proclaimed in 1854, the village was bordered by present-day Gilmour Street, Burwood Highway, Highbury Road and Gardiner's Creek. Ballyshanassy remained the only official township until 1861, when the Box Hill Township was proclaimed'...

'This pattern of early land ownership in the Parish of Nunawading—small blocks in Box Hill and Burwood, larger blocks in Blackburn, and the largest lots in Vermont, Burwood East and Mitcham—is clearly shown in a parish survey map from the early 1860s { Allom Lovell 1999}.

'(tramway extensions in 1916, 1925) .. gave rise to an influx of land subdivisions in the Burwood, Box Hill South and Surrey Hills areas. Several were named in honour of the new mode of transport in the area, including the Tramway Estate (1916) in Burwood and the Tram Terminus Estate (1936) in Box Hill South'

Specific History

Mountview Court was created as the end of Mountview Road in 1924: the subdivision was approved by Council in January and declared to the Titles Office by George Parsons in February. It was once part of Allotment B of Crown Portion 46 Parish of Nunawading and was a further division of lots 2, 3, 4 and 5 of LP 7314. The estate consisted of 11 lots facing Warrigal Rd (then Boundary Rd) and 5 lots in the court.

ANALYSIS

Thematic context

The Principal Australian Historic Themes (PAHT) have been developed by the Australian Heritage Commission to allow assessment of historical significance within a national historical thematic framework.

| PAHT | Subtheme | Category | Local Theme |
|--|----------------|----------------|-------------------------|
| Building settlements, towns and cities | Making suburbs | Housing estate | Early Twentieth Century |

Comparative analysis

Inter-war subdivision and development:

The following precincts represent inter-war housing that followed with the arrival of better services and greater housing demand in the middle suburbs.

This precinct layout however was conceived within the inter-war period and represents the specific design theories of the era while the other precincts listed typically have earlier grid pattern subdivisions.

Examples:

- Churchill Street Mont Albert Residential Precinct extension 1904c, 1920s-1930s
Black, Proudfoot and View Streets
- Everton Grove Estate Surrey Hills Residential Precinct 1889-1930s
Everton Grove
- Florence Road Surrey Hills Residential Precinct 1914-1930s
Florence Road (east side), Canterbury Road
- Gem of Box Hill & Court House Estates Box Hill Residential Precinct 1888-1930s
Watts and Court Streets and Kangerong Road
- Harding and Pembroke Streets Surrey Hills Residential Precinct 1885-1930s
Harding and Pembroke Streets
- Mitcham Residential Precinct 1914-1930s
Thomas and Cook Roads
- Mont Albert Residential Precinct extension 1886-1930s
Wellesley and Gordon Streets (east side), Whitehorse Road, between Hood Street and 688 Whitehorse Road
- Queens Park Estate Box Hill Residential Precinct 1889-1930s
Alexander, Acacia and Bass Streets, Kent Road
- William Street Box Hill Residential Precinct 1886-1930s
William Street, Albion Road (part)
- Windsor Park Estate Surrey Hills Residential Precinct 1883-1930s
Albany, Beatrice, Windsor, Albert, Balmoral, Mont Albert, Rosemont, St Georges, St Johns, Louise, and Leopold.

Assessment against the criteria adopted by the Australian Heritage Commission

Summary of Australian Heritage Commission criteria

| Code | Summary | Assessment |
|------|---|--|
| A.3 | Richness and diversity of cultural features | |
| A.4 | Association with important events or historical themes | a good expression of the major growth in housing in Burwood during the immediate post World War One era, as expressed by single storey detached Californian Bungalow style housing |
| B.2 | Rarity or distinction among a comparable group | the distinctive Bungalow Court form of the subdivision that was a precursor to cul-de-sac planning widely used after WW2 |
| C.2 | Research potential or of scientific interest | |
| D.2 | Good example of type | |
| E.1 | Aesthetic importance to the community or a cultural group | |
| F.1 | Design or technological achievement | |
| G.1 | Social significance | |
| H.1 | Association with important person or group | |

RECOMMENDATIONS:

Management

Management objectives are as follows:

- to conserve and enhance the contributory elements at the place, being the typically 1920s-30s houses and associated elements and the associated subdivision;
- to conserve and enhance the visual relationship between contributory elements at the place;
- to conserve and enhance the public view of these contributory elements;
- to ensure that new structures or plantings within the place are visually recessive (lesser perceived height, bulk, greater site setbacks) and visually related to the contributory elements; and
- to encourage further research of the detailed origins of the place to maintain a link with its history, via promotion and publication of the findings.

Proposed extent of heritage place for the heritage overlay

The precinct as mapped, including house exteriors and land with emphasis on fabric from the period up to the 1930s.

Planning Scheme Protection in a heritage overlay: Recommended

External Paint Controls Apply? Yes

Internal Alteration Controls Apply? No

Tree Controls Apply? No

Are there Outbuildings or Fences not Exempt? No

Prohibited Uses may be Permitted? No

Other heritage registers

Heritage Victoria Register: No

Register of the National Estate: No

REFERENCES

Ward (2001) Stage 1 of the Whitehorse Heritage Review 2001

PHOTO:



(Source: Graeme Butler & Associates)

DESCRIPTION:

This is an estate of largely inter-war detached single storey houses, with:

- some houses from the Edwardian and Victorian-eras (see 8 Kent Rd, 18 Bass St).
- wall finishes of mainly weatherboard but include stucco, face red brick and combinations; terracotta Marseilles pattern tiles typical for roofs but corrugated iron and slate also used for the Edwardian & Victorian-era houses;
- front porches used at the entry for inter-war houses, differing in form with each style, and verandahs for Edwardian & Victorian-eras;
- driveways to one side of the inter-war houses leading to a garage near or at the rear boundary, with a single crossover.

Original fences in the area include 12 Bass St (inter-war) as low pier and panel masonry.

Likely original or early fences, using evidence from the area, are:

- inter-war houses: low pier and panel masonry (face brick and/or rendered finish, or low rockery fences, or timber-framed wire fabric fences (see recreated fence at 12 Alexander St) or timber framed capped picket fences (see 19 Alexander St) for the Californian Bungalow style houses, some accompanied by hedges (see 734 Canterbury Rd) with some recreation of Victorian-era picket fences on inter-war houses (i.e. at 13 Pembroke St),
- Victorian and Edwardian-eras: timber picket fences to nominally 1.2m height (see National Trust of Australia (Vic) technical bulletin) or capped corrugated iron as recreated at 8 Kent Road for Victorian-era houses.

There are mature trees associated with the inter-war houses, specifically a Canary Island palm ('Phoenix canariensis') at 25 Bass St, and a 'Washingtonia' specimen palm at 31 Bass St.

PERIOD EXPRESSION & CONTRIBUTION

Andrew Ward & Associates in Whitehorse Heritage Review 2001

The following is an analysis of the places within the proposed boundaries set by Andrew Ward & Associates in Whitehorse Heritage Review 2001.

Period expression:

Acacia Street

1 house(s) of the period 1890-1900

1 house(s) of the period 1900-1910

1 house(s) of the period 1910-1920

25 house(s) of the period 1920-30

1 house(s) of the period 1990-2000

Queens Park Estate Box Hill Residential Precinct Alexander, Acacia and Bass Streets, Kent Road, Box Hill

Character dominantly inter-war

Alexander Street

4 house(s) of the period 1910-1920

23 house(s) of the period 1920-30

Character dominantly inter-war

Bass Street

4 house(s) of the period 1910-1920

16 house(s) of the period 1920-30

2 house(s) of the period 1930-40

2 house(s) of the period 1940-50

1 house(s) of the period 1950-60

1 house(s) of the period 1980-90

Character dominantly inter-war

Canterbury Road 2 house(s) of the period 1920-30

Kent Road

4 house(s) of the period 1890-1900

14 house(s) of the period 1920-30

1 house(s) of the period 1970-80

1 house(s) of the period 1990-2000

Character dominantly inter-war

Station Street

3 house(s) of the period

1 house(s) of the period 1900-1910

5 house(s) of the period 1910-1920

4 house(s) of the period 1920-30

1 house(s) of the period 1990-2000

This part of Station Street has inter-war and Edwardian-era character.

Contribution

Acacia Street - 28 of 31 houses contributory

Alexander Street - 26 of 28 houses contributory

Bass Street - 24 of 28 houses contributory

Canterbury Road - 2 of 2 houses contributory

Kent Road - 17 of 23 houses contributory

Station Street - 10 of 14 houses contributory.

Assessed potential heritage value:

Acacia Street

- 18 place(s) assessed as Local D
- 1 place(s) assessed as Local D-E
- 7 place(s) assessed as Local E
- 2 place(s) assessed as Local Interest F
- 3 place(s) assessed as Not important N

Alexander Street

- 24 place(s) assessed as Local D
- 2 place(s) assessed as Local E
- 1 place(s) assessed as Local Interest F
- 1 place(s) assessed as Not important N

Bass Street

- 1 place(s) assessed as Local C (12 Bass St, Old English style)
- 14 place(s) assessed as Local D
- 5 place(s) assessed as Local E
- 2 place(s) assessed as Local Interest F
- 6 place(s) assessed as Not important N

Canterbury Road

- 2 place(s) assessed as Local D

Kent Road

- 14 place(s) assessed as Local D
- 1 place(s) assessed as Local E
- 3 place(s) assessed as Local Interest F
- 5 place(s) assessed as Not important N

Station Street

- 9 place(s) assessed as Local D
- 2 place(s) assessed as Local E
- 3 place(s) assessed as Not important N

Most places have been assessed as Local D, representing their particular period well.

REVISED BOUNDARIES

The following is an analysis of the places with revision of the proposed boundaries set by Andrew Ward & Associates in Whitehorse Heritage Review 2001.

Contributory places to the period 1880s-1930s.

- Acacia Street - 28 of 31 houses contributory
- Alexander Street - 26 of 27 houses contributory

Queens Park Estate Box Hill Residential Precinct Alexander, Acacia and Bass Streets, Kent Road, Box Hill

Bass Street - 24 of 27 houses contributory
Canterbury Road - 2 of 2 houses contributory
Kent Road - 18 of 20 houses contributory
Station Street - 4 of 4 houses contributory.
Overall percentage of contributory places in revised precinct: 92%

HISTORY

Historical background

The Lilydale Road (Whitehorse Rd) was an early route going east across the City from Melbourne in the 1850s and thus attracted a number of early hotels and shops dotted within the rural landscape. These included Trainor's hotel at the south-east corner of Elgar Rd, built c1853 { Perrin: 6}. The creation of the gasworks at the Elgar Rd corner in 1878 was an indication of increasing subdivision. The new railway connection to Melbourne in 1882 and the electric tramway to Doncaster along Station St in 1888 were signals for a Land Boom { Perrin: 8}.

Queens Park estate

These streets were part of an 1888-9 subdivision of Allotment B Crown Portion 30, Nunawading Parish (LP 2493). The estate was bound by Parkside on the west, Alexandra on the north, Canterbury Rd on the south and Station St on the east: it contained 142 lots typically 59'x 128.

The estate was called Queens Park when it was sold as business and residence sites on the ground by auctioneers, Bradley & Curtain, in early 1888, as the second sale of 75 unsold lots. Lots already sold faced Station Street or Beatrice Avenue (later Bass St).

The sales pitch was:

'...right in the TOWNSHIP OF BOX HILL, and only 5 minutes from the Railway Station. As some of the lots sold at the first sale have been RE-SOLD at a good advance and as the vendors intend to clear the BALANCE at this Sale, and as this Estate is the BEST INVESTMENT in Box Hill. Purchasers should not miss this opportunity. Every lot to be sold will be worth 100 PER CENT more in less than THREE YEARS.'

The survey drawing prepared by licensed surveyor N Munro showed an existing (farm?) house and out buildings at 18 Acacia. To the north Kent St was laid out in 1889 by WE Bryson (LP 1582, 3018) and lodged by EA Atkins.

The 1905 plan of Box Hill shows this estate with two houses in each of Albert and Beatrice Streets, two in Alexander and one on Station Street south of Alexander. Most of the development was confined to Kent Rd where 12 houses were shown and three extra facing Station St at the Kent Rd corner { Lemon: end paper map}. However by the mid 1920s there had been a 50% increase in the number of houses in the Box Hill Borough, marking the sudden change in the all but forgotten Victorian-era estates { Lemon: 152}.

Street name changes included Albert to Acacia in c1931, Beatrice Ave to Bass St and Victoria St to Parkside, bringing the 19th century subdivision names into the 20th century { VTO}.

ANALYSIS

Thematic context

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| PAHT | Subtheme | Category | Local Theme |
|--|----------------|----------------|--|
| Building settlements, towns and cities | Making suburbs | Housing estate | The Land Boom, Early Twentieth Century |

Comparative analysis

Victorian & Edwardian-era subdivision and inter-war development:

The following precincts represent in part the Victorian and Edwardian-eras development of the road and street pattern, and in part the mainly inter-war housing that followed with the arrival of better services and greater housing demand in the middle suburbs.

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Florence Road (east side), Canterbury Road

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Harding and Pembroke Streets

- Mitcham Residential Precinct 1914-1930s

Thomas and Cook Roads

- Mont Albert Residential Precinct extension 1886-1930s

Wellesley and Gordon Streets (east side), Whitehorse Road, between Hood Street and 688 Whitehorse Road

- William Street Box Hill Residential Precinct 1886-1930s

William Street, Albion Road (part)

- Windsor Park Estate Surrey Hills Residential Precinct 1883-1930s

Albany, Beatrice, Windsor, Albert, Balmoral, Mont Albert, Rosemont, St Georges, St Johns, Louise, and Leopold.

Assessment against the criteria adopted by the Australian Heritage Commission

Summary of Australian Heritage Commission criteria

| Code | Summary | Assessment |
|------|---|---|
| A.3 | Richness and diversity of cultural features | |
| A.4 | Association with important events or | good expression of the major growth in housing in |

| | | |
|-----|---|---|
| | historical themes | Box Hill during the Edwardian-era and immediate post World War One era, as expressed by single storey detached largely Californian Bungalow and Federation Bungalow style housing; an expression of the failed Boom-era estates of the late Victorian-era in Box Hill as shown by the subdivision and a small number of externally well preserved generally single-storey, detached Victorian-era houses |
| B.2 | Rarity or distinction among a comparable group | |
| C.2 | Research potential or of scientific interest | |
| D.2 | Good example of type | |
| E.1 | Aesthetic importance to the community or a cultural group | |
| F.1 | Design or technological achievement | |
| G.1 | Social significance | |
| H.1 | Association with important person or group | |

RECOMMENDATIONS:

Management

Management objectives are as follows:

- to conserve and enhance the contributory elements at the place, being the typically 1920s-30s houses and associated elements and the Victorian-era subdivision;
- to conserve and enhance the visual relationship between contributory elements at the place;
- to conserve and enhance the public view of these contributory elements;
- to ensure that new structures or plantings within the place are visually recessive (lesser perceived height, bulk, greater site setbacks) and visually related to the contributory elements; and
- to encourage further research of the detailed origins of the place to maintain a link with its history, via promotion and publication of the findings.

Proposed extent of heritage place for the heritage overlay

The precinct as mapped, including house exteriors and land with emphasis on fabric from the period up to the 1930s.

Planning Scheme Protection in a heritage overlay: Recommended

External Paint Controls Apply? Yes

Internal Alteration Controls Apply? No

Tree Controls Apply? No

Are there Outbuildings or Fences not Exempt? No

Prohibited Uses may be Permitted? No

Other heritage registers

Heritage Victoria Register: No

Register of the National Estate: No

REFERENCES

Ward (2001) Stage 1 of the Whitehorse Heritage Review 2001;
Victorian Titles Office (VTO) Lodged Plan (LP) 2493;
Queen's park estate handbill 1888, SLV map collection.

KEY PLANS

Not to Scale¹



Figure 4 Whitehorse Rd Commercial Precinct, at Station St

¹ Cadastral plan supplied by the City of Whitehorse

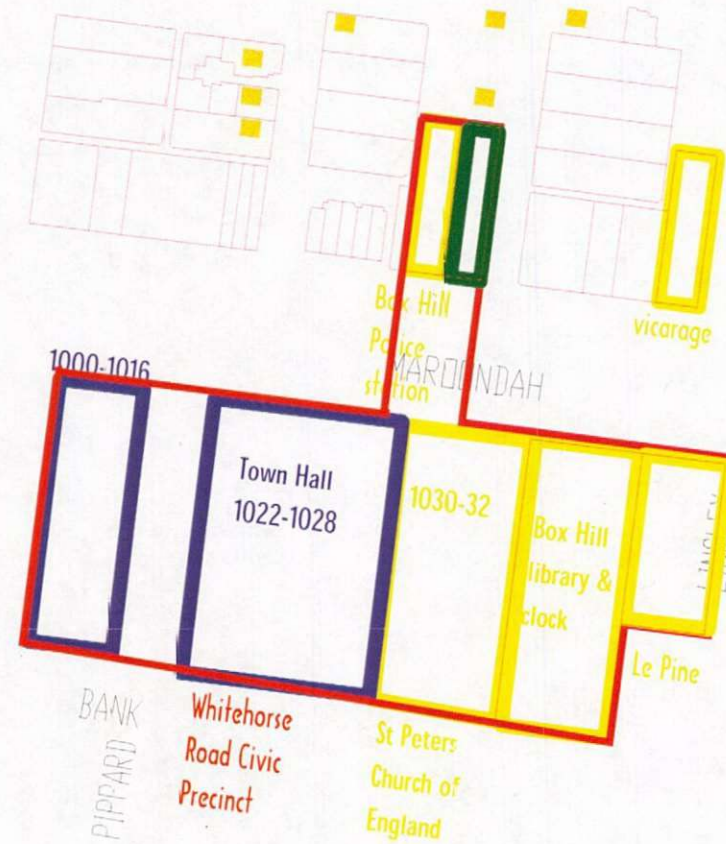


Figure 5 Whitehorse Rd Civic Precinct

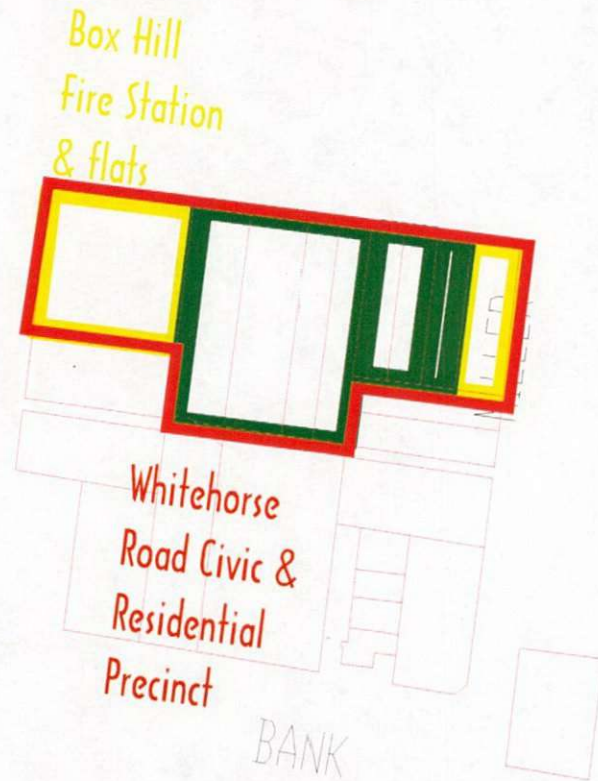


Figure 6 Whitehorse Rd Civic & Residential Precinct

PHOTOS:



Figure 7 Station St section of Commercial precinct, south of Whitehorse Rd

(Source: Graeme Butler & Associates)



Figure 8 Former Box Hill Girls Technical School, part of Whitehorse Rd Civic Precinct



Figure 9 Former Box Hill Metropolitan Fire Station, Part of Whitehorse Rd Civic & Residential Precinct

DESCRIPTION:

This precinct is made up of a core of early commercial and public buildings at or near the Whitehorse Road and Station Street corner. Another core of public and civic buildings or places is on the south side of Whitehorse Road east of Station Street. On the north side of Whitehorse Road is the prominent and (in part) early large Roman Catholic complex. Wall finishes are mainly masonry and include stucco, face brick and combinations with some weatherboard among the housing. Terracotta Marseilles pattern tiles, corrugated iron and some slate are used for exposed roofs. Uniting the major part of the built precinct is the central median that has been grassed and planted with trees over a period and is the site of various public memorials, monuments and landscape elements.

Heritage assessment in 2002 has isolated three sub-precincts of related development as well as individually significant places for potential planning scheme protection (Local C, Regional B and State A significance):

- Whitehorse Road Box Hill Commercial precinct;
- Whitehorse Road Box Hill Civic & Residential precinct;
- Whitehorse Road Box Hill Civic precinct

The following is an analysis of the places within the proposed boundaries set by Andrew Ward & Associates in Whitehorse Heritage Review 2001.

Significant places

The precinct has a number of very significant places (buildings, memorials), as the main civic and commercial centre of the area, some already included in a heritage overlay:

- Box Hill Girls Technical School, former Whitehorse Road, 1000-1016, heritage value: State A, created 1930-40 (heritage overlay 117)
- Box Hill Town Hall, trees & memorials Whitehorse Road, 1022-1028, heritage value: State A, created 1934- (heritage overlay 94)
- St Peters Church of England Whitehorse Road, 1030-32, heritage value: Local C, created 1952 (heritage overlay 90)
- Le Pine funeral parlour Whitehorse Road, 1038-48, heritage value: Local C, created 1960-70
- Vicarage Whitehorse Road, 1047, heritage value: Local C, created 1900-1910
- Box Hill Fire Station & flats Whitehorse Road, 1050-52, heritage value: Local C, created 1935, 1992
- Maldavia Dairy & houses Whitehorse Road, 1068-1070, heritage value: Local C, created 1910-1920
- St Francis Xavier Church & School, tree Whitehorse Road, 1087, heritage value: Local C, created 1926-, 1929-
- House Whitehorse Road, 1100, heritage value: Local C, created 1900-1910
- Bills horse trough Whitehorse Road, 1160, heritage value: Local C, created 1930-40

Whitehorse Road Box Hill Commercial, Civic & Residential precinct (parts) Whitehorse Road, between
Nelson Road and Middleborough Road, Box Hill

- Box Hill cemetery, trees & entry Whitehorse Road, 1160, heritage value: State A, created 1873-
- Box Hill High School, trees Whitehorse Road, 1180, heritage value: State A, created 1930
- Box Hill High School hall Whitehorse Road, 1180, heritage value: Local C, created 1961
- Presbyterian Church & hall, Whitehorse Road, 903-911, heritage value: Regional B, created 1880-1890
- Former Colonial Gas Association Building, Shops & offices Whitehorse Road, 942-948, heritage value: Local C, created 1930-40 (heritage overlay 91)
- Shop Whitehorse Road, 950, heritage value: Local C, created 1930-40
- State Savings Bank of Victoria, former Whitehorse Road, 953, heritage value: Local C, created 1910-1920 (heritage overlay 116)
- Railway Hotel, later Tait's Corner Stores Whitehorse Road, 954-956, heritage value: Regional B, created 1900-1910 (heritage overlay 92)
- Box Hill Post Office, former Whitehorse Road, 955, heritage value: Local C, created 1910-1920
- Shops & residences Whitehorse Road, 958-964, heritage value: Local C, created 1920-30 (heritage overlay 93)
- Shop & residence row Whitehorse Road, 980-982, heritage value: Local C, created 1900-1910
- World War One memorial Whitehorse Road median, heritage value: Local C, created 1910-1920
- Boer War memorial Whitehorse Road median, heritage value: Regional B, created 1902
- Ellingworth Memorial drinking fountain Whitehorse Road median, heritage value: Local C, created 1929

PERIOD EXPRESSION & CONTRIBUTION

Andrew Ward & Associates in Whitehorse Heritage Review 2001

The following is an analysis of the places within the boundaries from the Andrew Ward & Associates in Whitehorse Heritage Review 2001

Period distribution of identified places

The following places have been identified as expressing a particular period or architectural style well or contributing to a group expression, dating from the period of 1880s-1930s, that makes up the majority of identified places.

- 1 place(s) of the date or period 1880-1890
- 3 place(s) of the date or period 1890-1900
- 6 place(s) of the date or period 1900-1910
- 1 place(s) of the date or period 1902
- 10 place(s) of the date or period 1910-1920

Whitehorse Road Box Hill Commercial, Civic & Residential precinct (parts) Whitehorse Road, between
Nelson Road and Middleborough Road, Box Hill

10 place(s) of the date or period 1920-30
1 place(s) of the date or period 1926-,
1 place(s) of the date or period 1929-
1 place(s) of the date or period 1929
10 place(s) of the date or period 1930-40
1 place(s) of the date or period 1934-
1 place(s) of the date or period 1935, 1992
2 place(s) of the date or period 1940-50
3 place(s) of the date or period 1950-60
1 place(s) of the date or period 1952
1 place(s) of the date or period 1958
5 place(s) of the date or period 1960-70
1 place(s) of the date or period 1961
4 place(s) of the date or period 1970-80
1 place(s) of the date or period 1972-
1 place(s) of the date or period 1980-90.

Assessed potential heritage value:

Whitehorse Road

17 place(s) assessed as Local C
3 place(s) assessed as potential Local C
30 place(s) assessed as Local D
1 place(s) assessed as Local E
3 place(s) assessed as Local Interest F
12 place(s) assessed as Not important N
3 place(s) assessed as Regional B
4 place(s) assessed as State A
1 place(s) assessed as Under construction
2 place(s) assessed as Vacant

The above figures show that this precinct has a large number of individually significant buildings or places, compared to other assessed precincts. Some of these places (7) already have heritage overlay protection but most of the places in the precinct listed above as potentially individually significant (27) remain unprotected. Given the individual nature of many of these places, protection under individual heritage overlays is a possibility once Statement of Significances are provided.

REVISED BOUNDARIES

The following is an analysis of the places within the revised boundaries derived in this review from the Andrew Ward & Associates in Whitehorse Heritage Review 2001.

- Whitehorse Road Box Hill Commercial precinct: 14 places, 100% contributory
- Whitehorse Road Box Hill Civic & Residential precinct: 7 places, 100% contributory

Whitehorse Road Box Hill Commercial, Civic & Residential precinct (parts) Whitehorse Road, between
Nelson Road and Middleborough Road, Box Hill

- Whitehorse Road Box Hill Civic precinct: 12 places, 100% contributory.

HISTORY

Historical background

The Lilydale Road (Whitehorse Rd) was an early route going east across the City from Melbourne in the 1850s and thus attracted a number of early hotels and shops dotted within the rural landscape. These included Trainor's hotel at the south-east corner of Elgar Rd, built c1853 { Perrin: 6}. The creation of the gasworks at the Elgar Rd corner in 1878 was an indication of increasing subdivision.

'The first shopping centre in the municipality was established along Whitehorse Road and Station Street, Box Hill. By 1876, businesses were being operated by blacksmith Robert Sutton, Silas Padgham (general store and post office), butcher George Cockroft and bootmaker John Ragg. There were also general stores run by Silas Padgham and Alfred Serpell, and the Railway Hotel. Further east, the small timber buildings housing general stores began to appear in the late 1870s: Blackburn's first shop was built around 1878, and Vermont's in 1881, despite seeds of the town of Norwich appearing in the 1860s.' { Allom Lovell 1999}

The new railway connection to Melbourne in 1882 and the electric tramway to Doncaster along Station St in 1888 were signals for a Land Boom { Perrin: 8}.

'A 1905 photograph shows Box Hill's commercial centre to have developed substantially, with the modest timber single-storey shop buildings joined by larger double-storey Italianate shops' The years immediately preceding World War I saw the first major wave of retail development in the municipality. It was at this time that many of Box Hill's major commercial buildings were erected, including the new post office, J R Ellingworth's real estate agency, and two large banks'

'The enormous post-War (WW2) growth in the municipality gave rise to a massive proliferation of shopping centres of all sizes. Many housing estates incorporated rows of four or five shops, often on corner sites, and shopping strips along major arterials grew. At Forest Hill, one of Melbourne's first American-style shopping centres was opened in 1964. In Box Hill, Whitehorse Plaza was constructed on the site of the old market in 1974, whilst the Box Hill Central shopping centre and public transport interchanged was completed in 1983.

Australia's first K-Mart department store was built in East Burwood in April 1969. Other medium-scale developments in this period were shopping centres at Vermont South, Brentford Square (Forest Hill), Burwood East, and North Blackburn Square. Major retailers were also attracted to the Whitehorse Road corridor.' { Allom Lovell 1999}

Specific History

Land Boom

The poster for the Gem of Box Hill Estate, centred on Kangerong Road and part of Whitehorse Road, showed the west side of Kangerong Rd as a 'Permanent Government Reserve or park' complete with diagrammatic ornamental trees.

The poster set the scene for Box Hill's commercial and residential future:

'Box Hill is the Terminus of a duplicated railway line, now all but finished, and must be another Camberwell.

Trams to the far-famed Doncaster Tower from Box Hill are run by Christmas.

A Local Gas Company has been formed.

The Business Sites in this Estate are on the White Horse Road in splendid positions.

The Residence sites (on the estate) cannot be surpassed:-

The Views are most extensive; Depths enormous; Drainage Perfect; Every provision for comfort and health, and every Allotment faces a

PERMANENT GOVERNMENT RESERVE OR PARK'

A hotel was marked at the Station Street corner, next to shops on the south and a bank, shops and stores were opposite in Station Street. A church was shown in White Horse Road, next to a school. The Court House Estate (Court Street, sold 15th October 1888) was west of the proposed park and a Bakers Shop was shown central to its commercial frontages. West of this was a Blacksmith's Shop, and across Station St., the Post office and Shops. This was the core of today's commercial and civic centre.

Edwardian-era

By the 1905 plan, the strip was becoming well developed around the Station St corner. There, the 'old PO' was marked in as 'closed' at the north-west corner. On the south side there was the United Methodist Church, east of Station St and next to the State School 2838, and then a row of shops. The Church of England was at the eastern end of this row and marked the near end of development until the cemetery drive and the Sporting Oval and the Sagoe School at the corner (now High School site). Opposite, on the north side where the oval now is, was 'grassed paddocks'. Business premises were few on the north side, with the new residential streets of the Gem of Box Hill estate being the only signs of development { Lemon: end paper map}. The expansion of the Box Hill railway station in 1912 was another indication of growth { Lemon: 129}.

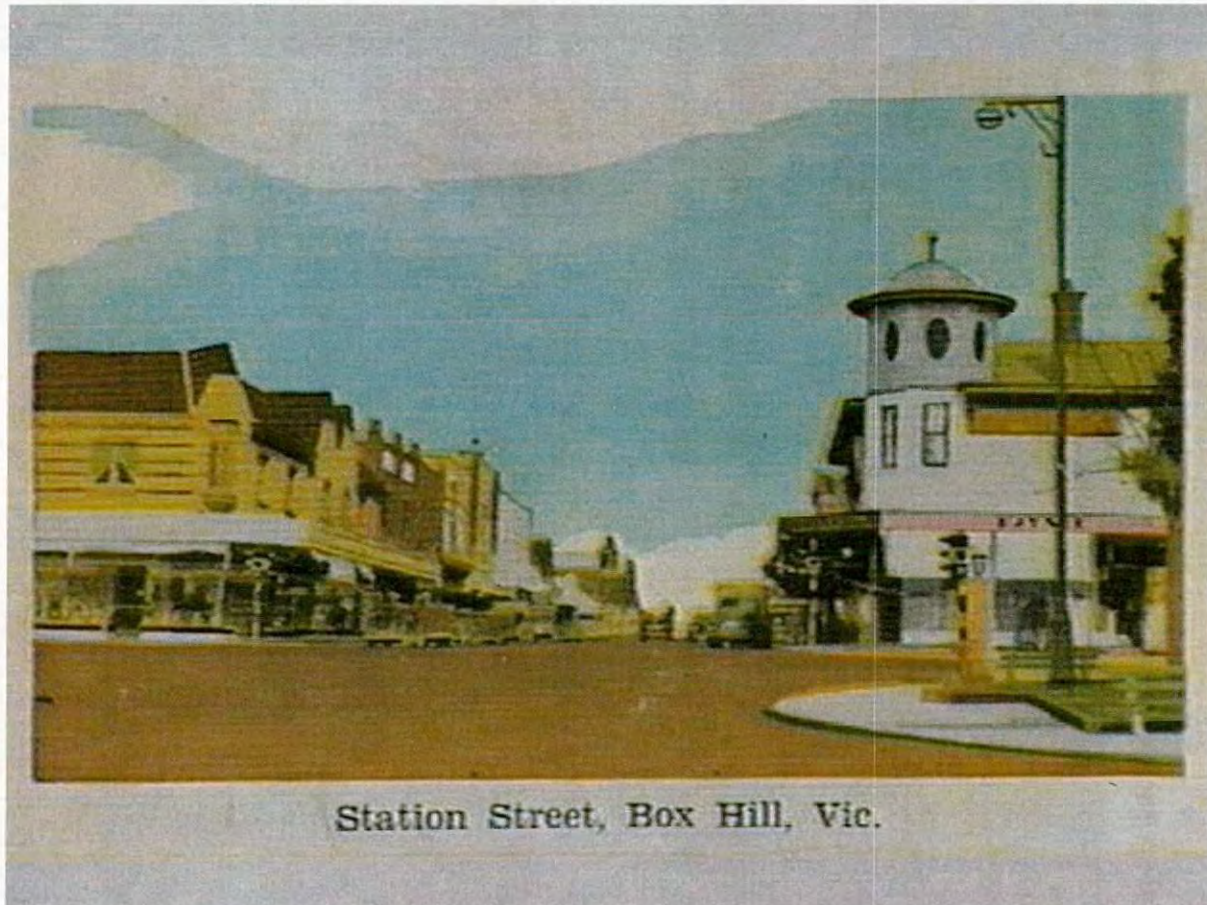


Figure 10 Postcard view of Whitehorse Rd and Station St corner (State Library of Victoria)

Median plantation

In the 1880s, the plantation was the left-over ground between two informal roads north and south side of the reserve. In between, Alfred Oval was proposed in memory of (Cr) Alfred Rawlings. After the battle of Mafeking in 1900, local patriotic feeling ran high: a memorial fountain to the Boer War to be located in the plantation was proposed by the Shire. Arbor day meant that many trees were planted in the plantation 'ovals' by school children as well as trees in Station St { Lemon}. The ovals however were still regarded as unkempt but the fountain and associated gas lamps was unveiled in 1902 by the Victorian Premier. The Box Hill Progress association continued pressure for more landscape in the roadway, starting with a bowling green, surrounded by a hedge, in the plantation near the front of what was to be the Box Hill Technical School.

The centre median plantation in Whitehorse Road is shown in 1905 as fenced with a single angle-rail post and rail fence, with advanced trees planted in grassed area within: some of

these trees appear to be Monterey pines, apparently planted in 1892. Smaller trees and shrubs were to replace them. In 1919 local traders agitated for the removal of the large pines and gum from the median to allow better view of their premises by the passing public. The war memorial was unveiled there in 1922 and more plans were made to beautify the plantation {Lemon}. Landscape designers such as the famous Linacre were hired by Council. A baby health centre was opened in 1925 on the median, near the returned servicemen's hall, making the reserve a little crowded { Lemon: 152}.

1930s development

Major structures that had been established in this part of Whitehorse Rd by the 1930s include:

North side

Vial the baker at the Nelson Rd corner;
Russell's motor garage at the Sherwood St. corner;
Presbyterian Church at Bruce St.;
Savings bank and Post office at the Station St. corner;
Box Hill Picture Theatre near Watts St.;
Plymouth Brethren Meeting House near the east corner of Watts St.;
Police Station and court house at Kangerong Rd;
Catholic convent, church and school grouped around Dorking Rd;

South Side

High School complex;
Box Hill cemetery;
Commercial premises around Short Street corner;
Caygill's dairy at Miller St.;
St. Peters Church of England;
Box Hill Town Hall;
Box Hill technical school;
Commercial groupings to Station St.
Box Hill recreation Hall west of Station St.

ANALYSIS

Thematic context

The Principal Australian Historic Themes (PAHT) have been developed by the Australian Heritage Commission to allow assessment of historical significance within a national historical thematic framework.

| PAHT | Subtheme | Category | Local Theme |
|---|-----------------------|-------------------|------------------------|
| Developing local, regional and national economies | Marketing & retailing | Shopping precinct | Retailing and Commerce |

Comparative analysis

No comparable commercial areas were assessed in this review within the City. However it is evident that the Whitehorse Road area contains the City's earliest commercial development strips and some of its most important civic sites.

Assessment against the criteria adopted by the Australian Heritage Commission

Summary of Australian Heritage Commission criteria

| Code | Summary | Assessment |
|------|--|---|
| A.3 | Richness and diversity of cultural features | the early commercial core of the City, with externally well preserved and some individually significant Victorian-era, Edwardian-era and some inter-war commercial buildings, representing major phases of early commercial development; as the early civic core of the City, with individually significant, major custom-designed public and religious buildings in a range of architectural styles, that have been identified over time as the community centre of Box Hill |
| A.4 | Association with important events or historical themes | the early commercial core of the City, with externally well preserved and some individually significant Victorian-era, Edwardian-era and some inter-war commercial buildings, representing major phases of early commercial development; as the early civic core of the City, with individually significant, major custom-designed public and religious buildings in a range of architectural styles, that have been identified over time as the community centre of Box Hill; a small scale mainly residential Edwardian-era precinct that is expressive of this growth era in the locality and has both distinctive uses (dairy) and house designs, terminated by the individually significant fire station and flats |
| B.2 | Rarity or distinction among a comparable group | small scale mainly residential Edwardian-era precinct that is expressive of this growth era in the locality and has both distinctive uses (dairy) and house designs, terminated by the individually |

| | | |
|-----|---|--|
| | | significant fire station and flats |
| C.2 | Research potential or of scientific interest | |
| D.2 | Good example of type | |
| E.1 | Aesthetic importance to the community or a cultural group | |
| F.1 | Design or technological achievement | |
| G.1 | Social significance | as the early civic core of the City, with individually significant, major custom-designed public and religious buildings in a range of architectural styles, that have been identified over time as the community centre of Box Hill |
| H.1 | Association with important person or group | |

RECOMMENDATIONS:

Management

Management objectives are as follows:

- to conserve and enhance individually significant places and the contributory elements in the mapped precincts, being typically 1890s-1930s shops & residences, custom designed civic and religious structures, nominated trees, associated elements and subdivision;
- assess the individually significant places (Local C, Regional B and State A significance), not already in the planning scheme heritage overlay and located outside adopted heritage precincts, for protection in the planning scheme;
- to conserve and enhance the visual relationship between contributory elements at the place;
- to conserve and enhance the public view of these contributory elements;
- to ensure that new structures or plantings within the place are visually recessive (lesser perceived height, bulk, greater site setbacks) and visually related to the contributory elements;
- investigate protection of the nominated individually significant places outside of the precincts under individual heritage overlays, after further assessment; and
- to encourage further research of the detailed origins of the places to maintain a link with their history, via promotion and publication of the findings.

Proposed extent of the heritage places for heritage overlays

The following sub-precincts as mapped, nominated trees, (and potentially individually significant places outside the sub-precincts, graded Local C, Regional B and State A significance) plus title land:

- Whitehorse Road Box Hill Commercial precinct;
- Whitehorse Road Box Hill Civic & Residential precinct;
- Whitehorse Road Box Hill Civic precinct;

including building exteriors and title land and trees, with emphasis on fabric from each place's main construction date/period.

Planning Scheme Protection in a heritage overlay: Recommended

External Paint Controls Apply? Yes

Internal Alteration Controls Apply? No

Tree Controls Apply? Yes (median planting, town hall forecourt, Box Hill cemetery,)

Are there Outbuildings or Fences not Exempt? No

Prohibited Uses may be permitted? No

Other heritage registers

Heritage Victoria Register: No

Register of the National Estate: No

REFERENCES

Ward (2001) Stage 1 of the Whitehorse Heritage Review 2001;

Lemon: 78-9, 114-115, 117, 123, 127, 131, 142, 143-5, 149, 152, 154, 155, 158, 164, 166,
169, 197, 202-3, 208, 211, 220, 243

HERITAGE PRECINCT – CITATION

NAME OF PLACE: William Street Box Hill Residential Precinct

OTHER NAMES OF PLACE:

ADDRESS / LOCATION: William Street, Albion Road (part), Box Hill

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler.

ASSESSMENT DATE: 2002

STATEMENT OF SIGNIFICANCE

William Street Box Hill Residential Precinct is significant to Box Hill:

- as a good expression of the major growth in housing in Box Hill during immediate post World War One era, as expressed by single storey detached largely Californian Bungalow style housing (Criterion A4);
- as an expression of the failed Boom-era estates of the late Victorian-era in Box Hill as shown by the subdivision and a small number of externally well preserved generally single-storey, detached Victorian and Edwardian era houses (Criterion A4).

PHOTO:



(Source: Graeme Butler & Associates)

DESCRIPTION:

This is an estate of largely inter-war detached single storey houses, with some from the Edwardian and Victorian-eras. Wall finishes are mainly weatherboard but include stucco, face brick and combinations. Terracotta Marseilles pattern tiles are typical for roofs, with some slate and corrugated iron.

The following is an analysis of the places within the proposed boundaries set by Andrew Ward & Associates in Whitehorse Heritage Review 2001.

Period expression of housing:

Albion Road

1 house(s) of the period 1910-1920

William Street

2 house(s) of the period 1890-1900

14 house(s) of the period 1900-1910

1 house(s) of the period 1910-1920

15 house(s) of the period 1920-30

2 house(s) of the period 1940-50

2 house(s) of the period 1950-60

1 house(s) of the period 1960-70

1 house(s) of the period 1990-2000

Contributory places to the period 1880s-1930s.

Albion Road - 1 (of 1) house contributory

Harrow Street - no contributory houses.

William Street - 32 of 44 houses contributory.

Assessed potential heritage value:

Albion Road

1 place(s) assessed as Local E

Harrow Street

1 place(s) assessed as Not important N

William Street

21 place(s) assessed as Local D

10 place(s) assessed as Local E

2 place(s) assessed as Local Interest F

10 place(s) assessed as Not important N

1 place(s) assessed as Vacant

The following is an analysis of the places with revision of the proposed boundaries set by Andrew Ward & Associates in Whitehorse Heritage Review 2001.

Contributory places to the period 1880s-1930s.

William Street - 31 of 39 houses contributory.

Overall percentage of contributory places in revised precinct: 79%

HISTORY

Historical background

The Lilydale Road (Whitehorse Rd) was an early route going east across the City from Melbourne in the 1850s and thus attracted a number of early hotels and shops dotted within the rural landscape. These included Trainor's hotel at the south-east corner of Elgar Rd, built c1853 {Perrin: 6}. The creation of the gasworks at the Elgar Rd corner in 1878 was an indication of increasing subdivision. The new railway connection to Melbourne in 1882 and the electric tramway to Doncaster along Station St in 1888 were signals for a Land Boom { Perrin: 8}.

By the mid 1920s there had been a 50% increase in the number of houses in the Box Hill Borough, marking the sudden change in the all but forgotten Victorian-era estates { Lemon: 152}.

Specific History

The survey plans making up this subdivision include LP 1247, declared by surveyor H Loxton in 1885 and lodged with the titles office in 1886, It was the east side of William St and included both sides of Rose Street. The 93 blocks were typically 50' frontage and 144-150' deep. Five larger lots were created on the west side of William St as part of LP 1246.

PERIOD EXPRESSION & CONTRIBUTION

Thematic context

The Principal Australian Historic Themes (PAHT) have been developed by the Australian Heritage Commission to allow assessment of historical significance within a national historical thematic framework.

| PAHT | Subtheme | Category | Local Theme |
|--|----------------|----------------|--|
| Building settlements, towns and cities | Making suburbs | Housing estate | The Land Boom, Early Twentieth Century |

Comparative analysis

Victorian & Edwardian-era subdivision and inter-war development:

The following precincts represent in part the Victorian and Edwardian-eras development of the road and street pattern, and in part the mainly inter-war housing that followed with the arrival of better services and greater housing demand in the middle suburbs.

- Churchill Street Mont Albert Residential Precinct extension 1904c, 1920s-1930s

Black, Proudfoot and View Streets

- Everton Grove Estate Surrey Hills Residential Precinct 1889-1930s

Everton Grove

- Florence Road Surrey Hills Residential Precinct 1914-1930s

Florence Road (east side), Canterbury Road

- Gem of Box Hill & Court House Estates Box Hill Residential Precinct 1888-1930s

Watts and Court Streets and Kangerong Road

- Harding and Pembroke Streets Surrey Hills Residential Precinct 1885-1930s

Harding and Pembroke Streets

- Mitcham Residential Precinct 1914-1930s

Thomas and Cook Roads

- Mont Albert Residential Precinct extension 1886-1930s

Wellesley and Gordon Streets (east side), Whitehorse Road, between Hood Street and 688 Whitehorse Road

- Queens Park Estate Box Hill Residential Precinct 1889-1930s

Alexander, Acacia and Bass Streets, Kent Road

- Windsor Park Estate Surrey Hills Residential Precinct 1883-1930s

Albany, Beatrice, Windsor, Albert, Balmoral, Mont Albert, Rosemont, St Georges, St Johns, Louise, and Leopold.

Assessment against the criteria adopted by the Australian Heritage Commission

Summary of Australian Heritage Commission criteria

| Code | Summary | Assessment |
|------|---------|------------|
|------|---------|------------|

| | | |
|-----|---|--|
| A.3 | Richness and diversity of cultural features | |
| A.4 | Association with important events or historical themes | good expression of the major growth in housing in Box Hill during immediate post World War One era, as expressed by single storey detached largely Californian Bungalow style housing; expression of the failed Boom-era estates of the late Victorian-era in Box Hill as shown by the subdivision and a small number of externally well preserved generally single-storey, detached Victorian and Edwardian-era houses |
| B.2 | Rarity or distinction among a comparable group | |
| C.2 | Research potential or of scientific interest | |
| D.2 | Good example of type | |
| E.1 | Aesthetic importance to the community or a cultural group | |
| F.1 | Design or technological achievement | |
| G.1 | Social significance | |
| H.1 | Association with important person or group | |

RECOMMENDATIONS:

Management

Management objectives are as follows:

- to conserve and enhance the contributory elements at the place, being the typically 1920s-30s houses and associated elements and the Victorian-era subdivision;
- to conserve and enhance the visual relationship between contributory elements at the place;
- to conserve and enhance the public view of these contributory elements;
- to ensure that new structures or plantings within the place are visually recessive (lesser perceived height, bulk, greater site setbacks) and visually related to the contributory elements; and
- to encourage further research of the detailed origins of the place to maintain a link with its history, via promotion and publication of the findings.

Proposed extent of heritage place for the heritage overlay

The precinct as mapped, including house exteriors and land with emphasis on fabric from the period up to the 1930s.

Planning Scheme Protection in a heritage overlay: Recommended

External Paint Controls Apply? Yes

Internal Alteration Controls Apply? No

Tree Controls Apply? No

Are there Outbuildings or Fences not Exempt? No

Prohibited Uses may be Permitted? No

Other heritage registers

Heritage Victoria Register: No

Register of the National Estate: No

REFERENCES

Ward (2001) Stage 1 of the Whitehorse Heritage Review 2001;

Helen Harris - 9890 9288, (Box Hill Historical society), a booklet has been put together of the Williams St, Rose St, Albion St area (it should be available at the historical society)

Windsor Park Estate Surrey Hills Residential Precinct Albany, Beatrice, Windsor, Albert, Balmoral, Mont
Albert, Rosemont, St Georges, St Johns, Louise, Leopold, Surrey Hills

HERITAGE PRECINCT – CITATION

NAME OF PLACE: Windsor Park Estate Surrey Hills Residential Precinct

OTHER NAMES OF PLACE:

ADDRESS / LOCATION: Albany, Beatrice, Windsor, Albert, Balmoral, Mont Albert,
Rosemont, St Georges, St Johns, Louise, Leopold, Surrey Hills

LEVEL OF SIGNIFICANCE: City.

ASSESSED BY: Graeme Butler.

ASSESSMENT DATE: 2002

STATEMENT OF SIGNIFICANCE

Windsor Park Estate Surrey Hills Residential Precinct is significant to the City:

- for the distinctive curvilinear road pattern set out in the Victorian-era by Thomas Bingham Muntz, surveyor (Criterion B2);
- for the mature street trees, some rare, that enhance the expression of the Victorian-era and Edwardian-era development in the estate (Criterion A4, B2);
- for the individually significant single storey detached villas from the Victorian-era and Edwardian-era that highlight the early development in the estate (Criterion A4);
- for the visually related and externally well preserved single storey detached villas from the inter-war period that support the expression of the final phase of development before the estate was fully developed (Criterion A4).

PHOTO:



Figure 11 Albany Crescent



Figure 12 Albert Crescent trees

(Source: Graeme Butler & Associates)

DESCRIPTION:

This is an estate of largely inter-war detached single storey houses, built around a core of some large Edwardian and Victorian-era villas. Wall finishes are generally weatherboard but also include a large number of stucco, face brick and combinations. Terracotta Marseilles pattern tiles are used for roofs, with some slate and corrugated iron.

The mature street trees which distinguish the area from any others in the locality. Some streets such as Rosemont Street, Beatrice Avenue and Bennwerrin road do not share the urban character of the rest of the precinct.

Main elements include:

- Basalt kerb & channel (being re-laid in Beatrice St] generally, concrete footpath;
- Concrete kerb & channel in Leopold Crescent;
- Mature street trees (rare evergreen oak avenues) largest near Victorian-era core also in Albany Cr;
- Brush box, some ash in Lorne Pde.
- Significant Surrey Hills state school in Valonia Ave, east side, provides major period contribution.

Andrew Ward & Associates in Whitehorse Heritage Review 2001

The following is an analysis of the places within the proposed boundaries set by Andrew Ward & Associates in Whitehorse Heritage Review 2001.

Period expression of housing:

Albany Crescent

- 3 house(s) of the period 1890-1900
- 6 house(s) of the period 1900-1910
- 2 house(s) of the period 1910-1920
- 9 house(s) of the period 1920-30
- 1 house(s) of the period 1930-40
- 2 house(s) of the period 1960-70
- 2 house(s) of the period 1970-80

Albert Crescent

- 3 house(s) of the period 1900-1910
- 8 house(s) of the period 1920-30
- 1 house(s) of the period 1930-40
- 1 house(s) of the period 1960-70
- 2 house(s) of the period 1970-80

Alexandra Crescent

- 2 house(s) of the period 1900-1910
- 1 house(s) of the period 1910-1920
- 3 house(s) of the period 1920-30

Windsor Park Estate Surrey Hills Residential Precinct Albany, Beatrice, Windsor, Albert, Balmoral, Mont
Albert, Rosemont, St Georges, St Johns, Louise, Leopold, Surrey Hills

1 house(s) of the period 1960-70
2 house(s) of the period 1970-80

Balmoral Crescent

3 house(s) of the period 1890-1900
3 house(s) of the period 1900-1910
4 house(s) of the period 1920-30
2 house(s) of the period 1930-40
1 house(s) of the period 1960-70
1 house(s) of the period 1970-80

Beatrice Avenue

1 house(s) of the period 1920-30

Belmont Crescent

2 house(s) of the period 1920-30
2 house(s) of the period 1930-40
1 house(s) of the period 1950-60
1 house(s) of the period 1960-70

Benwerrin Road

1 house(s) of the period 1920-30

Benwerrin Road 1 house(s) of the period 1950-60

1 house(s) of the period 1970-80

Canterbury Road

4 house(s) not dated
1 house(s) of the period 1880-1900
2 house(s) of the period 1890-1900
2 house(s) of the period 1900-1910
7 house(s) of the period 1910-1920
11 house(s) of the period 1920-30
1 house(s) of the period 1950-60
1 house(s) of the period 1970-80

Leopold Crescent

1 house(s) of the period 1890-1900
2 house(s) of the period 1900-1910
11 house(s) of the period 1920-30
1 house(s) of the period 1930-40
1 house(s) of the period 1960-70

Windsor Park Estate Surrey Hills Residential Precinct Albany, Beatrice, Windsor, Albert, Balmoral, Mont
Albert, Rosemont, St Georges, St Johns, Louise, Leopold, Surrey Hills

Lorne Parade

- 1 house(s) of the period 1890-1900
- 1 house(s) of the period 1910-1920
- 7 house(s) of the period 1920-30
- 1 house(s) of the period 1970-80

Louise Avenue

- 1 house(s) of the period 1890-1900
- 1 house(s) of the period 1900-1910
- 5 house(s) of the period 1920-30
- 1 house(s) of the period 1950-60
- 4 house(s) of the period 1960-70
- 1 house(s) of the period 1990-2000

Mont Albert Road

- 1 house(s) of the period 1890-1900
- 1 house(s) of the period 1910-1920

Rosemont Street

- 2 house(s) of the period 1920-30
- 2 house(s) of the period 1950-60
- 1 house(s) of the period 1960-70

St Georges Avenue

- 3 house(s) of the period 1890-1900
- 1 house(s) of the period 1900-1910
- 2 house(s) of the period 1910-1920
- 8 house(s) of the period 1920-30
- 1 house(s) of the period 1970-80

St Johns Avenue

- 2 house(s) of the period 1900-1910
- 1 house(s) of the period 1910-1920
- 5 house(s) of the period 1920-30

Valonia Avenue

- 3 house(s) of the period 1890-1900
- 2 house(s) of the period 1910-1920
- 1 house(s) of the period 1920-30
- 1 house(s) of the period 1950-60

Windsor Crescent

- 5 house(s) of the period 1890-1900
- 4 house(s) of the period 1900-1910

Windsor Park Estate Surrey Hills Residential Precinct Albany, Beatrice, Windsor, Albert, Balmoral, Mont
Albert, Rosemont, St Georges, St Johns, Louise, Leopold, Surrey Hills

2 house(s) of the period 1910-1920
3 house(s) of the period 1920-30
1 house(s) of the period 1960-70
5 house(s) of the period 1970-80

Contributory houses to the period 1880s-1930s, by street:

Albany Crescent 21 of 36 houses contributory
Albert Crescent 12 of 24 houses contributory*
Alexandra Crescent 8 of 10 houses contributory
Balmoral Crescent 16 of 20 houses contributory
Beatrice Avenue 1 of 5 houses contributory*
Benwerrin Road - 1 of 4 houses contributory*
Canterbury Road - 24 of 29 houses contributory
Leopold Crescent 16 of 22 houses contributory
Lorne Parade 10 of 12 houses contributory
Louise Avenue 9 of 15 houses contributory
Mont Albert Road - 5 of 9 houses contributory
Rosemont Street - 2 of 7 houses contributory*
St Georges Avenue 15 of 16 houses contributory
St Johns Avenue 8 of 9 houses contributory
Valonia Avenue 5 of 7 houses contributory
Windsor Crescent 15 of 23 houses contributory
(* at or below 50% contributory)

Assessed potential heritage value:

Albany Crescent
4 place(s) assessed as Local C
13 place(s) assessed as Local D
4 place(s) assessed as Local E
15 place(s) assessed as Not important N

Albert Crescent
2 place(s) assessed as Local C
7 place(s) assessed as Local D
2 place(s) assessed as Local E
1 place(s) assessed as Local Interest F
12 place(s) assessed as Not important N

Alexandra Crescent
1 place(s) assessed as Local C
4 place(s) assessed as Local D
1 place(s) assessed as Local E

Windsor Park Estate Surrey Hills Residential Precinct Albany, Beatrice, Windsor, Albert, Balmoral, Mont
Albert, Rosemont, St Georges, St Johns, Louise, Leopold, Surrey Hills

4 place(s) assessed as Not important N

Balmoral Crescent

6 place(s) assessed as Local C

8 place(s) assessed as Local D

2 place(s) assessed as Local E

1 place(s) assessed as Local Interest F

3 place(s) assessed as Not important N

Beatrice Avenue

1 place(s) assessed as Local D

3 place(s) assessed as Not important N

Benwerrin Road

1 place(s) assessed as Local D

3 place(s) assessed as Not important N

Canterbury Road

2 place(s) assessed as Local C

19 place(s) assessed as Local D

1 place(s) assessed as Local E

Canterbury Road

1 place(s) assessed as Local Interest F

5 place(s) assessed as Not important N

1 place(s) assessed as Vacant

Leopold Crescent

2 place(s) assessed as Local C

10 place(s) assessed as Local D

3 place(s) assessed as Local E

7 place(s) assessed as Not important N

Lorne Parade

8 place(s) assessed as Local D

1 place(s) assessed as Local E

3 place(s) assessed as Not important N

Louise Avenue

5 place(s) assessed as Local D

2 place(s) assessed as Local E

8 place(s) assessed as Not important N

Mont Albert Road

4 place(s) assessed as Local C

Windsor Park Estate Surrey Hills Residential Precinct Albany, Beatrice, Windsor, Albert, Balmoral, Mont
Albert, Rosemont, St Georges, St Johns, Louise, Leopold, Surrey Hills

1 place(s) assessed as Local D
3 place(s) assessed as Not important N
1 place(s) assessed as Vacant

Rosemont Street

2 place(s) assessed as Local D
5 place(s) assessed as Not important N
St Georges Avenue
3 place(s) assessed as Local C
9 place(s) assessed as Local D
2 place(s) assessed as Local E

St Georges Avenue

2 place(s) assessed as Not important N
St Johns Avenue
2 place(s) assessed as Local C
4 place(s) assessed as Local D
2 place(s) assessed as Local E
1 place(s) assessed as Not important N

Valonia Avenue

3 place(s) assessed as Local D
1 place(s) assessed as Local E
3 place(s) assessed as Local Interest F

Windsor Crescent

1 place(s) assessed as Local C
12 place(s) assessed as Local D
2 place(s) assessed as Local E
8 place(s) assessed as Not important N

This precinct has a larger number of individually significant places than other residential areas assessed.

REVISED BOUNDARIES

The following is an analysis of the contributory places with revision of the proposed boundaries set by Andrew Ward & Associates in Whitehorse Heritage Review 2001.

Contributory houses to the period 1880s-1930s:

Albany Crescent 20 of 25 houses contributory
Albert Crescent 12 of 17 houses contributory
Alexandra Crescent 8 of 10 houses contributory
Balmoral Crescent 16 of 20 houses contributory
Benwerrin Road - 1 of 3 houses contributory*
Canterbury Road - 17 of 19 houses contributory

Windsor Park Estate Surrey Hills Residential Precinct Albany, Beatrice, Windsor, Albert, Balmoral, Mont
Albert, Rosemont, St Georges, St Johns, Louise, Leopold, Surrey Hills

Leopold Crescent 13 of 13 houses contributory

Lorne Parade 10 of 12 houses contributory

Louise Avenue 9 of 12 houses contributory

Mont Albert Road - 5 of 5 houses contributory

St Georges Avenue 15 of 16 houses contributory

St Johns Avenue 8 of 9 houses contributory

Valonia Avenue 6 of 7 houses contributory

Windsor Crescent 15 of 21 houses contributory

(* below 50%)

Overall percentage of contributory places in revised precinct: 81%

HISTORY

Historical background

The Lilydale Railway opened in 1882 and with it the Surrey Hills railway station, gaining full service by 1883. Another platform at Surrey Hills station and the opening of nearby Mont Albert station occurred in 1890, providing the basis for suburban life and the Land Boom { SHNC: 5}. Electrification of the line in 1922 meant another boost to development potential. Meanwhile tramways came from Camberwell to Warrigal Road by 1916 and on to Elgar Road by 1925 { SHNC: 20}. The No. 1 Reservoir was completed in 1891 allowing the Yan Yean MMBW water supply to be reticulated from there to surrounding homes, allowing a further boost to development. No. 2 Reservoir was completed in 1913 and the water tower in 1929 { SHNC: 33}.

The Melbourne Electricity Supply Company began supplying the eastern suburbs in the early 1910s, and by 1912 the Shire of Nunawading had joined the councils of Brunswick, Northcote, Port Melbourne and Preston in obtaining an order to re-sell the MES Co/s electricity to its residents. By 1919, Nunawading Shire supplied electricity to 1424 properties; the service had quickly extended from Surrey Hills and Box Hill in 1914 to Mitcham and Vermont soon after. { Allom Lovell 1999}

Specific History

The Windsor Park area came from an 1883 subdivision of Elgar's Special Survey, Boroondara Parish (LP 532). This part of the estate was bound by Windsor on the west, Albany on the north, Canterbury Rd on the south and Valonia Ave on the east: it contained 61 lots typically 70'x 165'. Street name changes included Victoria Ave to Valonia c1931 and Alexandra Ave to Alexandra Crescent c1985.. The survey drawing showed trees dotted along each street at about 110' centres.

In 1884 the distinctive succession of crescents was created, including Albany, Windsor and Balmoral. The plan was declared by Thomas Bingham Muntz, surveyor (LP570-1). An earlier 1883 segment of this plan included Alexander Crescent and Valonia Avenue, with sites in Windsor Crescent (LP570-2).

Another part of the estate was between Leopold and Windsor Crescents, Mont Albert Rd and St Georges Avenue (LP661). This was also declared by Thomas Bingham Muntz, surveyor, in 1884. The 49 acre section east of Balmoral Crescent and St Georges Avenue extended to View and Tower Streets on the east. This was in 1885 (LP831).

A view of Windsor Crescent in c1907-11 shows advanced street trees along one side of the road and newly planted trees in picket guards on the other. Villas are apparent among the vacant lots. Basalt pitchers take the storm water across the end of the road and along one of its sides while the road itself is gravelled. Picket and paling boundary fences extend as far as the eye can see { SHNC: 15}.

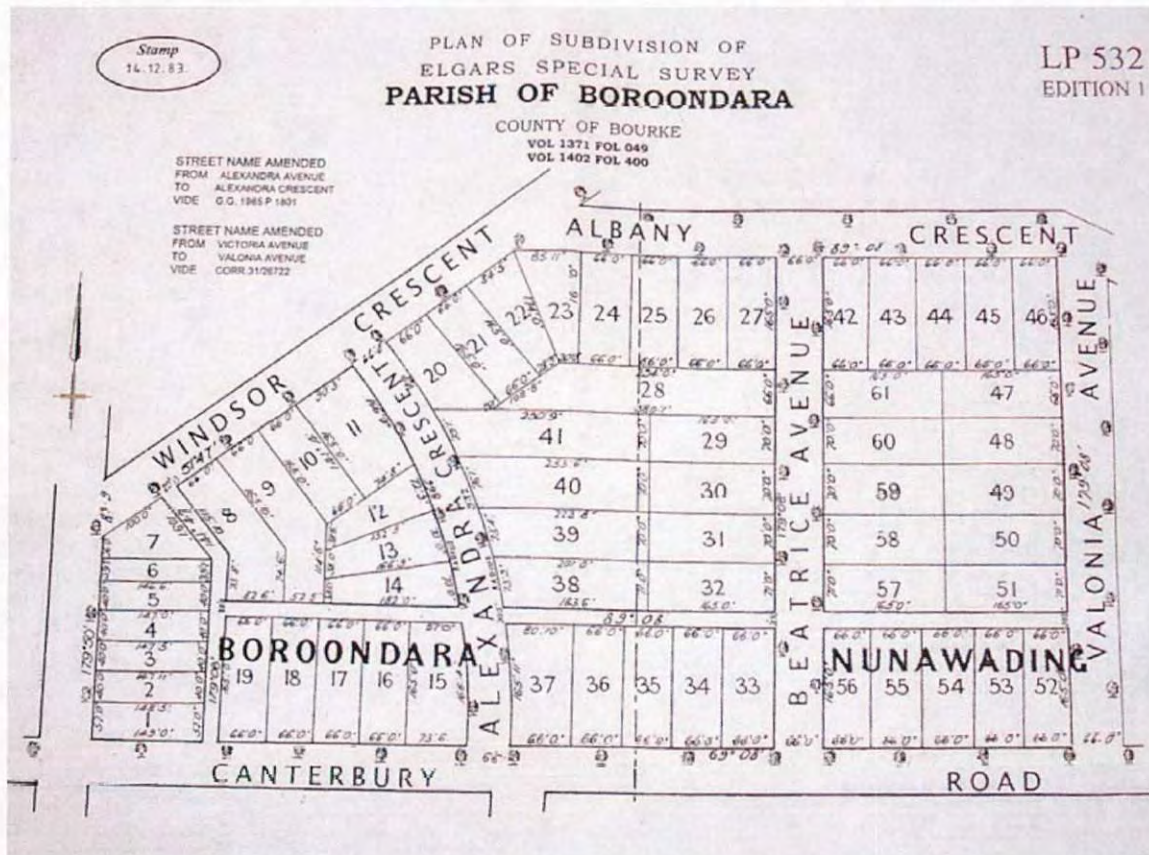


Figure 13 Estate plan 1883, shows trees in streets (VTO)

A major element in the estate is the Surrey Hills State School built at Beatrice St in 1890 and extended in 1909 and 1925 { SHNC: 29}.

ANALYSIS

Thematic context

The Principal Australian Historic Themes (PAHT) have been developed by the Australian Heritage Commission to allow assessment of historical significance within a national historical thematic framework.

| PAHT | Subtheme | Category | Local Theme |
|--|----------------|----------------|--|
| Building settlements, towns and cities | Making suburbs | Housing estate | The Land Boom, Early Twentieth Century |

Comparative analysis

Victorian & Edwardian-era subdivision and inter-war development:

The following precincts represent in part the Victorian and Edwardian-eras development of the road and street pattern, and in part the mainly inter-war housing that followed with the arrival of better services and greater housing demand in the middle suburbs.

- Churchill Street Mont Albert Residential Precinct extension 1904c, 1920s-1930s

Black, Proudfoot and View Streets

- Everton Grove Estate Surrey Hills Residential Precinct 1889-1930s

Everton Grove

- Florence Road Surrey Hills Residential Precinct 1914-1930s

Florence Road (east side), Canterbury Road

- Gem of Box Hill & Court House Estates Box Hill Residential Precinct 1888-1930s

Watts and Court Streets and Kangerong Road

- Harding and Pembroke Streets Surrey Hills Residential Precinct 1885-1930s

Harding and Pembroke Streets

- Mitcham Residential Precinct 1914-1930s

Thomas and Cook Roads

- Mont Albert Residential Precinct extension 1886-1930s

Wellesley and Gordon Streets (east side), Whitehorse Road, between Hood Street and 688 Whitehorse Road

- Queens Park Estate Box Hill Residential Precinct 1889-1930s

Alexander, Acacia and Bass Streets, Kent Road

- William Street Box Hill Residential Precinct 1886-1930s

William Street, Albion Road (part)

Assessment against the criteria adopted by the Australian Heritage Commission

Summary of Australian Heritage Commission criteria

| Code | Summary | Assessment |
|------|---|--|
| A.3 | Richness and diversity of cultural features | |
| A.4 | Association with important events or | mature street trees, some rare, that enhance the |

| | | |
|-----|---|---|
| | historical themes | expression of the Victorian-era and Edwardian-era development in the estate; the individually significant single storey detached villas from the Victorian-era and Edwardian-era that highlight the early development in the estate; the visually related and externally well preserved single storey detached villas from the inter-war period that support the expression of the final phase of development before the estate was fully developed |
| B.2 | Rarity or distinction among a comparable group | distinctive curvilinear road pattern set out in the Victorian-era by Thomas Bingham Muntz, surveyor; mature street trees, some rare, that enhance the expression of the Victorian-era and Edwardian-era development in the estate |
| C.2 | Research potential or of scientific interest | |
| D.2 | Good example of type | |
| E.1 | Aesthetic importance to the community or a cultural group | |
| F.1 | Design or technological achievement | |
| G.1 | Social significance | |
| H.1 | Association with important person or group | |

RECOMMENDATIONS:

Management

Management objectives are as follows:

- to conserve and enhance the contributory elements at the place, being the typically 1890s-1930s houses and associated elements and the distinctive Victorian-era subdivision;
- to conserve and enhance the visual relationship between contributory elements at the place;
- to conserve and enhance the public view of these contributory elements;
- to ensure that new structures or plantings within the place are visually recessive (lesser perceived height, bulk, greater site setbacks) and visually related to the contributory elements; and
- to encourage further research of the detailed origins of the place to maintain a link with its history, via promotion and publication of the findings.

Proposed extent of heritage place for the heritage overlay

The precinct as mapped, including house exteriors and land with emphasis on fabric from the period up to the 1930s.

Planning Scheme Protection in a heritage overlay: Recommended

External Paint Controls Apply? Yes

Internal Alteration Controls Apply? No

Tree Controls Apply? Yes

Windsor Park Estate Surrey Hills Residential Precinct Albany, Beatrice, Windsor, Albert, Balmoral, Mont
Albert, Rosemont, St Georges, St Johns, Louise, Leopold, Surrey Hills

Are there Outbuildings or Fences not Exempt? No
Prohibited Uses may be Permitted? No

Other heritage registers

Heritage Victoria Register: No

Register of the National Estate: No

REFERENCES

Ward (2001) Stage 1 of the Whitehorse Heritage Review 2001;
Victorian Titles Office (VTO) Lodged Plans (LP) 532, 570