

WHITEHORSE HERITAGE REVIEW 2001 PART 2
ASSESSMENT OF PRECINCTS
Contract No 02048



PROJECT REPORT
Graeme Butler & Associates 2003

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City of Whitehorse Heritage Review 2002 Assessment of Precincts

Background

In March 1998, Allom Lovell and Associates Pty Ltd were appointed by Council to undertake a review of the heritage studies conducted in the former cities of Box Hill and Nunawading.

- Andrew Ward & Associates had completed a Heritage and Conservation Study in 1990 for the former City of Box Hill, identifying three areas of special character and 278 buildings of individual heritage significance.
- Context Pty Ltd had completed a Heritage Awareness Study in 1994 for the former City of Nunawading, identifying four areas of special character and a primary list of places thought to be of historical significance.

Allom Lovell & Associates (Whitehorse Heritage Review 1999) identified 114 places of individual heritage significance and five heritage precincts. The review also recommended further investigation of another 74 buildings and several streets.

Andrew Ward & Associates carried out a further study in 2001 (City of Whitehorse Heritage Review) that went beyond the reviews of the previous studies by Allom Lovell and reassessed the whole municipality, identifying 14 areas of potential cultural value in Box Hill, Surrey Hills, Burwood, Blackburn and Mitcham.

This contract

This contract includes:

- ♦ assessment of the 14 precincts identified by Andrew Ward & Associates in the Whitehorse Heritage Review 2001 and Allom Lovell in the City of Whitehorse Heritage Review 1999
- ♦ assessment of tree, landscape and archaeological values on 4 properties, following the recommended actions from the Panel on Amendment C3.

Task One of the Brief (see Appendix) also included preparation of a Management Plan to outline the scope and timing of the project.

Precincts for assessment

The study assessed the cultural significance and therefore eligibility of the following fourteen (14) precincts for heritage overlay protection in the Whitehorse Planning Scheme. The fourteen precincts were identified as having potential significance in Stage 1 of the Whitehorse Heritage Study 2001.

- An extension of the existing Mont Albert Residential Precinct (protected by a Heritage Overlay): Wellesley Street, Gordon Street (east side) and Whitehorse Road, between Hood Street and no. 688 Whitehorse Road.
- An extension of the existing Churchill Street Precinct (protected by a Heritage Overlay): Black Street, Proudfoot Street and View Street.
- Windsor Park estate area, Surrey Hills.
- Harding Street/Pembroke Street, Surrey Hills.
- Everton Grove, Surrey Hills.
- Florence Road (east side), Surrey Hills.
- Alexander Street/Acacia Street/Bass Street/Kent Road, Box Hill.

- Watts Street/Court Street/Kangerong Road, Box Hill.
- William Street, Box Hill.
- Whitehorse Road, between Nelson Road and Middleborough Road, Box Hill.
- Mount View Court, Burwood.
- Jeffery Street, Blackburn.
- Thomas Street/Cook Road, Mitcham.
- Inglis Street/Galt Street/Currie Street, Box Hill North.

Individual places for further assessment

Amendment C3 Part 2 to the Whitehorse Planning Scheme introduced planning controls to individual properties and precincts. The panel report recommended that a number of properties be included in the Heritage Overlay with four further places to be examined to determine heritage values attributed to trees, general landscaping, or archaeological values.

These properties were as follows:

- 129 Mount Pleasant Road, Forest Hills (The Wattles)
- 347 Blackburn Road, Forest Hill (Burwood Heights Uniting Church)
- 449 Springvale Road, Forest Hill (Strathdon¹)
- 5 Longland Road, Mitcham (Montana)

This study will review these four properties in the light of the Panel Report for Amendment C3 Part 2.

Project Management Plan:

The Project Management Plan provided as part of the report process and as approved by Council, set out an agreed course of action for the content and progress of the project including:

- research,
- community consultation,
- timetable,
- payment schedule
- related milestones,
- suggested meeting dates for the Steering Committee and
- completion details.

Study team

Team	Task
Graeme Butler B.Arch (history major) 1972	Architectural & social historian, place and precinct assessment, citation and management, project coordinator and report production, computer services
Francine Gilfedder 1998 Graduate Diploma of Arts (Public History), Monash University 1987 Master of Landscape Architecture, University of Melbourne 1980 Diploma of Applied Science (Amenity Horticulture) Burnley	Heritage landscape, tree survey of four individual places

¹ See Conservation management Plan as Francine Gilfedder & Associates (1992), Nunawading Historic Orchard Study, for City of Nunawading.

Team	Task
Horticultural College	
Beatrice Magalotti Historical Research Bachelor of Arts	Place and precinct research
Gary Vines Bachelor of Arts (History/Archaeology), University of Melbourne, 1984; Bachelor of Arts, Honours (Archaeology) Latrobe University, 1985	Archaeological assessment of four individual places

Methodology

(refer Appendix 6 for further details)

Background

Stage 1 of the Whitehorse Heritage Study 2001 (Andrew Ward & Associates) set out a methodology based on heritage grading, on an A-F scale, of the components of potential heritage areas (buildings), mapped to show concentration of differing colour-matched heritage values. The initial survey had been carried out in a 1999 review and expanded considerably in the 2001 review.

For continuity, the Ward grading system was used in this study and unless the assessed place had changed since 2001, the grading used then was generally adopted. This site grading underpinned the heritage overlay area assessment, based on the distribution and number of mapped non contributory places and the percentage these places represented of the street and/or the area. Over 50% contributory places within a street or area meant some potential heritage value with higher values indicating higher values based on the greater expression of the cultural or historical themes identified from the City's development in the Environmental History (Whitehorse Heritage Review 1999).

Details and outcomes

- Australian Heritage Commission criteria were used (see Appendix 5)
- ♦ A thematic heritage approach to all identification and assessment, using the PAHT and local environmental history themes was used;
- ♦ Contributory places listed (Appendix 2) derived from a full survey of the study area as well as from submissions by community reference groups;
- ♦ Global Position coordinates (GPS) were provided as required to 15m accuracy and GIS plotting of precinct maps was on a cadastral base supplied by City of Whitehorse in DXF format, for all identified precincts with individually significant places also plotted;
- ♦ High resolution digital images were provided of indicative places in all identified precincts;
- ♦ MS Access database plotting of all places was provided on CD.
- ♦ Community consultation for assessment purposes involved meeting the 4 individual place owners during inspection, as desired, and nominated or identified individuals who possessed knowledge on the history of the precincts. There were no public or group meetings;

- ◆ As completed, report sections were emailed to a nominated Council officer (PDF form) before each steering committee meeting, allowing Council to print from and/or distribute for consultation, and provide comments
- ◆ Final report copies were provided in digital form (PDF, MS Word), with one bound in display folder, with all digital images and media supplied on CD;
- ◆ Copyright to be jointly held by Council and Graeme Butler & Associates.

Definitions:-

Place means site, area, building or other work, group of buildings or other works together with associated contents and surroundings. Place includes structures, ruins, archaeological sites and landscapes modified by human activity.

Cultural significance means aesthetic, historic, scientific or social value for past, present, or future generations (see Appendices).

Project program adopted

TASK	Milestone	Key Dates
Project Management Plan		
	Meeting 1	20/8/02
Bibliography Review the existing available sources of information and prepare a brief bibliography.	Prepare bibliography.	
Thematic environmental history of post-contact settlement and development of the study area: consider the City of Whitehorse Heritage Review – Thematic History – Volume 1, 1999 and the City of Whitehorse Heritage Review 2001.	Identify key themes, periods	
Identification of places of potential interest in the precincts. Identify all places of potential cultural significance across the study area. Places of cultural significance will be identified by- <ul style="list-style-type: none"> Field survey work to verify the location, status and potential significance of precincts identified through the environmental history, through further research and community consultation 	Meeting 2 provide survey data	26/9/02 10/10/?
<ul style="list-style-type: none"> Reference to the thematic environmental history and any original source materials used in the preparation of the thematic environmental history (see 1.2) above. Reference to registers, studies, reports and other materials held by organisations such as Heritage Victoria, National Trust of Australia (Victoria), Australian Heritage Commission, Environment Conservation Council etc. Consultation with community groups and members of the public 	Provide place reports drafts, as appendix format	7/11/02
Assess archaeological and trees at 4 places @ \$337/place	Provide place reports drafts, as appendix format	7/11/02
	Meeting 3	14/11/02
All comments received at Graeme Butler's office		3/12/02
Report	Final draft report	23/12/02

Resources and/or services provided by Council

Council agreed to provide assistance in the following areas to aid in the efficient execution of this project:

- provided any desired publicity for the project in the local press and Council newsletter, specifically seeking comment on the study from the general public and any informant list held;

- offered to contact property owners affected by the study to allow inspection by the team, making appointments as required, particularly the tree and archaeological assessment of the 4 places;
- nominated a Council officer to host all study meetings, supply and distribute minutes
- provided all electronic and hard copies of the panel report, relevant heritage studies including any coloured maps, and Council heritage files for review prior to commencement;
- provided detailed digital municipal cadastra maps (AutoCAD format) showing precise property boundaries and property street numbers, preferably overlaid on cadastral information or a parish plan base for precinct and place mapping, prior to commencement;
- provided access to all planning and building permit records, and rates property database to ascertain land descriptions;
- provided access to aerial photographs of the project areas, ideally GIS aerial images of each precinct;
- provided use of office space sufficient for relevant research work.

Acknowledgements

This project has been aided by the work and support of:

Helen Woodside, senior urban planner, project manager for the City of Whitehorse;

Gerard Gilfedder, Coordinator Planning Projects;

Samantha Westbrook, consultant heritage adviser;

Mrs Valda Arrowsmith, Nunawading and District Historical Society;

Mr W Orange, Box Hill Historical Society;

Mrs V Fell, Burwood Historical Society;

Councillor Kaele Way ; and

community members who supplied valuable information.

Results

City of Whitehorse: proposed heritage overlay precincts

The 14 proposed heritage precincts from the 2001 review were assessed and, with some boundary changes, all were proposed for heritage overlay protection in the planning scheme in part or whole. The boundary changes typically removed non contributory places from the precinct, allowing a clearer physical expression of the historical theme. One extra precinct was created from a sub-precinct of the Mont Albert Residential Extension.

Precinct Name	Street Names	Suburb	Heritage overlay ?
Box Hill North Residential Precinct	Currie Street/Inglis Street/Galt Street	Box Hill North	Recommended
Churchill Street Residential Precinct extension	Black Street, Proudfoot Street and View Street	Mont Albert	Recommended
Everton Grove Residential Precinct	Everton Grove, Harding/Pembroke Street	Surrey Hills	Recommended
Florence Road Residential Precinct	Florence Road (east side)	Surrey Hills	Recommended
Gem of Box Hill & Court House Estates Box Hill Residential Precinct	Watts Street/Court Street/Kangerong Road	Box Hill	Recommended
Harding & Pembroke Streets Residential Precinct	Harding Street/Pembroke Street	Surrey Hills	Recommended
Jeffery Street Residential Precinct	Jeffery Street	Blackburn	Recommended
Mitcham Residential Precinct	Thomas Street/Cook Road	Mitcham	Recommended
Mont Albert Residential Precinct extension	Wellesley Street, Gordon Street (east side), Whitehorse Road,	Mont Albert	Not Recommended
Mont Albert Residential Precinct extension	between Hood Street and 688 Whitehorse Road, (boundary revised to 728-744 Whitehorse Road)	Mont Albert	Recommended
Mount View Court Residential Precinct	Mount View Court	Burwood	Recommended
Queens Park Estate Box Hill Residential Precinct	Acacia Street/Alexander Street/Bass Street/Kent Road	Box Hill	Recommended
Whitehorse Road Commercial Civic & Residential Precinct	Whitehorse Road, between Nelson Road and Middleborough Road (revised to 3 sub-precincts)	Box Hill	Recommended
William Street Residential Precinct	William Street	Box Hill	Recommended
Windsor Park estate Residential Precinct	Albany, Beatrice, Windsor, Albert, Balmoral, Mont Albert, Rosemont, St Georges, St Johns.	Surrey Hills	Recommended

Precinct Name	Street Names	Suburb	Heritage overlay ?
	Louise, Leopold		

Background to residential development in the study area

The precincts were all assessed as locally significant (within the locality of Box Hill, Box Hill North, Mont Albert), and typically representative of the inter-war (between World War One and World War Two) and Edwardian phases of the City's residential development. By way of contrast, the Windsor Park Estate possessed a distinctive curvilinear road layout, some houses, and significant tree rows conceived in the Victorian-era, with subsequent layers of Edwardian-era and inter-war housing development.

Historical chronology

The following chronology traces the development of the localities of Box Hill, Blackburn, Burwood, Mitcham, Mont Albert and Surrey Hills from the 1850s when rural holdings and coach roads were the norm to the highly urbanised state today. Sharp increases in population signalled era of change from farming to urban centres as the transport mode (railway later supplemented by tramway) reached through the district in the early 1880s, in time for many ambitious (but not successful) residential estates. Subtle changes in wording for each locality, as listed in the *Victorian Municipal Directory*, describe this process.

Conclusion from the chronology

One era of rapid change was the period soon after World War One (see population graphs below) when the housing shortage created by the war was met with development or redevelopment of the existing Victorian-era subdivisions for the new Bungalow suburbs. Victorian-era and Edwardian-era villas were sometimes dotted among the newcomers, along with the grid street layout, symptomatic of the 19th century.

Chronology

Date	Event
1850s	Lilydale Road (now Whitehorse Rd) was an early route going east across the City from Melbourne, attracting a number of early hotels and shops dotted within the rural landscape.
1853	Trainor's hotel built at the corner of Elgar Rd, Box Hill.
1878	Gasworks built at the Elgar Rd corner, an indication of increasing subdivision. 1882
1882	The Lilydale Railway opened, allowing for new residential subdivisions, Surrey Hills railway station opens, service extended to Blackburn, Ringwood.
1882	George Cockroft' s subdivision created 55 house lots facing Elgar Road, Halifax Road (Churchill Street) and Huddersfield Road (Zetland Road).
1883	Surrey Hills railway station gains full service.
1886	Australian Brick Tiles & Tessellated Tile Company works start at Mitcham
1888	Electric tramway to Doncaster along Station St.
1888	Gem of Box Hill Estate sold, centred on Kangerong Road (east side) and part of Whitehorse Road.

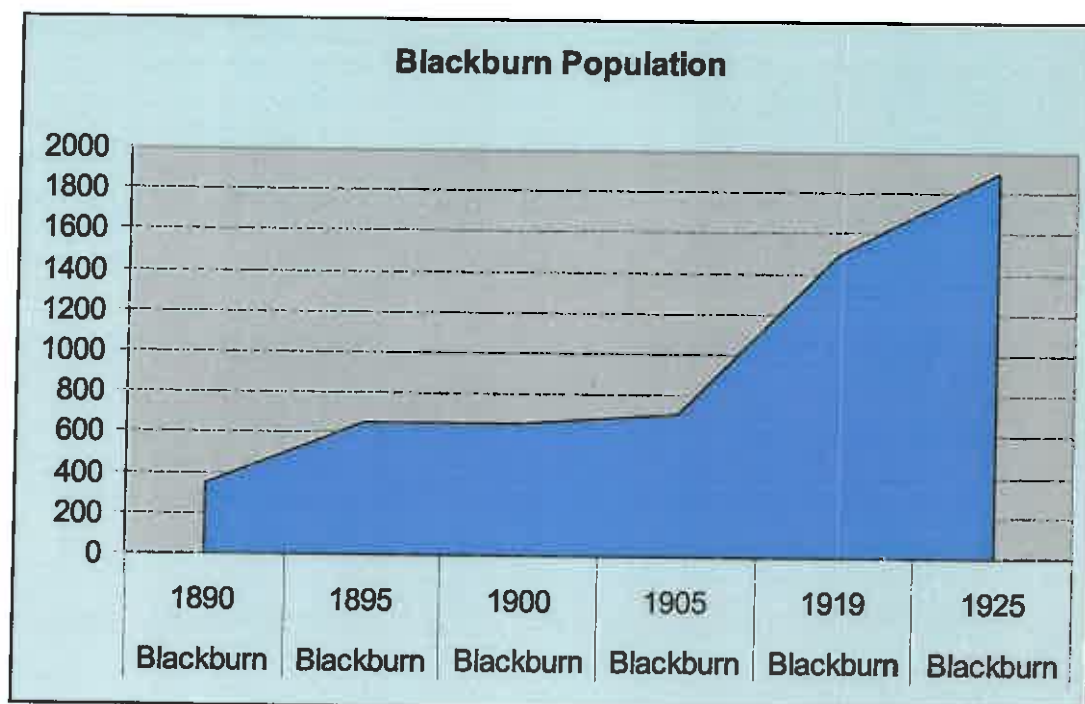
1890	Surrey Hills station – added railway platform and Mont Albert station opened, providing the basis for suburban life and the Land Boom.
1890	Blackburn 'A rising township situated on a creek of same name... prettily situated and being rapidly built upon both for business purposes and villa residences.... Large brickworks in full work, turning out bricks of first quality'
1890	Box Hill 'A township on the Lilydale railway line ... The seat of municipal government.. The industries comprise the well known Box Hill brick works and gas works. It is connected to Doncaster 2.1/4 miles distant by an electric tramway- the first of its kind in the colony which conveys vast numbers of visitors to the celebrated and picturesque resort round the Doncaster tower. The locality is exceedingly healthy, the drainage good and settlement rapidly growing'.
1890	Burwood 'an agricultural village with savings bank.. It is environed by farms and has a State school... Villa residences are rapidly springing up in the neighbourhood..'
1890	Surrey Hills 'A rapidly growing township ... On the rising ground close to the station can be obtained the finest view within 50 miles of metropolis. The air is pure and bracing and in consequence many large mansions and villas have been and are continually being erected..'
1891	No. 1 Reservoir completed in 1891 allowing the Yan Yean MMBW water supply to be eventually reticulated from there to surrounding homes, allowing a further boost to development.
1891	Mitcham characterised as brick making area
1899	Freehold Investment & Banking Company announce creation of new brick works at Blackburn
1909	Box Hill described as 'Horticultural township, with Shire hall, two public halls, State school, post, telegraph, telephone, savings bank, and money-order office, two hotels... Brick making and fruit growing in district. Gasworks and sale yards'. Population 2000
1910	Blackburn Township Estate was laid out around the railway station, to the immediate west of the Blackburn Model Town estate.
1910s	Melbourne Electricity Supply Company began supplying the eastern suburbs,
1910s-1920s	Much of the land in the Nunawading area remained rural.
1911	Land between Springvale and Mitcham Roads auctioned as nine huge lots, obviously intended for farming.
1912	Shire of Nunawading had joined the councils of Brunswick, Northcote, Port Melbourne and Preston in obtaining an order to re-sell the Melbourne Electricity Supply Company's electricity to its residents.
1912	Builder Algernon Elmore erected a timber bungalow for himself, Kyalite, in what is now Laburnum Street, later erecting almost thirty similar houses in the vicinity
1913	No. 2 Reservoir was completed at Surrey Hills
1915	Blackburn 'Rising township, with post, telegraph ... sports grounds, lake and park. Lit by electricity. Residential and fruit growing. Flower farm and home for deaf mutes'

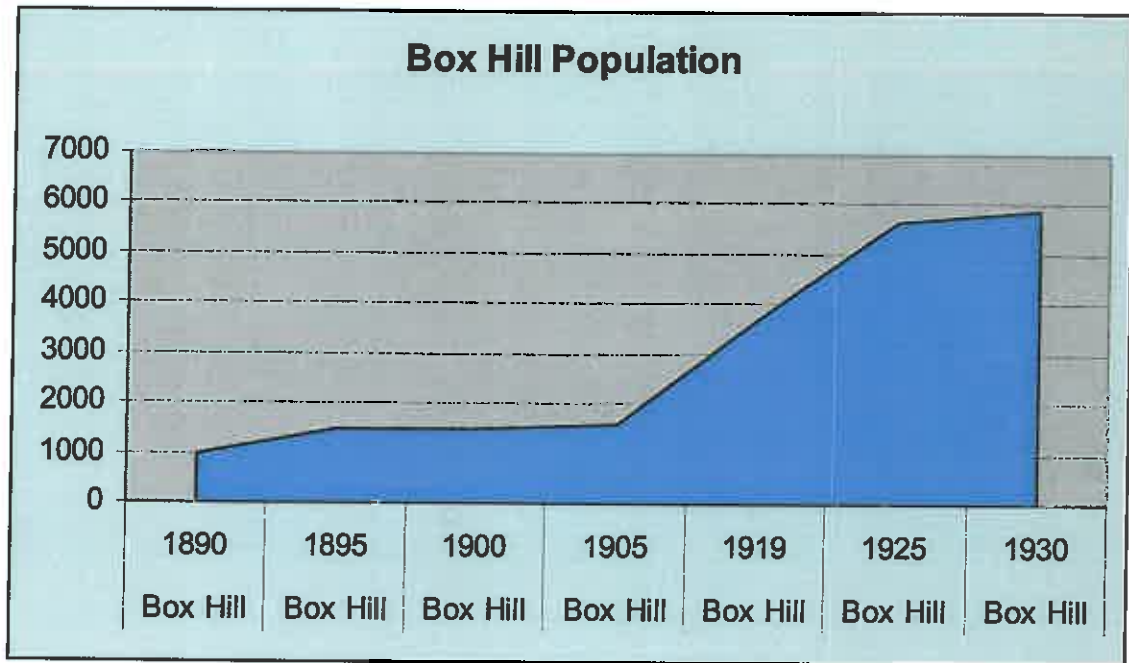
1915	Box Hill described as 'Flourishing suburban township (see 1909), with Shire, recreation and two public halls, State school, post, telegraph, telephone, savings bank, and money-order office, two hotels... sawmills, brickworks, gasworks and sale yards... Box Hill, Surrey, Middleboro and Nunawading parks with sports grounds in each. Famous swimming bath "The Dive" in Surrey park. Water laid on. Lit by electricity' (differs markedly from 6 years before.)
1915	Mitcham described as 'growing township with post, telegraph, telephone, and money order office, State School, three churches, public hall, police station, two hotels, tile works, cool stores for fruit. Lit by electricity. Residential and fruit growing'
1915	Mont Albert 'Rising picturesque and residential suburb within the Metropolitan water supply area. Lit by electricity'
1916	Tramways had come from Camberwell to Warrigal Road and on to Elgar Road by 1925.
1919	Nunawading Shire supplied electricity to 1424 properties- service extended from Surrey Hills and Box Hill in 1914 to Mitcham and Vermont soon after.
1920s – 1930s	Many of the failed Boom subdivisions were finally developed, creating entire streets of inter-war houses in Blackburn, Nunawading and Mitcham
1922	Electrification of the railway line means another boost to development potential.
1925	Vermont clay pit of the Wunderlich Company established to supply Brunswick roof tile plant.
1925	Blackburn 'Rising township, with post, telegraph, etc. sports grounds, lake and park. Lit by electricity. Residential and fruit growing. Flower farm and home for deaf mutes'. Population 1900
1927	MMBW map (MMBW plan 73, 1927) of the area when sewered, shows fifteen houses in Churchill Street between Salisbury Avenue and Elgar Road, and a further four houses in Elgar Road.
1928	Daniel Robertson Brothers start clay works in Nunawading
1929	Water tower erected at Surrey Hills.
1929	Residential estate laid out around Chippewa Avenue in the northernmost part of Mitcham, just outside the boundary of present-day Whitehorse.
1930	Box Hill 'flourishing suburban township...cool store and ice works, gas works, implement works, case factories, ...' Population 5900
1930	Burwood 'Township SE of Camberwell, with post, etc., recreation reserve, tennis courts. Electric light and gas.
1930	Mont Albert 'picturesque and residential suburb within the Metropolitan sewerage area..., progress association. Lit by electricity.
1930	Surrey Hills 'Important township, with post, telegraph, etc. public gardens, .. Bowling green, tennis courts and recreation reserve.'
1932	Wunderlich Company establish factory at Vermont
1950s	City of Nunawading underwent its most rapid period of residential development - the subdivisions of the 1880s covering a small area compared to vast acreages transformed by building activity in the post-War period. rural areas
1958	Cherry Orchard Estate East Burwood, created
1956	Boronia Farm Estate laid out in Blackburn South

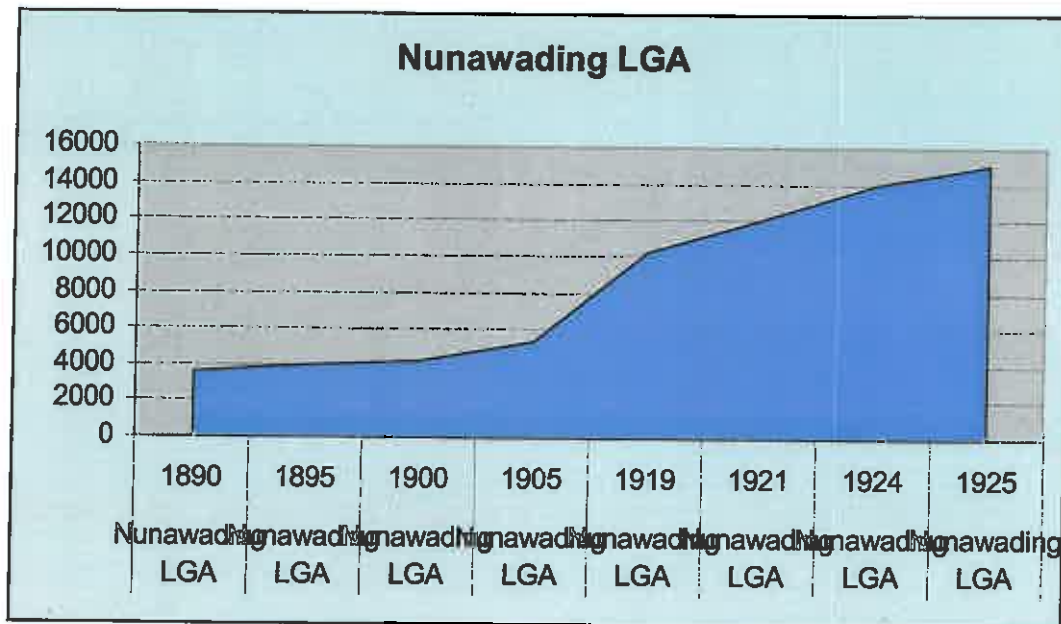
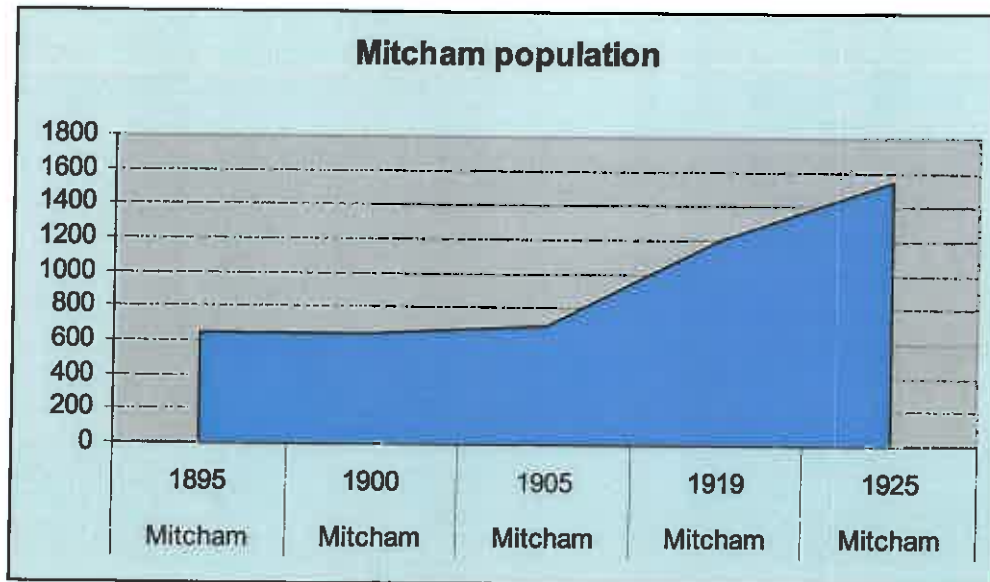
1970s - 1980s	the last rural frontiers of the municipality subdivided as housing pressed up against parklands on along the Mullum Mullum and Dandenong Creeks to the north and east.
1950s	Vermont and Vermont South, land along Terrara, Moore and Morack Roads carved up into huge blocks, usually exceeding an acre- many large houses built, often designed by noted contemporary architects

The inter-war boom and its reflection in the housing stock

The importance of the late Victorian-era to inter-war period to the City is demonstrated by these graphs, showing the slow awakening from a rural area late in the Victorian-era to a plateau and then sharp rise after WW1 as the returned servicemen and others sought new suburbs on the fringe of the metropolitan area to build their homes.







Contributory places, proposed precincts

(see Methodology)

The heritage overlay area assessment was based on the distribution and number of mapped non contributory places and the percentage these places represented of the street and/or the area. Over 50% contributory places within a street or area meant some potential heritage value with higher values indicating higher values based on the greater expression of the cultural or historical themes identified from the City's development in the Environmental History (Whitehorse Heritage Review 1999).

The following table shows the overall percentage of contributory places in each precinct, *as revised*, with a street by street listing:.

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Precinct name	Street Name	places	contributory?	Total contributory	% contributory
Box Hill North Residential Precinct	Currie Street	5	Yes	29	90.6%
Box Hill North Residential Precinct	Currie Street	1	No		
Box Hill North Residential Precinct	Galt Street	13	Yes		
Box Hill North Residential Precinct	Galt Street	1	No		
Box Hill North Residential Precinct	Inglis Street	11	Yes		
Box Hill North Residential Precinct	Inglis Street	1	No		
Total in precinct		32			
Churchill Street Residential Precinct extension	Black Street	16	Yes	76	80%
Churchill Street Residential Precinct extension	Black Street	4	No		
Churchill Street Residential Precinct extension	Churchill Street	1	Yes		
Churchill Street Residential Precinct extension	Laurencia Court	2	Yes		
Churchill Street Residential Precinct extension	Mont Albert Road	16	Yes		
Churchill Street Residential Precinct extension	Mont Albert Road	3	No		
Churchill Street Residential Precinct extension	Proudfoot Street	19	Yes		
Churchill Street Residential Precinct extension	Proudfoot Street	6	No		
Churchill Street Residential Precinct extension	Serpentine Street	0	Yes		
Churchill Street Residential Precinct extension	View Street	22	Yes		
Churchill Street Residential Precinct extension	View Street	6	No		
Total in precinct		95			
Everton Grove Residential Precinct	Edyvean Street	5	Yes	28	84.8%
Everton Grove Residential Precinct	Everton Grove	23	Yes		
Everton Grove Residential Precinct	Everton Grove	5	No		
Total in precinct		33			
Florence Road Residential Precinct	Canterbury Road	1	Yes	30	90.9%
Florence Road Residential Precinct	Florence Road	29	Yes		

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Precinct name	Street Name	places	contributory?	Total contributory	% contributory
Florence Road Residential Precinct	Florence Road	3	No		
Total in precinct		33			
Gem of Box Hill & Court House Estates Box Hill Residential Precinct	Kangerong Road	13	Yes	25	83.3%
Gem of Box Hill & Court House Estates Box Hill Residential Precinct	Kangerong Road	2	No		
Gem of Box Hill & Court House Estates Box Hill Residential Precinct	Watts Street	12	Yes		
Gem of Box Hill & Court House Estates Box Hill Residential Precinct	Watts Street	3	No		
Total in precinct		30			
Harding and Pembroke Streets Surrey Hills Residential Precinct	Canterbury Road	5	Yes	33	84.6%
Harding and Pembroke Streets Surrey Hills Residential Precinct	Canterbury Road	1	No		
Harding and Pembroke Streets Surrey Hills Residential Precinct	Erasmus Street	1	Yes		
Harding and Pembroke Streets Surrey Hills Residential Precinct	Harding Street	9	Yes		
Harding and Pembroke Streets Surrey Hills Residential Precinct	Harding Street	4	No		
Harding and Pembroke Streets Surrey Hills Residential Precinct	Pembroke Street	18	Yes		
Harding and Pembroke Streets Surrey Hills Residential Precinct	Pembroke Street	1	No		
Total in precinct		39			
Jeffery Street Residential Precinct	Blackburn Road	6	Yes	32	96.96%
Jeffery Street Residential Precinct	Jefferey Street	26	Yes		
Jeffery Street Residential Precinct	Jefferey Street	1	No		
Total in precinct		33			
Mitcham Residential Precinct	Cook Street	13	Yes	29	80.55%
Mitcham Residential Precinct	Cook Street	4	No		
Mitcham Residential Precinct	Thomas Street	16	Yes		
Mitcham Residential Precinct	Thomas Street	3	No		
Total in precinct		36			

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Precinct name	Street Name	places	contributory?	Total contributory	% contributory
Mont Albert Residential Precinct extension	Gordon Street	9	Yes	27	77%
Mont Albert Residential Precinct extension	Gordon Street	2	No		
Mont Albert Residential Precinct extension	Mont Albert Road	3	Yes		
Mont Albert Residential Precinct extension	Mont Albert Road	1	No		
Mont Albert Residential Precinct extension	Wellesley Street	11	Yes		
Mont Albert Residential Precinct extension	Wellesley Street	5	No		
Mont Albert Residential Precinct extension	Whitehorse Road	4	Yes		
Total in precinct		35			
Mont Albert Residential Precinct extension part Whitehorse Road	Whitehorse Road	8	Yes		100%
Total in precinct		8			
Mount View Court Residential Precinct	Mount View Court	5	Yes	5	100%
Total in precinct		5			
Queens Park Estate Box Hill Residential Precinct	Acacia Street	28	Yes	102	91.89%
Queens Park Estate Box Hill Residential Precinct	Acacia Street	3	No		
Queens Park Estate Box Hill Residential Precinct	Alexander Street	26	Yes		
Queens Park Estate Box Hill Residential Precinct	Alexander Street	1	No		
Queens Park Estate Box Hill Residential Precinct	Bass Street	24	Yes		
Queens Park Estate Box Hill Residential Precinct	Bass Street	3	No		
Queens Park Estate Box Hill Residential Precinct	Canterbury Road	2	Yes		
Queens Park Estate Box Hill Residential Precinct	Kent Road	18	Yes		
Queens Park Estate Box Hill Residential Precinct	Kent Road	2	No		
Queens Park Estate Box Hill Residential Precinct	Station Street	4	Yes		
Total in precinct		111			
Whitehorse Road Civic & Residential Precinct	Whitehorse Road	7	Yes	7	100%
Whitehorse Road Civic Precinct	Whitehorse	12	Yes	12	100%

City of Whitehorse Heritage Review: Assessment of Precincts
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Precinct name	Street Name	places	contributory?	Total contributory	% contributory
Whitehorse Road Commercial Precinct	Road Station Street	1	Yes	14	100%
Whitehorse Road Commercial Precinct	Whitehorse Road	13	Yes		
Total in precincts		33			
William Street Residential Precinct	William Street	31	Yes	31	79.49%
William Street Residential Precinct	William Street	8	No		
Total in precinct		39			
Windsor Park estate Residential Precinct	Albany Crescent	20	Yes	157	80.9%
Windsor Park estate Residential Precinct	Albany Crescent	5	No		
Windsor Park estate Residential Precinct	Albert Crescent	12	Yes		
Windsor Park estate Residential Precinct	Albert Crescent	5	No		
Windsor Park estate Residential Precinct	Alexandra Crescent	8	Yes		
Windsor Park estate Residential Precinct	Alexandra Crescent	2	No		
Windsor Park estate Residential Precinct	Balmoral Crescent	16	Yes		
Windsor Park estate Residential Precinct	Balmoral Crescent	4	No		
Windsor Park estate Residential Precinct	Beatrice Avenue	2	Yes		
Windsor Park estate Residential Precinct	Beatrice Avenue	2	No		
Windsor Park estate Residential Precinct	Benwerrin Road	1	Yes		
Windsor Park estate Residential Precinct	Benwerrin Road	3	No		
Windsor Park estate Residential Precinct	Canterbury Road	17	Yes		
Windsor Park estate Residential Precinct	Canterbury Road	2	No		
Windsor Park estate Residential Precinct	Leopold Crescent	13	Yes		
Windsor Park estate Residential Precinct	Lorne Parade	10	Yes		
Windsor Park estate Residential Precinct	Lorne Parade	2	No		
Windsor Park estate Residential Precinct	Louise Avenue	9	Yes		
Windsor Park estate Residential Precinct	Louise	3	No		

Precinct name	Street Name	places	contributory?	Total contributory	% contributory
Precinct	Avenue				
Windsor Park estate Residential Precinct	Mont Albert Road	5	Yes		
Windsor Park estate Residential Precinct	St Georges Avenue	15	Yes		
Windsor Park estate Residential Precinct	St Georges Avenue	1	No		
Windsor Park estate Residential Precinct	St Johns Avenue	8	Yes		
Windsor Park estate Residential Precinct	St Johns Avenue	1	No		
Windsor Park estate Residential Precinct	Valonia Avenue	6	Yes		
Windsor Park estate Residential Precinct	Valonia Avenue	1	No		
Windsor Park estate Residential Precinct	Windsor Crescent	15	Yes		
Windsor Park estate Residential Precinct	Windsor Crescent	6	No		
Total in precinct		194			

Individual places

Four sites were assessed in the City of Whitehorse for potential archaeological values and significant or contributory trees.

These places were:

- The Burwood Uniting Church 347 Blackburn Road Forest Hills,
- The Wattles 129 Mount Pleasant Road, Forest Hills,
- [GB1]Strathdon 449 Springvale Road Forest Hills,
- Montana 5 Longland Road, Mitcham,

Archaeological recommendations

The archaeological values of the four places are generally low due to the relatively late date of most occupation on these sites, and the absence of evidence suggesting the survival of significant archaeological deposits.

Only Strathdon has potential to retain material of interest due to the lower level of disturbance to the immediate grounds of the house and farm buildings, and the unusual history of farming innovation in the mid twentieth century. This property would be appropriate for inclusion in the *Heritage Victoria Heritage Inventory* as an archaeological site, but the remaining three would not meet the criteria for listing unless further evidence of significant archaeological remains is identified in the future.

The mature exotic trees associated with Montana are of historical significance for their association with the early subdivision of the Purches property, the construction of the O'Shannassy pipe track and the Ringwood Railway.

Tree assessment recommendations

It is recommended that:

- the existing heritage overlay (HO) be modified to reflect more accurate mapping of the culturally significant trees within the gardens. In general, any HO should extend to a minimum of three (3) m beyond the drip line for upright trees and a minimum of five (5) m beyond the drip line for spreading canopy trees.

5 Longland Road, Mitcham

HO 5m beyond drip line:

MMBW Easement: Robinia (*Robinia pseudoacacia*) & gum trees (*Eucalyptus* sp.)
Montana: three (3) Monterey cypress (*Cupressus macrocarpa*)

449 Springvale Road, Forest Hill

HO 5m beyond drip line:

- four (4) *Cupressus lusitanica* (Mexican cypress)
- *Pinus radiata* (Monterey pine)

HO 3m beyond the drip line:

- remnant orchard trees in the front orchard
- *Eucalyptus ficifolia* (flowering gum)

129 Mount Pleasant Road, Forest Hill

HO 5m beyond drip line:

- five (5) mature Monterey cypress (*Cupressus macrocarpa*)
- Monterey pine (*Pinus radiata*),
- hybrid oak (*Quercus canariensis* x *Q robur*).

HO 3m beyond the drip line:

- Douglas fir (*Pseudotsuga menzeisii*)
- Irish strawberry tree (*Arbutus unedo*)
- lilypilly
- linden tree (*Tilia europaea*).

Appendix 1- Precinct Citations

The following are citations or place reports on the 14 precincts proposed for heritage overlay by Ward, 2001. They are arranged in alphabetical precinct name order.

Definitions

Victorian-era	Built within the last half of the 19 th century, specifically 1837-1901 the reign of Queen Victoria
Edwardian-era	Built within the first 15 years of the 20 th century, loosely based on the reign of King Edward VII, 1901-1910 but potentially including the First War despite the low building activity.
Inter-war	Built between the end of World War One (1919) to the start of World War Two (1939).
Post-war	Built after World War Two, 1945-

Precincts assessed and Recommended actions

Precinct Name	Street Names	Suburb	Heritage overlay?
Box Hill North Residential Precinct	Currie Street/Inglis Street/Galt Street	Box Hill North	Recommended
Churchill Street Residential Precinct extension	Black Street, Proudfoot Street and View Street	Mont Albert	Recommended
Everton Grove Residential Precinct	Everton Grove, Harding/Pembroke Street	Surrey Hills	Recommended
Florence Road Residential Precinct	Florence Road (east side)	Surrey Hills	Recommended
Gem of Box Hill & Court House Estates Box Hill Residential Precinct	Watts Street/Court Street/Kangerong Road	Box Hill	Recommended
Harding & Pembroke Streets Residential Precinct	Harding Street/Pembroke Street	Surrey Hills	Recommended
Jeffery Street Residential Precinct	Jeffery Street	Blackburn	Recommended
Mitcham Residential Precinct	Thomas Street/Cook Road	Mitcham	Recommended
Mont Albert Residential Precinct extension	Wellesley Street, Gordon Street (east side), Whitehorse Road,	Mont Albert	Not Recommended
Mont Albert Residential Precinct extension	between Hood Street and 688 Whitehorse Road, (boundary revised to 728-744 Whitehorse Road)	Mont Albert	Recommended
Mount View Court Residential Precinct	Mount View Court	Burwood	Recommended
Queens Park Estate Box Hill Residential Precinct	Acacia Street/Alexander Street/Bass Street/Kent Road	Box Hill	Recommended
Whitehorse Road Commercial Civic & Residential Precinct	Whitehorse Road, between Nelson Road and Middleborough Road (revised to 3 sub=precincts)	Box Hill	Recommended

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Precinct Name	Street Names	Suburb	Heritage overlay?
William Street Residential Precinct	William Street	Box Hill	Recommended
Windsor Park estate Residential Precinct	Albany, Beatrice, Windsor, Albert, Balmoral, Mont Albert, Rosemont, St Georges, St Johns, Louise, Leopold	Surrey Hills	Recommended

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HERITAGE PRECINCT – CITATION

NAME OF PLACE: Box Hill North War Service Homes Residential Precinct

OTHER NAMES OF PLACE: Housing Group 34 R (V).

ADDRESS / LOCATION: Currie, Inglis and Galt Streets, Box Hill North

LEVEL OF SIGNIFICANCE: Local

ASSESSED BY: Graeme Butler.

ASSESSMENT DATE: 2002

STATEMENT OF SIGNIFICANCE

The Box Hill North War Service Homes Residential Precinct is historically significant to the City:

- for the association with WW2 and the service personnel returning after the war, being among the first estates built under the new group housing scheme (Criterion A4, G1);
- as the only war service estate known in the City (Criterion B2);
- for the distinctive design of the estate's housing, developed by George Hallandal a noted Commonwealth Government architect of the era (Criterion B2, H1).

PHOTO:

(Source: Graeme Butler & Associates)



DESCRIPTION:

This part of the War Service Homes estate has:

- single-storey houses
- face red Imperial size brick walls, with lightly struck joints,
- timber (and replacement aluminium) framed windows (see 16 and 7 Galt St), making up less than 50% of any wall surface, with one main window typically placed at the living room corner,
- Marseilles pattern glazed tiles to the roofs,
- eaved, parapeted and gabled roof forms, with corbelled eaves at the gable ends,
- L-shaped floor plans
- expressed chimneys
- driveways to one side of the house leading to a garage near or at the rear boundary,
- low front fences, many as retaining walls, some of matching red brick, others of random stone.

The houses are of a standard design. Other nearby houses are weatherboard (see Station St) and isolated brick examples exist in Woodhouse Grove (61). This part of the estate is the most visually expressive of the era.

PERIOD EXPRESSION & CONTRIBUTION

Period expression of the housing:

Currie Street- 5 house(s) of the period 1940-50s

Galt Street - 13 house(s) of the period 1940-50s

Inglis Street- 11 house(s) of the period 1940-50s

Contribution of houses to the 1940s-50s character:

Currie Street - 5 of 6 houses contributory

Galt Street - 13 of 14 houses contributory

Inglis Street - 11 of 12 houses contributory.

Overall 91% contributory.

Assessed potential heritage value:

Currie Street

5 place(s) assessed as Local D

1 place(s) assessed as Not important N

Galt Street

11 place(s) assessed as Local D

2 place(s) assessed as Local E

1 place(s) assessed as Not important N

Inglis Street

9 place(s) assessed as Local D

2 place(s) assessed as Local E

1 place(s) assessed as Not important N

The houses are all largely representative of a particular eras and standard design and thus have no other distinctive characteristics.

Memorial Park

The adjoining park occupies a creek bed, with a row of mature Monterey pines (6x 'Pinus radiata') running east-west set within otherwise immature native planting and exotic grass.

HISTORY

Historical background

'The Post-War Housing Boom

From the 1950s, the City of Nunawading underwent its most rapid period of residential development. In the context of the overall development of the municipality, the grand subdivisions of the 1880s cover a very small area set against the vast acreages which were transformed by building activity in the post-War period.'

'A minor theme in the history of the municipality was the building of public housing in Box Hill South in the immediate post-War period. In early 1947, the Victorian premier announced that the Housing Commission would acquire land for one thousand house sites in Box Hill South' Despite industrial disputes, not to mention a change in government, the project went ahead, and the estate was laid out on the south-east corner of Elgar and Riversdale roads. By 1951, the Commission had erected over four hundred houses. A small amount of public housing has been erected in the municipality in the 1980s and '90s, but its extent has been limited. On a similar but smaller scale was the construction of a number of houses in Box Hill North for employees of Roger de Stoop's textiles factory, established on a 50-acre site on the Koonung Creek in 1950.' { Allom Lovell 1999}

Specific History

These streets are from a 1949 subdivision of Crown Portion 12, Nunawading Parish (LP 19052). The estate contained 41 lots typically 60'x 130': In addition to the streets surveyed, part of Woodhouse Grove was included in the estate (7 lots numbers 64-76 Woodhouse Gr). As an indication of the rural nature of the site at that time, a picket fence was shown lining one side of Woodhouse Gr and a post and wire fence the other; a hawthorn hedge lined one side of Station Street and the Bushy Creek ran across the bottom corner of the estate { LP 19052}. The nearby park along Bushy Creek is thought of by the community as part of the estate as Memorial Park { Ward, 2000}.

This was a 7 acre Helen K Inglis property, sold to the Director of War Service Homes in 1949. Ward (2000) reports that City rate cards show the land was sold in February 1948 but this date differs from that on the title. Once created, land titles show that the lots were sold by the commission mainly in the period 1950-1956, to persons such as Noel Parkinson, Kenneth Skurry, Neville Hogan, Robert Hamilton, Ron & Valda Waters, William & Eunace Grogan (Galt St), James Hill, Kevin & Nancy MacDonald. David & Audrey Ker, Victor & Evelyn Heasly, Alice Adams, Don & Anne Triggs, and Thomas Maher { VTO}. City rate cards however suggest that the houses were built by 1951 and the lots sold to their occupants soon after construction { Ward, 2000}. Andrew Ward listed the war service veterans and families in their original Inglis St houses at 2000: they included Allan Harrop (8), Walter & Rebecca Thompson (1), Stuart Forbes (7), Dudley and Betty Mitchell (10), Mrs & Mrs Roy Garden (13), May Wood (6) and Mrs P Wallace (3).

The 36 houses on the estate were apparently erected between 1949 and early 1951: tenders were called in the Commonwealth Gazette September 1948 for 36 brick veneer war service homes in Box Hill. Builder, FT Jeffrey of Station St (local Councillor), won the project for a total of £66,772. Houses were typical 10 squares in area and had two or three bedrooms. The estate is thought to be the only one in the City { Ward, 2000}.

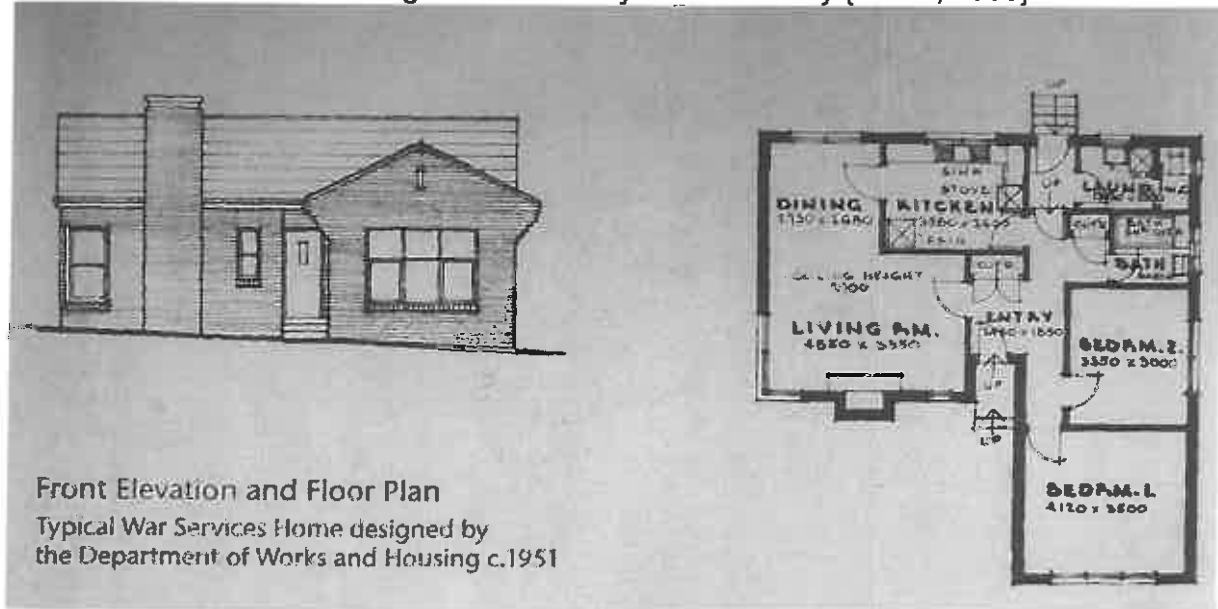


Figure 1 Typical elevation and plan (City of Whitehorse Heritage Trail Panel)

Commonwealth Government built housing estates for returned service personnel had been provided after WW1 and WW2, typically to standard designs evolved by the Department of Works & Housing in Victoria under local works architect, George Hallandal. Hallandal was a noted designer of Moderne style and Modernist buildings around the WW2 era, including many drill halls. The 'War Service Homes Act' (1918-47) had been amended to allow the construction of houses under a group system, rather than provide land for individuals to erected their own houses { Ward, 2000}. The scheme provided for war veterans, war widows and widowed mothers and some 1580 Victorian homes in the first 5 years of operation { Ward, 2000}.

More recently (2000), as a result of a planning application for a site in Inglis St, one of the houses was assessed by the Executive Director of Heritage Victoria and a recommendation made to include it in a heritage overlay.

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 Post War Housing Boom

Comparative analysis

Post WW2 development:

The following precinct also represents post WW2 development of both the road and street pattern, and the housing that followed with the arrival of employment possibilities and better services in that locality plus the consequent greater housing demand in the middle and outer suburbs.

- Jeffery Street Blackburn Residential Precinct 1950-1970s

Jeffery Street

War Service housing

There are no War Service group housing estates known in the City of Whitehorse but contemporary 1948 BV examples (2x 13 houses) were erected in 1948 at North Balwyn by E&G Dixon Bros., 100 at Springvale (Dixon), and 27 at Rosanna { Ward, 2000}. Timber framed houses were built at Spotswood (50) and West Coburg (50) in 1947, as the earliest known in the State of the new housing scheme.

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	association with WW2 and the service personnel returning after the war, being among the first estates built under the new group housing scheme
B.2	Rarity or distinction among a comparable group	the distinctive design of the estate's housing
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	continuing association with WW2 and the service personnel returning after the war, with estate

		residents being from that era
H.1	Association with important person or group	design of the estate's housing, developed by George Hallandal a noted Commonwealth Government architect of the era

RECOMMENDATIONS:

Management

Management objectives are as follows:

- to conserve and enhance the contributory elements at the place, being the 1940s-50s 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 1940s-50s.

Planning Scheme Protection in a heritage overlay: Recommended

External Paint Controls Apply? No

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) 19052;
Victorian Titles Office (VTO) Fol 7249 Vol 1449769;
City of Whitehorse (COWH) Council report 5 June 2000 Inglis St: cite A. Ward research;
Ward, A (May 2000) report on proposed development in Inglis St: cites Lemon 1978 and PROV VPRS 9553/P1 units 160-162, 1947-1957 Box Hill City rate cards, 'Report of the

Director of War Service Homes, War Service Homes Division, Department of Works and Housing for 1947-48' (Commonwealth Parliamentary papers V4, 1948-9, No 54: 321).

HERITAGE PRECINCT – CITATION

NAME OF PLACE: **Everton Grove Estate Surrey Hills Residential Precinct**

OTHER NAMES OF PLACE:

ADDRESS / LOCATION: **Everton Grove, Surrey Hills**

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler.

ASSESSMENT DATE: 2002

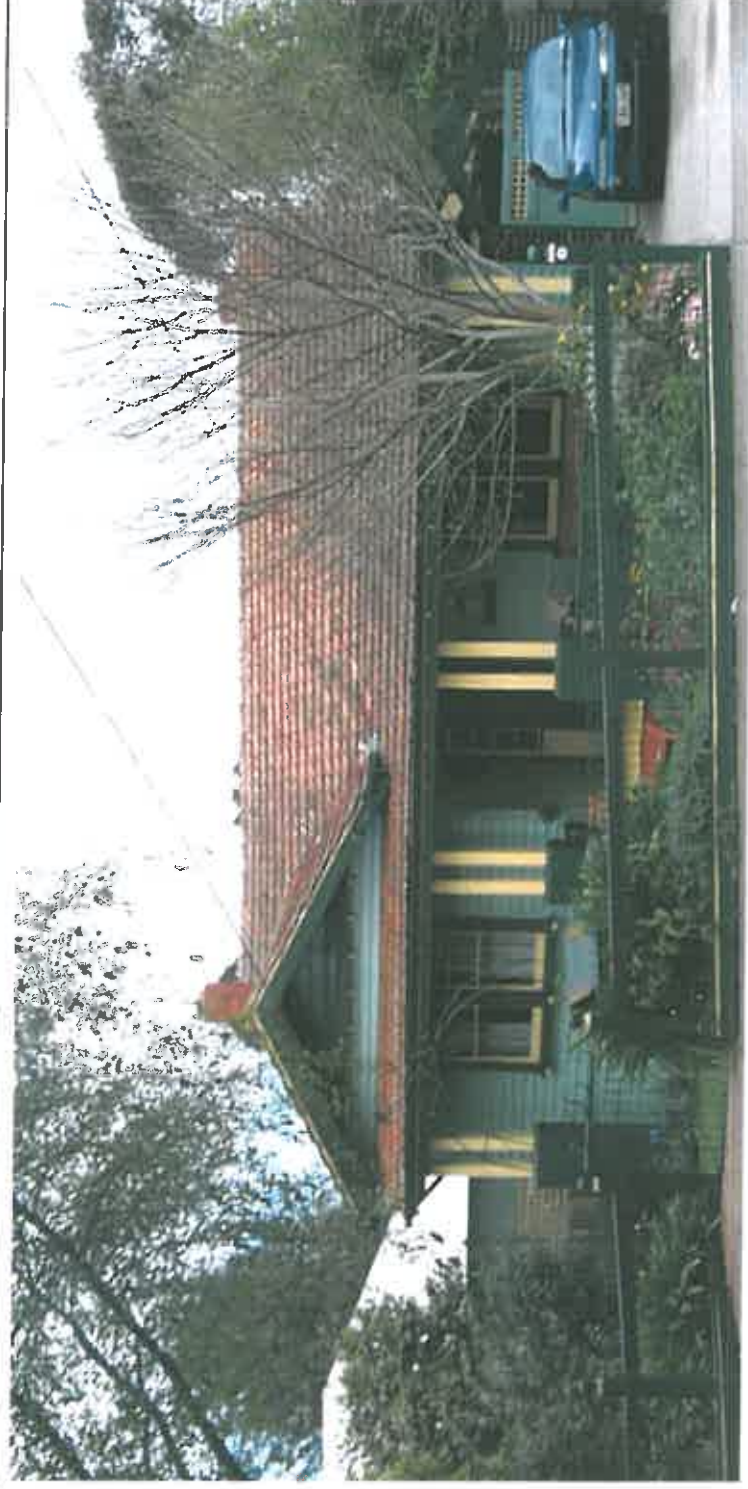
STATEMENT OF SIGNIFICANCE

Everton Grove Estate Surrey Hills Residential Precinct is significant to Surrey Hills:

- as a good expression of the major growth in housing in Surrey Hills during the immediate post World War One era, as expressed by single storey detached largely Californian Bungalow style housing (Criterion A4);
- for the added contribution of the individually significant places in Everton Grove that are uncommon among the otherwise standard designs (Criterion B2).

City of Whitehorse Heritage Review: Assessment of Precincts
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Everton Grove Estate Surrey Hills Residential Precinct Everton Grove, Surrey Hills

PHOTO:



(Source: Graeme Butler & Associates)

DESCRIPTION:

The contributory houses in this precinct:

- are generally single storey and detached;
- are from the inter-war period, with some earlier houses from the initial land survey period.
- have wall finishes of weatherboard but with some stucco, Edwardian-era and Californian Bungalow face red or inter-war period clinker brick, Victorian-era cream and brown bricks, and combinations of these;
- have terracotta Marseilles pattern tiles to hipped and gabled roofs;
- have expressed chimneys;
- have timber framed windows, typically making up less than 50% of any associated wall surface;
- are Federation Bungalow or Californian Bungalow styles;
- have front porches (inter-war) or verandahs (Victorian & Edwardian-era) used at the entry, differing in form with each style and period;
- inter-war houses have/had early, low pier and panel masonry (face brick and/or rendered finish, random stone facing), low rockery fences, probable use of timber framed wire fabric fences for the Californian Bungalow style houses (some reconstructed);
- inter-war houses have driveways to one side of the house leading to a garage near or at the rear boundary, with single crossover.

Everton Gr has concrete kerbs, channels and footpaths, 'Prunus sp.' and paperbark street trees. Although the heritage potential is patchy on the east side of Everton Gr, there are some good groups.

PERIOD EXPRESSION & CONTRIBUTION

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:

Canterbury Road

2 houses of the period 1920-30

1 house of the period 1960-70

Edyvean Street

5 house(s) of the period 1920-30

1 house(s) of the period 1960-70

Erasmus Street

1 house(s) of the period 1930-40

Everton Grove

1 house(s) of the period 1910-1920

18 house(s) of the period 1920-30
5 house(s) of the period 1930-40
1 house(s) of the period 1960-70
2 house(s) of the period 1970-80

Contributory houses up to the 1930s:

Canterbury Road - 2 of 5 houses contributory*
Edyvean Street - 5 of 7 houses contributory
Erasmus Street - 1 (of 1) house contributory
Everton Grove 23 of 33 houses contributory

70% houses in the precinct are contributory.

Assessed potential heritage value:

Canterbury Road

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

Edyvean Street

5 place(s) assessed as Local D
2 place(s) assessed as Not important N

Everton Grove

4 place(s) assessed as Local C
14 place(s) assessed as Local D
3 place(s) assessed as Local E
4 place(s) assessed as Local Interest F
8 place(s) assessed as Not important N

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 houses up to the 1930s:

Edyvean Street - 5 of 5 houses contributory
Everton Grove 23 of 28 houses contributory

Overall percentage of contributory places in revised precinct: 85%

HISTORY

Historical background

The first development stage of this precinct in the 1880s came soon after the opening of the Lilydale Railway 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

This street came from 1885, 1889 and 1923 subdivisions of Allotments B Crown Portion 38, Nunawading Parish. Marmaduke Terry declared a part of the west side of the Everton Grove estate, south end, in 1886 (LP1345). This 1889 part of the estate was the east side of Everton Gr: it contained 27 lots typically 50'x 144'. It was declared by Harley Tarrant (LP2705). The 1923 work was on the west side of the street at the north end where A Robinson & Company lodged the plan and surveyor Walter E Webb declared the 6 lots at the Canterbury Rd corner. More of the west side was mapped out in Lodged Plan 11879. Everton Grove was gazetted as a public highway in 1926.

A boldly conceived handbill shouted in large letters:
'Everton Grove Estate ... Surrey Hills' ...

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
- 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
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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 Surrey Hills during the immediate post World War One era, as expressed by single storey detached largely Californian Bungalow style housing
B.2	Rarity or distinction among a comparable group	for the individually significant places in Everton Grove that are uncommon among the otherwise standard designs
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 inter-war and Victorian-era subdivisions;
- 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 Plans (LP) 10851, 2705, 851,
Auction Plans (SLV 820 bhf): 127

HERITAGE PRECINCT – CITATION

NAME OF PLACE: Florence Road Surrey Hills Residential Precinct

OTHER NAMES OF PLACE:

ADDRESS / LOCATION: Florence Road (east side), Canterbury Road, Surrey Hills

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler.

ASSESSMENT DATE: 2002

STATEMENT OF SIGNIFICANCE

Florence Road Surrey Hills Residential Precinct is significant to Surrey Hills:

- as a good expression of the major growth in housing in Surrey Hills during the Edwardian-era and immediate post World War One era, as expressed by single storey detached largely Californian and Federation Bungalow style housing (Criterion A4);
- for the added contribution of the individually significant places in Florence & Canterbury Roads that are uncommon among the otherwise standard designs (Criterion B2).

PHOTO:

(Source: Graeme Butler & Associates)



DESCRIPTION:

This precinct has a largely inter-war character, with some Edwardian-era houses sited typically closer to the main access point (Canterbury Road) at the north end of the street:

- being single storey detached houses.
- mainly weatherboard wall finishes, some stucco, face red and clinker brick and combinations.
- having terracotta Marseilles pattern tiles and corrugated iron typical for roof cladding;
- having front porches (inter-war) or verandahs used at the entry, differing in form with each style and period;
- with inter-war houses having driveways to one side of the house leading to a garage near or at the rear boundary, with a single crossover,
- with Edwardian-era houses originally having no provision for cars, with any vehicle storage (stables, stables & lofts) being at the rear of the property.

Original fences in the area are few.

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

- inter-war houses: possibly had low pier and panel masonry (face brick and/or rendered finish, random stone facing), or low rockery fences, or timber-framed wire fabric fences or timber framed capped picket fences for the Californian Bungalow style houses, some accompanied by hedges,
- Edwardian-era houses: possibly being timber picket (capped or uncapped) to nominally 1.2m height (see National Trust of Australia (Vic) technical bulletin), some recreated in area (9 Florence Rd);.

There are photinia street trees, stone kerb & channel, and concrete footpaths.

PERIOD EXPRESSION & CONTRIBUTION

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

Canterbury Road

1 house(s) of the period 1920-30

Florence Road

8 house(s) of the period 1910-1920

19 house(s) of the period 1920-30

1 house(s) of the period 1930-40

1 house(s) of the period 1940-50

1 house(s) of the period 1950-60

Contributory

Canterbury Road - 1 (of 1) house contributory
Florence Road - 29 of 32 houses contributory.
Overall 91% contributory.

Assessed potential heritage value:

Canterbury Road

1 place(s) assessed as Local C

Florence Road

2 place(s) assessed as Local C

19 place(s) assessed as Local D

8 place(s) assessed as Local E

1 place(s) assessed as Local Interest F

2 place(s) assessed as Vacant

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 south part of this street is from a 1914 subdivision of Allotments A&B Crown Portion 39, Nunawading Parish (LP 865). The estate contained 34 lots typically 60'x 220': lot 35 remained at 2 acres and probably contained the owner's house (located near 24-26 Florence Rd) . The owners appear to have been WB & O McCutcheon, and the surveyor H Parsons.

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

Edwardian-era subdivision and inter-war development:

The following precincts represent in part the Edwardian-era 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

- Mitcham Residential Precinct 1914-1930s

Thomas and Cook Roads

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 Surrey Hills 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
B.2	Rarity or distinction among a comparable group	for the individually significant places in Florence & Canterbury Roads that are uncommon among the otherwise standard designs
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 Edwardian-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

HERITAGE PRECINCT – CITATION

NAME OF PLACE: Gem of Box Hill & Court House Estates Box Hill
Residential Precinct

OTHER NAMES OF PLACE:

ADDRESS / LOCATION: Watts and Court Streets and Kangerong Road, Box Hill

LEVEL OF SIGNIFICANCE: Typical.

ASSESSED BY: Graeme Butler.

ASSESSMENT DATE: 2002

STATEMENT OF SIGNIFICANCE

Gem of Box Hill & Court House Estates Box Hill Residential Precinct (parts) is significant to Box Hill:

- as a good expression of the major growth in housing in Box Hill during the Edwardian-era and 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 expressed by the subdivision and a small number of externally well preserved generally single-storey, detached Victorian-era houses (Criterion A4);
- for the added contribution of the individually significant places, in Watts and Court Streets and Kangerong Road, that are uncommon among the otherwise standard designs (Criterion B2).

PHOTO:



(Source: Graeme Butler & Associates)

DESCRIPTION:

This precinct has:

- single storey detached houses of a largely inter-war character,
- some of the Edwardian and Victorian-era houses.
- Wall finishes of mainly weatherboard but including stucco, face red and clinker brick and combinations and
- terracotta Marseilles pattern tiles and corrugated iron are typical for roofs, with some slate;
- front porches (inter-war) or verandahs (Victorian & Edwardian-eras) used at the entry, differing in form with each style and period;
- driveways to one side of the house leading to a garage near or at the rear boundary for inter-war houses, with a single crossover,
- no provision for cars for Victorian and Edwardian-era houses originally, with any vehicle storage (stables, stables & lofts) being at the rear of the property.

Original fences in the area include:

- 22, 24 Watts St: (inter-war) as low pier and panel masonry;
- 38 Court St (Californian Bungalow) random rubble low fence; and
- 30 Kangerong Rd (Edwardian-era) a rare capped corrugated iron clad fence.

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, random stone facing), or low rockery fences, or timber-framed wire fabric fences or timber framed capped picket fences for the Californian Bungalow style houses, some accompanied by hedges,
- Victorian and Edwardian-eras: timber picket (capped or uncapped) or corrugated iron fences to nominally 1.2m height (see National Trust of Australia (Vic) technical bulletin).

PERIOD EXPRESSION & CONTRIBUTION

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

Overall the precinct is only 54% contributory and as an entity is not recommended for heritage overlay. However specific areas within the proposed precinct have been identified as of local significance (refer next section).

Period expression of the housing:

Court Street

- 15 house(s) of the period 1910-1920
- 8 house(s) of the period 1920-30
- 1 house(s) of the period 1927
- 1 house(s) of the period 1930-40
- 6 house(s) of the period 1950-60

1 house(s) of the period 1970-80
1 house(s) of the period 1990-2000

Kangerong Road 8 house(s) of the period
3 house(s) of the period 1890-1900
9 house(s) of the period 1900-1910
7 house(s) of the period 1920-30
1 house(s) of the period 1930-40
1 house(s) of the period 1950-60
2 house(s) of the period 1960-70

Watts Street

2 house(s) of the period 1890-1900
3 house(s) of the period 1900-1910
1 house(s) of the period 1910-1920
6 house(s) of the period 1920-30
1 house(s) of the period 1930-40
2 house(s) of the period 1950-60
1 house(s) of the period 1960-70
1 house(s) of the period 1969

Contributory houses to the period c1890-1930s:

Court Street - 23 of 39 houses contributory
Kangerong Road - 18 of 41 houses contributory*
Thames Street - no contributory houses*
Watts Street - 13 of 20 houses contributory
(* at or below 50% contributory)

Assessed potential heritage value:

Court Street

4 place(s) assessed as Local C
17 place(s) assessed as Local D
1 place(s) assessed as Local E
1 place(s) assessed as Local Interest F
15 place(s) assessed as Not important N
1 place(s) assessed as Vacant

Kangerong Road

2 place(s) assessed as Local C
12 place(s) assessed as Local D
2 place(s) assessed as Local E
4 place(s) assessed as Local Interest F
9 place(s) assessed as Not important N

2 place(s) assessed as Vacant

Thames Street

1 place(s) assessed as Not important N

Watts Street

3 place(s) assessed as Local C

7 place(s) assessed as Local D

3 place(s) assessed as Local E

1 place(s) assessed as Local Interest F

6 place(s) assessed as Not important N

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 houses to the period c1890-1930s:

Court Street - all of 18 houses contributory

Kangerong Road - 13 of 15 houses contributory

Watts Street - 12 of 15 houses contributory

Overall percentage of contributory places in revised precinct: 94%

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 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}.

Gem of Box Hill Estate

This residential precinct is part of the Gem of Box Hill Estate centred on Kangerong Road (east side) and part of Whitehorse Road. The west side of Kangerong Rd was shown as a 'Permanent Government Reserve or park' complete with diagrammatic ornamental trees, some looking like Norfolk Island Pines, others like Italian cypress and other still, like deciduous exotics such as elm or ash. The reserve may well have been a government one but it was not permanent. The designer of the estate were surveyors (and well-known architects) Terry & Oakden and the auctioneers, AE Tankard & Company in conjunction with C McDowall. It was to be sold Saturday 20 October 1888.

'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 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'.

And so it was: a hotel was marked at the Station Street corner, next to shops on the south and bank, shops and stores 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) 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.

The 1905 plan of the area shows Kangerong Rd, Court and Watt Streets with many vacant lots marked out along their length. The west side of Kangerong Rd was totally vacant except for the court house at the Whitehorse Rd corner. The west sides of Court and Watt Streets were also largely vacant. 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}.

SATURDAY 20th OCTOBER

GEM of BOX HILL

At Three o'clock,
ON THE GROUND.

On the Main White Horse Road, adjoining the Courthouse,
in the heart of the town.
THREE MINUTES from the RAILWAY STATION.

BOX HILL is the terminus of a capital railway line, now sold but unused, and must be another masterpiece!

Trains to the Launceston Downriver, Tynes Road Box Hill are to run in Christmas.

A local title company has been formed.

The houses are built on the best of the White Horse Road, in splendid positions.

The Residences are suited for company.

The Views are most extensive. Depths continuous, Drainage Perfect, Every provision for comfort and health, and Every Addition.

PERMANENT GOVERNMENT RESERVE ON PAID.

TITLE CERTIFICATE.

Solicitors:
MESSRS. INFARLANE & TOLHURST,
45 QUEEN STREET.

Surveyors:
MESSRS. TERRY & GARDNER,
17 RABBIT STREET, MCGILL STREET.

TERMS:
£10 DEPOSIT £10
BALANCE,
3, 6, 9, 12 Months,
at 8 per cent.

A. E. TANKARD & CO.,
55 FLINDERS STREET WEST.

G. McDOWALL,
100 RUSSELL STREET,
MODERN CHAMBERS, COLLINS STREET WEST.

Figure 2 estate poster (State Library of Victoria)

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
- 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	

Gem of Box Hill & Court House Estates Box Hill Residential Precinct Watts and Court Streets and
Kangerong Road, Box Hill

A.4	Association with important events or historical themes	good expression of the major growth in housing in Box Hill during the Edwardian-era and 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 expressed by the subdivision and a small number of externally well preserved generally single-storey, detached Victorian-era house
B.2	Rarity or distinction among a comparable group	the individually significant places, in Watts and Court Streets and Kangerong Road, that are uncommon among the otherwise standard designs
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

HERITAGE PRECINCT – CITATION

NAME OF PLACE: Harding and Pembroke Streets Surrey Hills Residential Precinct

OTHER NAMES OF PLACE: Tower Paddock estate.

ADDRESS / LOCATION: Harding and Pembroke Streets, Surrey Hills

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler.

ASSESSMENT DATE: 2002

STATEMENT OF SIGNIFICANCE

Harding and Pembroke Streets Surrey Hills Residential Precinct is significant to Surrey Hills:

- as a good expression of the major growth in housing in Surrey Hills during the Edwardian-era and immediate post World War One era, as expressed by single storey detached largely Californian and Federation Bungalow style housing (Criterion A4);
- as an expression of the failed Boom-era estates of the late Victorian-era in Surrey Hills as expressed by the subdivision and a small number of externally well preserved generally single-storey, detached Victorian-era houses (Criterion A4);
- for the added contribution of the individually significant places in Harding & Pembroke Streets and Canterbury Roads that are uncommon among the otherwise standard designs (Criterion B2).

PHOTO:



(Source: Graeme Butler & Associates)

DESCRIPTION:

This precinct has a mixture of development with:

- Victorian & Edwardian-era and inter-war housing, from the 1890s-1930s;
- largely single storey detached housing, with some attic style houses along Canterbury Rd and at 13 Harding St;
- Wall finishes mainly weatherboard in Pembroke St but the precinct includes stucco, face brick of red and cream, and combinations.
- Terracotta Marseilles pattern tiles are typical for roofs, with some corrugated iron and slate, as an indication of the variety of eras.

There are some large Edwardian-era and inter-war individually significant examples along Canterbury Road.

There are also two 1960s-70s custom designed and externally well-preserved houses in the north part of Harding Street.

The precinct has stone kerb and channel, and a concrete footpath.

Original fences in the area include:

- 11 Pembroke St: (inter-war) as low pier and panel masonry;
- 734 Canterbury Rd with wire fabric fence and gate and clipped cypress hedge.

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 or timber framed capped picket fences 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).

PERIOD EXPRESSION & CONTRIBUTION

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 within the Ward (2001) proposed boundaries:

Canterbury Road

- 2 house(s) of the period 1910-1920
- 3 house(s) of the period 1920-30
- 1 house(s) of the period 1930-40
- 1 house(s) of the period 1940-50

Erasmus Street

1 house(s) of the period 1930-40

Harding Street

1 house(s) of the period 1910-1920

4 house(s) of the period 1920-30

3 house(s) of the period 1930-40

4 house(s) of the period 1940-50

2 house(s) of the period 1950-60

2 house(s) of the period 1960-70

1 house(s) of the period 1990-2000

Pembroke Street

2 house(s) of the period 1890-1900

1 house(s) of the period 1900-1910

3 house(s) of the period 1910-1920

12 house(s) of the period 1920-30

1 house(s) of the period 1930-40

1 house(s) of the period 1950-60

Contributory houses to the period 1890s-1930s:

Canterbury Road - 7 of 8 houses contributory

Harding Street - 9 of 19 houses contributory*

Pembroke Street - 18 of 21 houses contributory

(* at or below 50% contributory)

This precinct is not recommended for inclusion in an area heritage overlay, within the Ward 2001 boundaries.

Assessed potential heritage value:

Canterbury Road

3 place(s) assessed as Local C

4 place(s) assessed as Local D

1 place(s) assessed as Not important N

Erasmus Street

1 place(s) assessed as Local D

Harding Street

3 place(s) assessed as Local C

2 place(s) assessed as Local C?

6 place(s) assessed as Local D

3 place(s) assessed as Local Interest F

4 place(s) assessed as Not important N

1 place(s) assessed as Under construction

Pembroke Street

5 place(s) assessed as Local C

9 place(s) assessed as Local D

4 place(s) assessed as Local E

1 place(s) assessed as Local Interest F

2 place(s) assessed as Not important N

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 houses to the period 1890s-1930s:

Canterbury Road - 5 of 6 houses contributory

Harding Street - 9 of 13 houses contributory

Pembroke Street - 18 of 19 houses contributory

Overall percentage of contributory places in revised precinct: 85%.

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}

FOR PRIVATE SALE

TOWER HILL ESTATE MONT ALBERT

On the pretty side of the Railway Station and served by the Electric Tram also

20 BONNY VILLA ALLOTMENTS 20

Depths up to 300 feet

It is evidenced that the number of the allotments of the Tower Hill Estate will be sold at 20/- per lot.

Attractive terms have been made for the sale of the Tower Hill Estate, the one and only one of its kind in the whole of Victoria. The allotments are of various sizes, and the depth of the allotments is up to 300 feet.

NOTABLY Easy Terms

£1 Per Lot Per Month 20/-

Interest of 5 per cent per annum payable quarterly.

The purchase cost of 5/-

TITLE CERTIFICATE

SOLICITORS

ROBERT GUNDEL & PARTNERS

220 Collins Street, Melbourne

COCHILL & HAUGHTON, 78 SWANSTON ST.

Melbourne and at Canterbury and Kilschewitz

Figure 3 Tower Paddock estate sale handbill (State Library of Victoria)

Specific History

These streets were part of an 1885 subdivision of Allotment A Crown Portion 37A and allotment B Crown Portion 38B, Nunawading Parish (LP 865). The estate was bound by Harding St on the west, Canterbury Rd on the north, Erasmus St on the south and Elgar Rd on the east: it contained 144 lots typically 72'x 130-140' or 67'x.140' or more. Later, c1948, Godfrey Court was created at the end of Lamborne St.

An advertisement for the Tower Paddock (Canterbury Road, Newton and Harding Streets), was published in 1887 (Batten & Percy Collection, State Library of Victoria).



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

- 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	good expression of the major growth in housing in

	historical themes	Surrey Hills 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; expression of the failed Boom-era estates of the late Victorian-era in Surrey Hills as expressed 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	the individually significant places in Harding & Pembroke Streets and Canterbury Roads that are uncommon among the otherwise standard designs
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) 865;

State Library of Victoria Map Collection - Call Number: MAPEF 912.945 B32

Volume/Item: (Vol 4a p. 275) - not viewed

HERITAGE PRECINCT – CITATION

NAME OF PLACE: Jeffery Street Blackburn Residential Precinct

OTHER NAMES OF PLACE:

ADDRESS / LOCATION: Jeffery Street, Blackburn

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler.

ASSESSMENT DATE: 2002

STATEMENT OF SIGNIFICANCE

Jeffery Street Blackburn Residential Precinct is significant to Blackburn:

- as a well preserved housing subdivision and development in Blackburn from the post WW2 growth era of the 1950s and 1960s, as expressed by house designs that are particular to that decade within the City (Criterion A4),
- for the distinctive native landscaping setting chosen for what are largely single-storey detached houses, each with a contemporary styling that is related to the natural setting in choice of materials and form (Criterion A4, B2)

City of Whitehorse Heritage Review: Assessment of Precincts
Contract 020408
Jeffery Street Blackburn Residential Precinct Jeffery Street, Blackburn

PHOTO:



(Source: Graeme Butler & Associates)

DESCRIPTION:

This precinct has generally custom designed houses from the 1950s, 1960s and 1970s, with:

- contemporary flat or shallow skillion roof forms with deep eaves;
- generally one storey and detached siting, with some use of clerestory window forms;
- timber framed external joinery;
- wall finishes mainly vertical board (stained brown or painted, some off-saw) and cream or oatmeal brick but also includes stained or painted weatherboard, random stone feature walls, clinker and patterned brick, and combinations;
- steel deck and corrugated iron are used for roofs, with some terracotta Marseilles pattern tiles and corrugated cement sheet;
- informally planned often native garden settings,
- little front or side fencing;
- post supported timber letter boxes often a scaled down version of the house shape;
- most garages located near the front of the block, or to the side of or under the houses, connecting as carports or enclosed garages.

The balance of estate, beyond the creek, has more standard post WW2 house designs.

PERIOD EXPRESSION & CONTRIBUTION

The following is an analysis of the places within the proposed boundaries set by Andrew Ward & Associates in Whitehorse Heritage Review 2001, as also adopted in this review.

Blackburn Road

- 1 house(s) of the period 1950-60
- 4 house(s) of the period 1960-70
- 1 house(s) of the period 1970-80

Jeffery Street

- 21 house(s) of the period 1950-60
- 4 house(s) of the period 1960-70
- 1 house(s) of the period 1970-80
- 1 house(s) of the period 1980-90

Contributory houses to the 1950s-70s character:

- Blackburn Road - 6 of 6 houses contributory
- Jeffery Street - 26 or 27 houses contributory.

Assessed potential heritage value:

- Blackburn Road
- 5 place(s) assessed as Local D

1 place(s) assessed as Local E

Jeffery Street

22 place(s) assessed as Local D

5 place(s) assessed as Local E

HISTORY

Historical background

'Early Twentieth Century

In 1910, the Blackburn Township Estate was laid out around the railway station, to the immediate west of the Blackburn Model Town estate. Two years later, builder Algernon Elmore erected a timber bungalow for himself, Kyalite, in what is now Laburnum Street. Over the next decade, Elmore erected almost thirty similar houses in the immediate vicinity, which forms most of what is now known as the Bellbird Streets area.' { Allom Lovell, 1999}


'The Post-War Housing Boom

From the 1950s, the City of Nunawading underwent its most rapid period of residential development. In the context of the overall development of the municipality, the grand subdivisions of the 1880s cover a very small area set against the vast acreages which were transformed by building activity in the post-War period. rural areas, which developed most rapidly in the post-War period, and the predominant theme of development in this period was the subdivision of former orchard and farming properties were into large residential estates, the names of many of which revealed their origins, such as the Cherry Orchard Estate (East Burwood, 1958) and the Boronia Farm Estate (Blackburn South, 1956). Suburban development of Blackburn, Nunawading and Mitcham stretched north towards Koonung Creek. South of the railway line, East Burwood expanded eastwards towards Vermont South. The 1970s and '80s saw the last rural frontiers of the municipality subdivided as housing pressed up against parklands on and along the Mullum Mullum and Dandenong Creeks to the north and east. A small part of the municipality in which suburban development retained a somewhat rural feel was in Vermont and Vermont South, where land along Terrara, Moore and Morack Roads was carved up into huge blocks, usually exceeding an acre. In the 1950s and 1960s, many large houses were built on such blocks, often designed by noted contemporary architects. Such houses existed side by side with the early farming homesteads which survived on greatly reduced blocks.' { Allom Lovell, 1999}

Specific History

This street was created in 1950 by AW Meinhardt, licensed surveyor, from part of Crown Portions 81 and 90. There were 46 allotments set on a curving road that crossed a wide drainage easement, formerly a creek, on its way between Blackburn Rd and Lake Rd. It stopped short of Lake Rd leaving another subdivision to create the 10 blocks at the east end of the street in 1951. Most blocks were 50' or 60' wide and varied in depth from 265' to 129'. The subdivision was lodged at the Titles office by the owner CE Jeffrey (note different spelling) and Council (City of Nunawading) gave its consent in 1952.

The type of housing development in this street has links to Algernon Elmore's early designs that focussed on simple proto-modern form and layout, natural finishes and a bush setting..



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 Post War Housing Boom

Comparative analysis

Post WW2 development:

The following precinct also represents post WW2 development, of both the street pattern and the housing that followed, with the arrival of employment possibilities and better services in that locality plus the consequent greater housing demand in the middle and outer suburbs. The Jeffery St area is a later phase of this development, with private enterprise and more contemporary custom designs being evident.

- Box Hill North War Service Homes Residential 1948-1950s Precinct:
 Currie, Inglis and Galt Streets.

The balance of the Jefferey St development east of the creek, has more standard house designs. For a further comparisons with the local housing in the same era, see the parallel Alandale St, with its generally mass-produced house designs set in exotic gardens.

No other area has been identified of this type and era in the City for heritage protection.

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	well preserved subdivision and development in Blackburn from the post WW2 growth era of the 1950s and 1960
B.2	Rarity or distinction among a comparable group	the distinctive native landscaping setting for the largely single-storey detached houses and their contemporary styling
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	
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RECOMMENDATIONS:

Management

Management objectives are as follows:

- to conserve and enhance the contributory elements at the place, being the typically 1950s-70s 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 1970s.

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 Plans (LP) 26878, 21108

HERITAGE PRECINCT – CITATION

NAME OF PLACE: Mitcham Residential Precinct

OTHER NAMES OF PLACE:

ADDRESS / LOCATION: Thomas and Cook Roads, Mitcham

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler.

ASSESSMENT DATE: 2002

STATEMENT OF SIGNIFICANCE

Mitcham Residential Precinct is significant to Mitcham:

- as a good expression of the major growth in housing in Mitcham during the Edwardian-era and particularly the immediate post World War One era, as expressed by single storey detached largely Californian Bungalow style housing (Criterion A4);

PHOTO:



(Source: Graeme Butler & Associates)

DESCRIPTION:

This precinct has a majority of relatively well preserved late Edwardian and inter-war era houses, with:

- single storey detached housing.
- Wall finishes mainly weatherboard but includes stucco, face red brick and combinations.
- Terracotta Marseilles pattern tiles and corrugated iron are used for the hipped and gabled roof forms;
- expressed chimneys;
- timber framed windows, typically making up less than 50% of any associated wall surface;
- front porches used at the front entry, differing in form with each style;
- driveways to one side of the house leading to a garage near or at the rear boundary, with single crossover,
- early, low pier and panel masonry (face brick some random stone finish), some reconstructed timber framed wire fabric fences for the Californian Bungalow style houses (5 Thomas St),

Because of the essentially one-sided housing development in Cook Rd, it appears to have a lesser character expression, but most of the houses express the inter-war period. The precinct has concrete kerb & channel, and footpaths; paperbark street trees.

PERIOD EXPRESSION & CONTRIBUTION

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:

Burnett Street

3 house(s) of the period 1920-30

Cook Road

12 house(s) of the period 1920-30

1 house(s) of the period 1940-50

1 house(s) of the period 1950-60

1 house(s) of the period 1960-70

Maroondah Highway

1 house(s) of the period 1920-30

Thomas Street

16 house(s) of the period 1920-30

1 house(s) of the period 1950-60

1 house(s) of the period 1960-70

3 house(s) of the period 1970-80

Contributory to the inter-war era:

Burnett Street - 3 of 4 houses contributory
Cook Road - 13 of 22 houses contributory
Maroondah Highway 1 (of 1) house contributory
Thomas Street - 16 of 21 houses contributory

Contributory houses make up 68% of the area.

Assessed potential heritage value:

Burnett Street

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

Cook Road

7 place(s) assessed as Local D
5 place(s) assessed as Local E
1 place(s) assessed as Local Interest F
8 place(s) assessed as Not important N
1 place(s) assessed as Vacant

Maroondah Highway

1 place(s) assessed as Local C
1 place(s) assessed as Not important N

Thomas Street

9 place(s) assessed as Local D
5 place(s) assessed as Local E
2 place(s) assessed as Local Interest F
5 place(s) assessed as Not important N

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 to the Edwardian and inter-war eras:

Cook Road - 13 of 17 houses contributory
Thomas Street - 16 of 19 houses contributory

Overall percentage of contributory places in revised precinct: 81%

HISTORY

Historical background

Served by the railway extension in 1882, the Australian Brick Tiles & Tessellated Tile Company works start in 1886 at Mitcham, helping establish the reputation of the area for its clay based industry { Sydenham: 100-}.

In 1915 Mitcham was described as 'growing township with post, telegraph, telephone, and money order office, State School, three churches, public hall, police station, two hotels, tile works, cool stores for fruit. Lit by electricity. Residential and fruit growing' { VMD}. By rail, as the main means of getting there, it was 13.1/4 miles from Melbourne. Fares were 11.1/2d.

'In the 1910s and 1920s, much of the land in the Nunawading area remained rural. In 1911; an expanse of land between Springvale and Mitcham Roads was auctioned as nine huge lots, obviously intended for farming. A residential estate was laid out in 1929 around Chippewa Avenue in the northernmost part of Mitcham, just outside the boundary of present-day Whitehorse. During the 1920s and 1930s, many of the failed Boom subdivisions were finally developed. To this day, there are entire streets of inter-War houses in Blackburn, Nunawading and Mitcham which reveal their nineteenth century origins with their grid layouts and rear lanes.' { Allom Lovell, 1999}

Specific History

The survey plans making up this subdivision include LP 6626, declared at the title office by Geo Parsons in 1914, being the two streets north of Whitehorse Rd. Blocks were typically 50' frontage and 190' deep.

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

Edwardian-era and inter-war development:

The following precincts represent in part the Edwardian-era 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

- Florence Road Surrey Hills Residential Precinct 1914-1930s

Florence Road (east side), Canterbury Road

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 Mitcham during the Edwardian-era and particularly the immediate post World War One era, as expressed by single storey detached largely 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	
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 Edwardian-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) 6626

HERITAGE PRECINCT – CITATION

NAME OF PLACE: Mont Albert Residential Precinct extension, Black, Proudfoot and View Streets

OTHER NAMES OF PLACE: Churchill Street Mont Albert Residential Precinct extension.

ADDRESS / LOCATION: Black, Proudfoot and View Streets, Mont Albert

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler.

ASSESSMENT DATE: 2002

STATEMENT OF SIGNIFICANCE

The Churchill Street Mont Albert Residential Sub-precinct is significant to Mont Albert:

- as a good expression of the major growth in housing in Mont Albert during the immediate post World War One era, as expressed by single storey detached largely Californian Bungalow style housing (Criterion A4);
- for the added contribution of the individually significant places in Black and Proudfoot Streets that are uncommon among the otherwise standard designs (Criterion B2).

Mont Albert Residential Precinct extension, Black, Proudfoot and View Streets Black, Proudfoot and View Streets, Mont Albert

PHOTO:



(Source: Graeme Butler & Associates)

DESCRIPTION:

This precinct has a largely inter-war character, with:

- single storey detached masonry houses;
- inter-war architectural styles varying from the Californian Bungalow (major part), Moderne, Mediterranean Villa style and Old English;
- wall finishes of stucco, weatherboard, face red brick, clinker brick, and combinations;
- terracotta and cement Marseilles pattern tiles typical for the gabled and hipped roof forms;
- expressed chimneys;
- timber framed windows, typically making up less than 50% of any associated wall surface;
- front porches used at the entry, differing in form with each style;
- early, low pier and panel masonry (face brick and/or rendered finish), some reconstructed timber framed wire fabric fences for the Californian Bungalow style houses, and originally some simple low picket fences (some recreated Victorian-era picket fences have been used - see 4 and 13 Black St);
- driveways to one side of the house leading to a garage near or at the rear boundary, with single crossover,

The Californian Bungalow style is represented well by 58 View St and 13 Black St,

PERIOD EXPRESSION & CONTRIBUTION

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 the housing:

Black Street

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

Churchill Street 1 house(s) of the period 1900-1910

Laurencia Court 2 house(s) of the period 1930-40 (outside of the Ward recommended precinct)

Mont Albert Road

- 6 house(s) of the period 1920-30
- 10 house(s) of the period 1930-40
- 3 house(s) of the period 1940-50
- 3 house(s) of the period 1950-60
- 1 house(s) of the period 1990-2000

Proudfoot Street

11 house(s) of the period 1920-30
6 house(s) of the period 1930-40
3 house(s) of the period 1940-50
1 house(s) of the period 1960-70
3 house(s) of the period 1990-2000

View Street

20 house(s) of the period 1920-30
2 house(s) of the period 1930-40
1 house(s) of the period 1940-50
3 house(s) of the period 1950-60
1 house(s) of the period 1990-2000

Contributory places to the inter-war period and earlier:

Black Street - 16 of 22 houses contributory
Churchill Street - 1 (of 1) house contributory
Laurencia Court 2 of 2 houses contributory (outside of the Ward recommended precinct)
Mont Albert Road - 16 of 23 houses contributory
Proudfoot Street - 19 of 25 houses contributory
Serpentine Street - no contributory houses
View Street - 22 of 28 houses contributory.

Assessed potential heritage value:

Black Street

3 place(s) assessed as Local C
9 place(s) assessed as Local D
5 place(s) assessed as Local E
3 place(s) assessed as Local Interest F
2 place(s) assessed as Not important N

Churchill Street

1 place(s) assessed as Regional B

Laurencia Court (outside of the Ward recommended precinct but has two individually significant places for later assessment)

1 place(s) assessed as Local C
1 place(s) assessed as Regional B

Mont Albert Road

16 place(s) assessed as Local D

1 place(s) assessed as Local E
6 place(s) assessed as Not important N

Proudfoot Street

1 place(s) assessed as Local C
15 place(s) assessed as Local D
4 place(s) assessed as Local Interest F
5 place(s) assessed as Not important N

View Street

1 place(s) assessed as Local C
17 place(s) assessed as Local D
2 place(s) assessed as Local E
2 place(s) assessed as Local Interest F
6 place(s) assessed as Not important N

Some of the above streets have a relatively high number of individually significant places that are also contributory, including Black Street and Laurencia Court.

HISTORY

Historical background

(The following historical information is derived in part from Andrew C Ward & Associates. City of Box Hill Heritage and Conservation Study. 1990 and Allom Lovell City of Whitehorse Heritage Review, 1999:)

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.

'The Melbourne Electricity Supply Company (MESC) 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 Melbourne Electricity Supply 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}

'The earliest land subdivision in Mont Albert was George Cockroft's subdivision of land on the south west corner of Whitehorse and Elgar Roads. Agents CJ and T Ham provided "luncheon on the ground" at the 1882 auction of 55 lots facing Elgar Road, Halifax Road (Churchill Street) and Huddersfield Road (Zetland Road). The railway, which had opened in 1882, already bisected the estate. The agents' sales pitch was directed at the upper income group in Victorian society:

"55 magnificent sites, opposite to the valley leading to Doncaster, not to be surpassed in the District... From the beautiful undulations of the property on both sides of the railway, the splendid drainage and the salubrious position, gentlemen can secure a really fine site unsurpassed by any other for the erection of a villa residence"[1].

However, it was not until the first decade of the twentieth century that residential development of the area began in earnest. Subdivision plans dated 24 April 1882 show that part of Cockroft's estate south of the railway line to have been excised from the scheme and re-subdivided in 1904, at which time it was renamed Churchill Street.

Meanwhile tramways had come 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 160' to 1" MMBW map (MMBW plan 73, 1927) of the area apparently dating from 1928 (sic), when the area was sewered, shows fifteen houses in Churchill Street between


Salisbury Avenue and Elgar Road, and a further four houses in Elgar Road. The footprints of the houses show them all to be large, asymmetrically planned and set back from the street on large blocks.[4]

More recently the pamphlet 'Journey through Mont Albert and Surrey Hills' described the adjoining Churchill Street Residential Precinct as:

'one of the most intact streetscapes of large Edwardian and inter-war houses in the City of Whitehorse...Built on large blocks with wide frontages, many of the houses in Churchill St feature Arts & Crafts detailing with immaculate gardens, complementing the tree lined street.'

Specific history

These allotments were largely from an eastern extension of the above estates (parts of Cockroft's estate), being part of a 1925 subdivision of Elgar's Special Survey, Nunawading Parish (LP 11203). The estate was bound by Black St on the west, Serpentine (once Box St) on the north, Mont Albert Rd on the south and View St on the east: it contained 87 lots typically 57"-67' wide x 110"-131' deep.



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

Edwardian-era subdivision and inter-war development:

The following precincts represent in part the Edwardian-era 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.

- Florence Road Surrey Hills Residential Precinct 1914-1930s

Florence Road (east side), Canterbury Road

- Mitcham Residential Precinct 1914-1930s

Thomas and Cook Roads

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 Mont Albert during the immediate post World War One era, as expressed by single storey detached largely Californian Bungalow style housing
B.2	Rarity or distinction among a comparable group	for the individually significant places in Black and Proudfoot Streets that are uncommon among the otherwise standard designs
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 Edwardian-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

Allom Lovell & Associates (1999) City of Whitehorse Heritage Review: V3: 9- cite:

1 Auction notice for George Cockroft's subdivision. Box Hill Historical Society collection.

2 Lodged Plan No. 417, declared 24 April 1882. Land and Survey Information Centre.

3 Lodged Plan No. 4490, declared 9 March 1904. Land and Survey Information Centre.

4 MMBW Map No. 72.160' to 1" Series. Map Room, ERC, The University of Melbourne.

5 Lodged Plan No. 4490, declared 9 March 1904. Land and Survey Information Centre.

MMBW Plan No. 73, 1927, 160':1";

City of Whitehorse, 'Journey through Mont Albert and Surrey Hills'.

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

HERITAGE PRECINCT – CITATION

NAME OF PLACE: Mont Albert Residential Precinct extension, parts Wellesley & Gordon Streets, Whitehorse Road

OTHER NAMES OF PLACE: Mont Albert Residential Precinct extension.

ADDRESS / LOCATION: Wellesley and Gordon Streets (east side), Whitehorse Road, between Hood Street and 688 Whitehorse Road, Mont Albert

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler.

ASSESSMENT DATE: 2002

STATEMENT OF SIGNIFICANCE

Mont Albert Residential Precinct extension (688-750 Whitehorse Rd) is significant to Mont Albert:

- as 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 some cases distinctively designed single storey detached Californian Bungalow style housing (Criterion A4, F1).

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

PHOTO:



Whitehorse Road examples (Source: Graeme Butler & Associates)

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

DESCRIPTION:

Precinct parts

This assessed precinct is in three parts:

- Gordon Street, inter-war and Edwardian-era houses;
- Wellesley Street, inter-war houses;
- Whitehorse Road, inter-war with some Edwardian-era houses at the west end of the assessed area, associated with Wellesley Road, and inter-war at the east end near Hood St.

Mont Albert Residential Precinct extension, parts Wellesley & Gordon Streets, and Whitehorse Road

The precinct parts have:

- mainly inter-war detached single storey houses;
- some houses from the Victorian & Edwardian-eras (see 6 Gordon St);
- wall finishes include weatherboard, stucco, face brick and combinations;
- Terracotta Marseilles pattern tiles (unglazed) for roofs;
- timber framed windows, typically making up less than 50% of any associated wall surface;
- front porches used at the entry for inter-war houses, differing in form with each style, and verandahs for Edwardian-era,
- low pier and panel masonry (face brick and/or rendered finish) and low random stone (see Gordon St) for inter-war houses, timber framed wire fabric fences for the Californian Bungalow style houses (see remnant 9 Wellesley St), and simple low capped picket fences (also some recreated Victorian-era picket fences have been used - see 1 Wellesley St);
- driveways to one side of the inter-war houses leading to a garage near or at the rear boundary, with single crossover.

Wellesley Street has basalt kerb & channel, asphalt footpaths on the west side, and concrete on the east. Whitehorse Road has concrete kerb and channel. Street trees are mainly paperbarks, with some ash, from the post WW2 era.

Whitehorse Road, 688-750 (Mont Albert Residential Precinct extension, part Whitehorse Road)

As a separate part of the assessed area, Whitehorse Road between Hood St and 688 Whitehorse Road had distinct inter-war character of larger, elevated and mainly brick Bungalow style houses, some with uncommon detailing. They are single storey and detached with garden setbacks and mainly unglazed terracotta tiled roofs.

The integrity of the group was higher than other parts of the assessed precinct. This section has been termed: *Mont Albert Residential Precinct extension, part Whitehorse Road*.

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

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 (Wellesley, Gordon and associated parts of Whitehorse Road). The percentage of contributory places was low within this area but revision of the boundaries has provided a more concentrated expression of the historical themes (see Revised Boundaries).

Period expression of housing:

Gordon Street

1 house(s) of the period 1890-1900
1 house(s) of the period 1900-1910
7 house(s) of the period 1920-30
2 house(s) of the period 1940-50

Wellesley Street

1 house(s) of the period 1900-1910
12 house(s) of the period 1920-30
2 house(s) of the period 1950-60
1 house(s) of the period 1990-2000

Whitehorse Road

1 house(s) of the period 1900-1910
1 house(s) of the period 1910-1920
8 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
1 house(s) of the period 1970-80

Contributory houses to the period c1886-1930s:

Gordon Street - 9 of 11 houses contributory
Wellesley Street - 12 of 19 houses contributory
Whitehorse Road - 16 of 20 houses contributory but not contiguous.

Assessed potential heritage value:

Gordon Street

5 place(s) assessed as Local D
4 place(s) assessed as Local E
2 place(s) assessed as Not important N

Wellesley Street

10 place(s) assessed as Local D

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

2 place(s) assessed as Local E
1 place(s) assessed as Local Interest F
6 place(s) assessed as Not important N

Whitehorse Road (two parts)

2 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
2 place(s) assessed as Not important N

REVISED BOUNDARIES

Adjustment of the Ward boundaries to a lesser area in Wellesley Rd and Whitehorse Road has provided the following contributory percentages.

Contributory houses to the period c1890-1930s, with main contribution being inter-war:

Gordon Street - 9 of 11 houses contributory
Wellesley Street - 11 of 16 houses contributory
Whitehorse Road (part) - 4 of 4 houses contributory

Conclusion, Wellesley Rd and associated Whitehorse Road houses, and Gordon St

The overall percentage contribution within this main part of the revised precinct is a high 77% but this was from mainly typical houses, many with minor alterations and only medium integrity. Despite the revised boundaries it was not considered to have met the threshold for local significance.

Conclusion, 728-744 Whitehorse Road inter-war houses

The separate Whitehorse Road inter-war group - all of 8 houses (100%) are contributory with some individually significant places: this group was above the threshold.

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 survey plans making up this subdivision include LP 4876, lodged with the title office in 1907, being the area east of High St north of the railway and west of Hood Street. Over the years, street names changed from Nelson to Trafalgar and Nelson to Hood. Blocks were typically 85' frontage and 180-340' deep. Lots 171 to 253 were created with Lodged Plan 1031 (Nelson or Trafalgar Street, Gordon, Wolseley and Earle Streets). Another plan (Wellesley and Marlborough Streets) was part of Elgar's special Survey and contained lots 254 to 292. This part of the estate was declared by A McCalman in 1886: Wellesley St was once called Wellington St but changed in c1931, along with other streets in this navy oriented subdivision..

A c1903 handbill stated that SURREY HILLS VALUABLE BUSINESS AND VILLA SITES were to be sold July 31 by John Clark & Company with 'luncheon' on the ground and free railway passes. The plan showed Surrey Hills Railway Station as a major attraction with extra trains promised. Lots numbered 198-224, with many already sold { State Library of Victoria map collection}.

An auction handbill of 1937 states the sale potential of a house in the precinct at 768 Whitehorse Rd: a 'Splendid Red Tiled Roughcast Villa on Solid Brick Foundation'. The house was '...within walking distance of Train and Tram, and with (a) regular Bus Service passing the property'.