

3.2 Amendment C337boro - Ashburton Heritage Gap Study - Exhibition outcomes and request for Panel

Abstract

The purpose of this report is to inform the Urban Planning Delegated Committee (UPDC) of the exhibition outcomes of Amendment C337boro to the Boroondara Planning Scheme. The amendment seeks to implement the recommendations of the Ashburton Heritage Gap Study (the Study) by applying the Heritage Overlay to nine (9) individual heritage places and one (1) heritage precinct. The individual places and the Home Farm Estate and Environs Precinct have been assessed as being of local cultural heritage significance to the City of Boroondara.

Exhibition of the amendment and the Study was undertaken between 6 May and 7 June 2021. All affected and adjoining property owners and occupiers were notified of the exhibition, as well as key stakeholders and submitters to preliminary consultation. A total of fourteen (14) submissions were received. Of these, six (6) supported the amendment, two (2) partially supported the amendment and six (6) objected to the amendment.

Issues raised by submitters include the impact on property values, impact on future development, structural integrity of buildings, disagreement with the heritage significance of properties, and objections to specific properties being included in a Heritage Overlay. Several properties were nominated for consideration for inclusion in the Heritage Overlay.

The submissions have been considered by Council officers and Council's heritage consultant. A summary of all submissions received, the officers' response and recommended changes made to the exhibited Study and heritage citations is provided in **Attachment 1**. A number of changes are proposed to the exhibited Study, which is provided in **Attachment 2**.

In accordance with Section 23 of the *Planning and Environment Act 1987*, Council as the planning authority must consider whether to change the amendment in response to a submission(s), refer the amendment to an independent Planning Panel, or abandon the amendment in full or part. It is recommended the amendment be referred to an independent Planning Panel to consider all submissions.

Officers' recommendation

That the Urban Planning Delegated Committee resolve to:

1. Receive and note the submissions to Amendment C337boro (**Attachment 1**) to the Boroondara Planning Scheme and the Ashburton Heritage Gap Study in accordance with Section 22 of the *Planning and Environment Act 1987*.
2. Endorse the officers' response to submissions and recommended changes to Amendment C337boro and the Ashburton Heritage Gap Study as shown at **Attachment 2**.
3. Request that the Minister for Planning appoint a Planning Panel under Section 153 of the *Planning and Environment Act 1987* to consider unresolved submissions to Amendment C337boro.

4. Refer the amendment and submissions to a Planning Panel in accordance with Section 23(1) of the *Planning and Environment Act 1987*.
5. Authorise the Director Urban Living to undertake administrative changes to Amendment C337boro that do not change the intent of the amendment prior to a Panel Hearing.

Responsible director: Nick Lund, Acting Director Urban Living

1. Purpose

The purpose of this report is to:

- Provide a summary of the outcomes of the exhibition process and key issues raised in the submissions to Amendment C337boro.
- Respond to the key issues raised and summarise any changes made to the amendment as a result of the feedback.
- Seek a resolution from the Urban Planning Delegated Committee (UPDC) to write to the Minister for Planning to appoint an independent panel and refer submissions to the Panel.

2. Policy implications and relevance to community plan and council plan

Council Plan 2017-2021

The identification and protection of identified heritage places through the Study and amendment is consistent with the strategic objective to 'Protect the heritage and respect the character of the City to maintain amenity and liveability whilst recognising the need for appropriate, well-designed development for future generations' under Theme 4 - Neighbourhood Character and Heritage.

Specifically, it assists in implementing Council's commitment to '*Preserve the City's history and protect heritage properties and precincts by undertaking a municipal wide heritage review and introduce heritage overlays in the Boroondara Planning Scheme*' (Strategy 4.3).

The project will further assist Council in fulfilling its major initiative commitment to 'protect the City's heritage by continuing a municipal wide heritage assessment of all areas not currently subject to a heritage overlay in the Boroondara Planning Scheme'.

Boroondara Community Plan 2017-27

The Boroondara Community Plan 2017-27 sets out the 10 year vision for Boroondara's future based on values, aspirations and priorities important to the community.

The amendment implements Strategic Objective 4 of the Plan: *Protect the heritage and respect the character of the City to maintain amenity and liveability while recognising the need for appropriate, well-designed development for future generations.*

Specifically, the amendment implements the following strategies:

- **Strategy 4.3** - Preserve the City's history and protect heritage properties and precincts by undertaking a municipal-wide heritage review and introduce heritage overlays in the Boroondara Planning Scheme.
- **Strategy 4.6** - Engage with owners and developers to achieve a balance between development and protection of neighbourhood character, heritage and amenity.

Heritage Action Plan 2016

The Heritage Action Plan was adopted by Council on 2 May 2016 and establishes the framework to guide Council's heritage work program as it relates to the identification, protection, management and promotion of Boroondara's heritage assets.

The amendment is consistent with the following action of the Heritage Action Plan 2016:

- *"Prepare and implement a heritage study of Ashburton as part of the municipal wide heritage gap study."*

Boroondara Planning Scheme

The amendment is consistent with the objectives of the Planning Policy Framework (PPF) and Local Planning Policy Framework (LPPF). In particular it addresses the following Clauses:

- Clause 15.03-1S *Heritage Conservation* which seeks to 'ensure the conservation of places of heritage significance' by identifying, retaining and protecting places with identified heritage significance;
- Clause 21.04-5 - *Built Environment and Heritage* of the Municipal Strategic Statement which includes the objective 'to identify and protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance'; and
- Clause 22.03-2 Heritage Policy which seeks to 'preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm'.

Both the PPF and LPPF seek to ensure the HO is applied to protect places of heritage significance in the City of Boroondara.

Plan Melbourne 2017-2050

The identification, assessment and protection of places of local heritage significance are supported by Outcome 4 of *Plan Melbourne* which seeks to ensure that '*Melbourne is a distinctive and liveable city with quality design and amenity*'. Direction 4.4 recognises the contribution heritage makes to Melbourne's distinctiveness and liveability and advocates for the protection of Melbourne's heritage places.

In particular, Policy 4.4.1 recognises the need for '*continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified as likely to be subject to substantial change*'.

The amendment is consistent with these *Plan Melbourne* directions and initiatives.

Planning and Environment Act 1987

The amendment is consistent with the objectives of planning in Victoria, in particular the objective detailed in Section 4(1)(d) of the *Planning and Environment Act 1987* (the Act), being:

To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

This means that Council has a statutory obligation to continuously identify and protect places of heritage significance through the Heritage Overlay.

3. Background

Municipal Wide Heritage Gap Study

On 25 July 2016, Council resolved to engage heritage consultants, Context Pty Ltd, to commence the Municipal Wide Heritage Gap Study (MWHGS). The MWHGS is a proactive work program to identify and protect valued heritage properties and precincts through inclusion of properties in the Heritage Overlay.

The MWHGS is a proactive work program to identify and protect valued heritage properties and precincts through inclusion of properties in the Heritage Overlay. The study has two components: a street-by-street assessment of properties not currently included in the Heritage Overlay; and implementation of heritage controls to properties recommended for heritage protection by the assessment.

The Heritage Overlay is the mechanism which allows Council to protect heritage places of local significance. Inclusion of properties and precincts in the Heritage Overlay triggers planning permit requirements for demolition, alterations and additions, and new buildings.

4. Outline of key issues/options

As a result of the public exhibition process, Council received 14 submissions including:

- 6 opposing submissions
- 6 supporting submissions
- 2 partially supporting submissions.

A summary of each submission and officer response is provided in the detailed table at **Attachment 1**. In addition, the key issues raised in the submissions are summarised below.

Key issues raised

There are a number of key issues that have been raised throughout the submissions received. These will be discussed in detail below.

Property values and financial implications

A number of submitters have raised concerns about the potential impact of heritage controls on property values and maintenance costs of individual properties. Officers are obliged to view financial or maintenance implications as irrelevant considerations in the assessment of appropriate heritage controls.

Planning Practice Note PPN01: Applying the Heritage Overlay identifies the criteria for assessing the heritage significance of a heritage place and refers only to matters of a heritage nature. Recent Planning Panels for similar heritage amendments have considered private economic effects of a Heritage Overlay, including the Panels which considered the Canterbury Heritage Gap Study (Boroondara Amendment C266) and the Camberwell Heritage Gap Study (Boroondara Amendment C274 Part 2) as part of the MWHGS. Each Panel concluded the impacts on land values or the individual financial circumstances of the land owner were outside the scope for consideration. Other Panels which arrived at the same conclusion include Melbourne Amendment C207 and Moreland Amendment C149.

It is considered the implementation of the Study through the introduction of the Heritage Overlay will have positive social effects on the wider community. It will do so by identifying and facilitating the protection of buildings which provide a valuable and recognisable contribution to the area.

Unfair limitation on future redevelopment plans

A number of submitters have objected to the application of a Heritage Overlay to their property on the basis this will prevent the redevelopment of the property either in the form of extensions to the existing dwelling or full demolition and construction of a new replacement dwelling.

The potential impacts on any redevelopment plans the owner may have are not a valid consideration when deciding whether a Heritage Overlay should be applied or not.

The purpose of the Heritage Overlay is to 'conserve and enhance places of identified heritage significance'. The Heritage Overlay has been developed to implement the following objectives of the Act:

(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or other special cultural value [...]

(g) to balance the present and future interests of all Victorians [...]

Together with Section 6(1) of the Act these objectives place an obligation on Council to identify and protect sites of heritage significance.

Officers acknowledge the introduction of a Heritage Overlay is an additional layer of planning control. However, it does not prohibit alterations or additions, but triggers the requirement for a planning permit for such development and associated works. The planning permit process is necessary to ensure any proposed works do not detrimentally impact the significant features of heritage places.

Concerns about the structural condition of the building

Some submitters have expressed the view their dwelling had reached the end of its life-span and does not hold any heritage value as a result.

These issues are not matters relevant to a heritage assessment according to *Planning Practice Note 1: Applying the Heritage Overlay*.

Typically, an assessment of the economic life of a building is subjective and is dependent on a range of factors including a property owner's willingness or desire to maintain or renovate the property. Many elements of a building's structural integrity are not visible from the public realm such as foundation and condition of internal framing, which are not matters for consideration in a heritage assessment.

Council has a responsibility to identify and protect places of local cultural significance. If evidence can be provided that a building is structurally unsafe, then consideration would be given to this during the planning permit approval stage once the Heritage Overlay has been applied.

Requests for additional properties to be included in a Heritage Overlay

Some submitters have nominated a number of additional properties for further investigation. Given the Ashburton Heritage Gap Study has been adopted by the UPDC and the amendment has been publically exhibited, no additional properties can be considered for the application of heritage controls as part of this amendment.

Following review and consideration of the nominations put forward in submissions, Council's heritage consultant has advised no properties nominated in submissions meet the threshold for heritage significance. A detailed response is provided in **Attachment 1**.

Interim heritage controls

Interim heritage controls were applied to all properties affected by the amendment on 29 January 2021 following gazettal of Amendment C338boro. The interim heritage controls are due to expire on 31 January 2022.

5. Consultation/communication

All affected and adjoining property owners and occupiers were notified in writing of the public exhibition process and were invited to make submissions during the public exhibition period between 6 May and 7 June 2021. The amendment documentation was also available on Council's website and on the website of the Department of Environment, Land, Water and Planning.

All parties who lodged a submission, as well as owners and occupiers of the affected and adjoining properties were notified of this UPDC meeting.

If the UPDC resolves to refer submissions to an independent planning panel, submitters will have the opportunity to appear at the public hearing and address the panel in support of their submission. Submitters who choose not to appear at the hearing, will still have their written submission considered by the independent panel.

Following the release of the panel report, submitters and other interested parties will have a further opportunity to address the UPSC before a decision is made on whether to adopt the amendment.

6. Financial and resource implications

Cost associated with the preparation and implementation of the Study will be funded through the MWHGS Priority Project Budget for the 2021/2022 financial year.

7. Governance issues

The officers responsible for this report have no direct or indirect interests requiring disclosure.

The implications of this report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

8. Social and environmental issues

The inclusion of the Home Farm Estate and Environs Precinct and individually significant properties in the Heritage Overlay recommended by the Study would have positive social and environmental effects by contributing to the continual protection and management of the City's heritage.

Manager: **Simon Mitchell, Manager Strategic and Statutory Planning**

Report officer: **Robert Costello, Acting Principal Strategic Planner**

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

TABLE OF CONTENTS

Common Issues Table	2
1 Keyes Street	5
Home Farm Estate and Environs Precinct	6
Other	17

Notes for submitters:

- You can find your unique submitter number on the letter sent to you inviting you to this UPDC meeting.
- You can search this document by referring to the page numbers in the Table of Contents, or by holding the 'Control' key and the 'F' key, and then searching for your submitter number using the number symbol (e.g. 1).
- Submissions have been numbered in chronological order from the date received by Council.
- A number of common issues have been identified among submissions. These appear in the first table (Pages 2-4). Submitters who have raised one of these common issues can find the officer's response within this table.
- "Support", "partially support" or "oppose" has been recorded as self-identified on Council's e-form, where this was the type of submission.

Please contact Robert Costello (Acting Principal Strategic Planner) on 9278 4537 for assistance finding the response to your submission.

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

Common Issues Table			
Common issues among submitters are listed in this table.			
Submission No	Issue	Officer's Response	Officer's recommendation
8, 11	Issue A: A Heritage Overlay will adversely impact property values and deter prospective buyers upon resale	Any potential personal financial implications such as property value or resale implications are not relevant considerations in the assessment of heritage controls. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Please refer to section 4 of the report for further discussion on this issue.	No changes proposed.
8	Issue B: Council should financially compensate owners of properties subject to a Heritage Overlay	Council is bound by the legislative requirements of the <i>Planning and Environment Act 1987</i> (the Act). Pursuant to Section 98(1) of the Act, compensation is only possible in instances where land is reserved for a public purpose. Council is not proposing to acquire any property as a part of this proposal. Planning Panels Victoria have previously confirmed this, saying " <i>the Panel confirms that an owner's permission is not required to place a property under the Heritage Overlay. Nor is there any basis for property owners to claim compensation</i> " (Boroondara PSA C266 [2018] PPV, p. 23).	No changes proposed.
5	Issue C: The dwelling/structure is in poor condition, is old and will be costly to maintain.	All properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The introduction of heritage controls does not compel a property owner to maintain the property to a particular standard. The structural condition or age of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> .	No changes proposed.

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

		<p>Structural condition can be taken into account during the application for a planning permit for development, which will assess the proposal against the objectives of Council's Heritage Policy.</p> <p>Routine maintenance and repairs that do not change the external appearance of the building may not require planning approval, even if the property is affected by a Heritage Overlay.</p>	
11	<p>Issue D:</p> <p>The dwelling is impractical in its current form and/or size and does not meet modern living expectations.</p>	<p>The Heritage Overlay does not prohibit alterations and additions to a place of identified heritage significance. The Heritage Overlay rather sets a planning permit trigger for external alterations, buildings and works to allow Council to assess the potential impacts of the proposed alterations and additions. If the Heritage Overlay is applied to the land, any future development of the land would be guided by the provisions of the Heritage Policy in the Boroondara Planning Scheme. The intention of this policy is to ensure any changes to a heritage place do not detrimentally affect the heritage significance of the place (or any adjoining contributory and significant places in the precinct).</p> <p>Council's Heritage Policy does not usually support the full demolition of contributory or significant places. With regard to alterations and extensions to these places, Council's primary interest is any demolition or works proposed to the front facade and the loss of heritage fabric which can be viewed from the street.</p>	No changes proposed.
5	<p>Issue E:</p> <p>Heritage controls prevent urban renewal and inhibit fine design.</p>	<p>The Heritage Overlay does not prohibit redevelopment or architectural innovation, but requires the identified heritage values are considered as part of the planning permit application process for any development. It is also noted no 'Internal alteration control' is recommended, so no planning permit is required to undertake internal alterations, for example upgrades to the kitchen or bathrooms, where there is no external implication of this work (e.g. increased building footprint or changes to external windows). Additions and alterations to 'contributory' graded properties will be supported if they meet the requirements and guidelines of Council's Heritage Policy.</p>	No changes proposed.

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

5, 11	Issue F: Lack of fairness and equity in the application of heritage controls in relation to disruption to future plans and inability to opt-in to the controls being applied.	Officers understand the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years residents are concerned about the loss of heritage properties and precincts. Council understands heritage controls may affect built form design and development potential of individual land parcels.. The <i>Practice Note 1: Applying the Heritage Overlay</i> sets out the criteria for justifying heritage controls being applied to properties. The criteria are applied consistently across Victoria.	No changes proposed.
-------	---	---	----------------------

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

Submission No.	Support?	Summary of submission	Response	Officer recommendation
1 Keyes Street Summary: The house at 1 Keyes Street is a significant example of a post-war house in Boroondara that sought aesthetic refinement through Waterfall styling, crafting the suburban 'dream home' within the limitations imposed by post-war restrictions. The house at 1 Keyes Street is a fine and early example of aesthetic characteristics of Waterfall home design, reflecting post-war 'dream home' optimism tempered by building restrictions. The house exhibits curves in its triple fronted plan, corner glazing, chimney details, and a pitched tiled roof with projecting corner eaves forming an entrance porch. The cream brick construction is accented by dark manganese brick and dark brown painted metalwork and window frames. The simple, restrained design is planned to address its corner site and is enlivened by the waterfall chimney, metal lacework, crazy paving steps and fence, and matching garage. 1 Keyes Street retains its original appearance, setting and details, and provides an outstanding example of Waterfall style, post-war housing in Boroondara. Officer recommendation: Include the property in the Heritage Overlay as an individually significant heritage place. Total number of submissions: One (1) - 1 opposing, 0 in support or partial support. Proposed statutory changes: None				
10	No	<p>The submitter does not support the recommendation to include 1 Keyes Street in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The property is not of significance. • The property is not in a heritage area and many of the homes in Keyes Street and Beatty Crescent have been demolished, rebuilt and are modern. • There have previously been alterations to the house in 2003. 	<p>The property at 1 Keyes Street, Ashburton is recommended as an 'individually significant' heritage place. Officers have referred the submission to Council's heritage consultant and a response is provided as follows:</p> <ul style="list-style-type: none"> • The property has been assessed to be aesthetically and architecturally significant as a fine representative example of the Waterfall style post-war home. That others of this type, style or period may have been demolished previously, however this does not impact on its aesthetic quality. If anything, a diminishing number of such homes would only make the protection of particularly fine examples such as the subject property all the more pressing. • The property has not been assessed for protection within a precinct or area, but for its individual aesthetic and architectural qualities. The surrounding area is therefore of no relevance to the individual significance of the house. Other houses in the street are not of the same standard and quality from a heritage 	<p>Add the following text to the Statement of Significance:</p> <p><i>'Additions and alterations made after 1953 are not significant'</i></p> <p>Refer submission to a Planning Panel.</p>

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

			<p>perspective as the subject site. The street therefore is not proposed for inclusion in the Heritage Overlay as part of a wider precinct. The other houses in the area lack the significant combination of elements such as the rounded bay, waterfall chimney, crazy-paving, lacework, glazing and matching garage demonstrated by the subject property.</p> <ul style="list-style-type: none"> • The house appears substantially intact to the original plans (1950) in the Building Permit file, with the matching (1953) garage contributing to the site. • The 2003 Building Plans have been reviewed and considered as part of the assessment, and the alterations involve the addition of a family room to the rear joining with the garage. The works did not impact on the elements for which the house is significant, notably the original three curved bays or other characteristics for which the house has been nominated. The addition is located to the rear, single-storey with overall sympathetic design and dimensions. These alterations after 1953 can be noted as not significant in the Statement of Significance. 	
<p>Home Farm Estate and Environs Precinct</p> <p>Summary: The Home Farm Estate and Environs Precinct is of historical significance as a tangible illustration of the first residential boom in the area (formerly part of Malvern East), which took place during the interwar years. The Home Farm Estate and Environs Precinct is of architectural significance as a collection of good quality interwar dwellings that illustrate the range of styles and materials popular through the course of the interwar period. The Home Farm Estate and Environs Precinct is of aesthetic significance in particular for the unusual Old English style house at 6 Dunlop Street, designed and constructed by R A Dixon and Sons in 1939.</p> <p>Officer recommendation: Include the Home Farm Estate and Environs Precinct in the Heritage Overlay.</p> <p>Total number of submissions: Ten (10) - 5 opposing, 4 in support, 1 partial support.</p> <p>Proposed statutory changes: None</p>				
2	Yes	The submitter supports the recommendations in the Study and seeks to extend the Home Farm and Environs Precinct as follows:	Officers note the submitter's support for the recommendations in the Study.	<p>No changes recommended.</p> <p>Refer submission to a Planning Panel.</p>

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

		<ul style="list-style-type: none"> • Include 8-18 & 15-19 Dunlop Street, Ashburton. The submitter believes these properties are visually linked by the Old English, Art-Deco house at 10 Dunlop Street. The other properties nominated are intact and endearing Interwar houses that directly impact the significance of Dunlop Street and the wider precinct. • Include 55 and 79a Albion Road, 1-11 Dent Street & 2-24A Amery Street. The submitter believes these properties are from the Interwar period and share the same qualities as the rest of the precinct. The submitter also suggests a row of thirteen properties on Amery Street that are homogenous and impressive, with most borrowing from the Tudor Style. The submitter believes the additional properties would not only make the existing precinct more impressive, but also the nearby Mont Iris Estate and Environs Precinct (HO901) more impressive. • Include 1-15 Maxwell Street, 8-12 Maxwell Street & 16-22 Nairn Street. The submitter believes this collection of Interwar houses is homogenous and highly intact. There is also a rare Victorian era dwelling at number 15. • The submitter nominates a possible extension consisting of 7-23 Amery Street as an intact row of early post-war houses that borrow strongly from the Tudor style from the Interwar period. The submitter notes the house at no. 15 is especially notable as a fine expression of Moderne architecture. It is listed as 'possible' as it falls marginally out of the significant periods of development for the precinct, but this could be revised to include them. 	<p>Council is unable to introduce additional properties given that the Ashburton Heritage Gap Study has been adopted by the UPDC and is now subject of a planning scheme amendment.</p> <p>Nonetheless, Council's heritage consultant has reviewed the places nominated and provides the following assessment:</p> <ul style="list-style-type: none"> • 8-18 & 15-19 Dunlop Street, Ashburton: The entire length of Dunlop Street was originally considered for a potential interwar residential precinct (along with Albion Road and Amery Street). The preliminary boundary for the precinct along Dunlop Street included Nos. 2-16 and 1-19 Dunlop Street. Following further review, it was determined the intactness of the western end of Dunlop Street was not as cohesive. On this basis, the precinct was assessed without these properties included. • 55 and 79a Albion Road, 1-11 Dent Street & 2-24A Amery Street: 55 Albion Road is a new house which was graded 'non-contributory' to the precinct. The property was removed from the amendment as a condition of authorisation by the Department of Environment, Land, Water and Planning on the basis of its location being at the edge of the precinct. The property at 79A Albion Road was also a 'non-contributory' property which was deleted from the precinct following preliminary consultation given its peripheral location to the precinct. 1-11 Dent Street (more widely, 1-51 Dent Street) was originally included along with the northern side of Dent Street in the Mont Iris Estate and Environs precinct (assessed as part of the Glen Iris Heritage Gap Study). However, due to the demolition of some of the finest houses on the southern side of Dent Street prior to adoption of the Glen Iris Heritage Gap Study, it was removed from the proposed precinct. • 1-13 Maxwell Street, 8-12 Maxwell Street & 16-22 Nairn Street – This area was surveyed in the Stage 1 assessment, along with the rest of Ashburton. As there was more redevelopment 	
--	--	---	---	--

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

			<p>and alterations to the interwar houses on these two streets they were not included in the Home Farm Estate precinct.</p> <ul style="list-style-type: none"> 15 Maxwell Street was carefully viewed during the Stage 1 survey of Ashburton. It is a timber house of late Victorian origin, as noted by the submitter. It retains its original roof form (M-hipped roof with projecting hipped front room), asymmetrical front façade and a corbelled brick chimney. It is possible that some of the ashlar-block timber cladding to the front façade is original, and possibly the four-panelled front door and surround. Other elements have been replaced with sympathetic but inaccurate faux-Victorian elements. These include the front windows (which are of the wrong proportions) and the entire front verandah. The footprint of the front verandah has been enlarged (it projects out farther than original), the roof is new (and very likely the wrong profile), the verandah posts are poor-quality faux-Edwardian reproductions, there is no frieze or brackets to the verandah beam, and light-weight cast aluminium elements are used for the balustrade. While the house is pleasant in appearance, it is a neo-Victorian re-creation and not a true Victorian house anymore. With this level of intactness, it does not qualify to be protected in a site-specific Heritage Overlay. 7-23 & 2-24A Amery Street – Amery Street was identified in the Stage 1 survey of Ashburton as a possible part of the Dunlop St/Albion Road precinct, due to its 1930s and 1950s houses. Following further review, the intactness of the Albion Road and Dunlop Street section was identified as being notably higher than Amery Street. As a result, Amery Street was excluded. 	
3, 4	Yes	The submitter supports the recommendation to include 5 Dunlop Street in the Heritage Overlay and the wider Home Farm Estate and Environs Precinct.	Officers note the submitter's support for the recommendations.	<p>No changes recommended.</p> <p>Refer submission to a Planning Panel.</p>

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

		The submitter believes the houses and buildings proposed to be heritage listed are what make Ashburton/Glen Iris unique and beautiful. The submitter has a strong appreciation for the beauty of the old streets/houses offering connection and pride in the history.		
5	No	<p>The submitter objects to the recommendation to include 62 Albion Road and the Home Farm Estate and Environs Precinct in the Heritage Overlay based on the following:</p> <ul style="list-style-type: none"> • The application of heritage controls is arbitrary and affects a small area. • The heritage overlay does not align with strategy 4.6 as it removes the opportunity for urban renewal and fine design seen in other parts of Ashburton. • The property has structural issues and the cost to keep the façade would be substantial. • Fairness and equity concerns in relation to property owners not being able to opt-in to a heritage control, and difficulty in objecting in response to the criteria. • The property owner believes Council should allow for urban renewal especially when houses are reaching the end of their cost-effective functional life. 	<p>The property at 62 Albion Road, Ashburton is recommended as a 'contributory' property to the Home Farm Estate and Environs Precinct. Officers provide the following response to the submission:</p> <ul style="list-style-type: none"> • Council's heritage consultant has identified and recommended heritage controls be applied to properties on the basis of the <i>Planning Practice Note 1: Applying the Heritage Overlay</i>. This means that not all streets and properties will be recommended for inclusion in the Heritage Overlay. It is open to heritage consultants to recommend a combination of streets or parts of a street for heritage protection based on the intactness of the properties identified. In the case of the Home Farm Estate, Council's heritage consultant has recommended part of Albion Road and Dunlop Street be included in the Heritage Overlay. • In relation to heritage controls removing the opportunity for urban renewal, refer to the discussion under Issue E above. • In relation to structural issues, refer to the discussion under Issue C above. • In relation to the concern about fairness and equity, refer to the discussion under Issue F. • In relation to the issue relating to urban renewal refer to the discussion under Issue E. 	<p>No changes recommended.</p> <p>Refer submission to a Planning Panel.</p>
7	Partial	The submitter supports the recommendation to include the Home Farm Estate and Environs Precinct in the Heritage Overlay.	Officers note the submitter's support for the recommendation.	<p>No changes recommended.</p> <p>Refer submission to a Planning Panel.</p>
8	No	The submitter seeks clarification on several matters through the submission, and does not support the recommendation to include 1 and 3 Dunlop Street, Ashburton in the Heritage	The properties at 1 and 3 Dunlop Street, Ashburton are recommended as 'contributory' to the precinct. Officers provide the following response to the points raised:	<p>No changes recommended.</p> <p>Refer submission to a Planning Panel.</p>

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

		<p>Overlay. The key points raised by the submitter are:</p> <ul style="list-style-type: none"> • The citation table on Page 92 is misleading as it implies there is no infringement on the use of a property. The owner seeks clarification for the affected property owners. • Council has not demonstrated sufficient public interest in the process and wants to see documentary evidence of the public interest. • Impacts on property value and a request for compensation. • Property owners have limited scope to defend their property rights. • The properties at 1 and 3 Dunlop Street, Ashburton are different from others in the Home Farm Estate and Environs Precinct • The report provides no details of the architect or builder, and a more detailed justification is required against Criteria A. • The submitter believes the analysis of properties in Ashburton is not balanced or objective and seeks a more balanced analysis of properties in Ashburton. • Concern that Council does not publish submission comments verbatim. 	<ul style="list-style-type: none"> • Planning permit triggers relating to heritage controls are set through the planning scheme and in particular the Heritage Overlay (43.01). They are not set by the heritage citation. In addition to the planning permit triggers which exist in the Heritage Overlay, Council has the ability to activate additional permit triggers for certain types of proposals for specific heritage places through the Schedule to the Heritage Overlay (such as tree removal, internal controls, prohibited uses) or referencing a Victorian Heritage Register entry. The tables provided at the end of each citation provide the justification for activating these additional permit triggers. Where 'no' is indicated in the table, this only means no planning permit is required for that specific activity, or in the case of outbuildings and fences, confirms public notice of a planning application is not required. It does not remove the need for property owners to obtain a planning permit for any of the matters set out under the Heritage Overlay. While the submitter considers this misleading, it is certainly not the intent. Heritage citations need to be read in conjunction with the relevant regulations and planning controls. • Council has a responsibility as a Planning Authority under Section 1(d) of the <i>Planning and Environment Act 1987</i> to identify and protect heritage places in its community. Further, the Boroondara community has long been advocating for greater heritage protection and as a result, Council has appointed a highly experienced, professional heritage consultant to carry out the Municipal Wide Heritage Gap Study. The recommendations and citations are documented in a publically available study. All information sources and references used to inform the preparation of a citation are set out at the end of a citation. Property owners and interested parties are free to verify the information in a citation using the references provided or may provide additional information if they wish to do so. 	
--	--	--	--	--

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

			<ul style="list-style-type: none"> • In relation to property value, refer to the discussion under Issue A above. • In relation to the compensation issue raised, refer to the discussion under Issue B above. • Council is not seeking to challenge the private property rights of property owners through the application of heritage controls. Council is seeking to apply heritage controls to properties on the basis of its responsibility as a Planning Authority on the advice of a heritage consultant. Council is required to justify its recommendations and property owners are free to engage in the public process. However, matters raised must relate to heritage significance as defined by the Heritage Conservation (HERCON) criteria and the Practice Note. This ensures the merits of applying heritage controls are assessed consistently between Council, property owners, other interested parties, Planning Panels Victoria and ultimately the Minister for Planning. • 1 and 3 Dunlop Street: Officers and Council's heritage consultant agree 1 and 3 Dunlop Street are earlier than most of the other houses recommended in Dunlop Street. They are California Bungalows instead of the 1930s Art Deco and Old English houses which characterise much of this street. They are similar in form, however, to the other California Bungalows in the precinct which predominate along Albion Road (e.g. 52, 54, 56, 64, 86 & 92 Albion Road). • The reason earlier houses, such as 1 & 3 Dunlop Street and other 1920s houses in the precinct do not have their builder or precise construction date recorded in the precinct citation is because this information is not available Council's records date back to the mid-1930s. However, the identification of an architect or builder is not a requirement and the inability to identify one does not mean a place cannot be of heritage significance. In this instance, the lack of an architect, builder or precise built-date for the property does not 	
--	--	--	--	--

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

			<p>diminish the contribution to the heritage precinct. The citation does not attribute any significance to a particular architect, designer or builder. Whilst 1 and 3 Dunlop Street might not demonstrate the 'spec builder' phenomenon demonstrated by many of the 1930s houses, they still contribute to the architectural significance of the precinct (Criterion D) as part of a collection of early to late interwar houses typical of their era. A property needs only to contribute to one aspect of a precinct's significance to warrant a Contributory grade.</p> <ul style="list-style-type: none"> • The Municipal Wide Heritage Gap Study is being carried out by a professional heritage consultant with extensive experience in identifying and assessing local heritage places. Should the amendment proceed, the heritage consultant will be required to justify the recommendations at a future Panel hearing and will accept questions under cross-examination from all parties wishing to be involved. The analysis has been informed by a detailed Stage 1 survey which is documented in the report. Importantly, the methodology is consistent with the methodology used as part of the other suburb-based gap studies throughout Boroondara. Past panels considering gap studies for Boroondara have consistently supported the methodology employed by Council and its heritage consultant. In this respect, the Ashburton Heritage Gap Study is considered objective and thorough. • Officers do not publish the feedback of residents in a verbatim style due to the length, wording and complexity of many submissions received and the need for officers to provide concise and clear responses to assist residents and interested parties, and a wider public audience. The independent Panel will be provided with a copy of each submission and will therefore have the benefit of the full submission. 	
--	--	--	--	--

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

11	No	<p>The submitter does not support the recommendation to include the property at 67 Albion Road, Ashburton in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The property has been altered with an extension to the front of the building (enclosed verandah, front window opening into extension), offers nothing special and no one of note has lived in the property. • Unfairness and disruption to future plans for redevelopment including downsizing. The property was purchased without a Heritage Overlay. • Property value and resale • The property does not meet modern living expectations and would be sold for the land and demolished. 	<p>The property at 67 Albion Road, Ashburton is recommended as a 'contributory' property to the precinct. Officers provide the following response to the submission.</p> <ul style="list-style-type: none"> • Officers and Council's heritage consultant do not dispute that the original front verandah has been enclosed with brick walls (to match the rest of the house) and a new window installed in this wall (reportedly the original front window remains in place). However, the 1966 building permit plans (No. 39069) show the roof of the verandah and its size were not altered in these works, nor was the window to the front room set behind it (the lounge). This means these changes are largely or fully reversible should a future owner desire to restore the house back to its original appearance. This house is otherwise intact externally, with face brick walls, a tiled hipped roof, timber sash and fixed windows. This level of intactness is sufficient for it to contribute to the precinct. Constructed in 1938, it is a good example of the simple bungalows that were constructed at the end of the interwar period. For this reason, it contributes to the architectural significance of the precinct by demonstrating one of the common interwar house forms. Council's heritage consultant does not claim someone important lived at 67 Albion Road, and this is not necessary for a place to be of heritage value. • In relation to the concern about unfairness, refer to the discussion under Issue F above. • In relation to property value, refer to the discussion under Issue A above. • In relation to the property not meeting modern living expectations, refer to the discussion under Issue D above. 	<p>No changes recommended.</p> <p>Refer submission to a Planning Panel.</p>
12	Yes	<p>The submitter supports the recommendation to include the Home Farm Estate and Environs Precinct in the Heritage Overlay together with the property at 5 Dunlop Street, Ashburton as it</p>	<p>Officers note the submitter's support for the recommendations in the Study.</p>	<p>No changes recommended.</p> <p>Refer submission to a Planning Panel.</p>

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

		helps control inappropriate development and maintains the unique period character of the area.		
13	No	<p>The submitter objects to the inclusion of 9 Dunlop Street, Ashburton in the Heritage Overlay based on the following:</p> <ul style="list-style-type: none"> The heritage value of Dunlop Street has been diminished by the recent demolition of period houses at No. 4 (within the proposed precinct) and Nos. 8 and 15 (at the boundary of the proposed precinct), with new double-story houses irreparably degrading the period character of the street. Dunlop Street no longer has a continuous streetscape of period houses. The submitter disputes the officer's response to a prior submission that the height and front setback of the new house at 4 Dunlop Street is in keeping with 6 Dunlop Street. The submitter believes this is not the case with the whole two-storey structure at 4 Dunlop Street projecting approximately one metre past the front of No. 6, increasing its obtrusiveness in the streetscape. This house is not sympathetic to the existing streetscape and has significantly diminished the character of the eastern end of Dunlop Street. The submitter disputes the claim that the Home Farm Estate and Environs Precinct is similar to HO226 (Goodwin Street and Somerset Road) and HO227 (Great Glen Iris Railway Junction Estate, which comprises Ward Street, Lexia Street, Highgate Grove and part of Dent Street). The submitter claims there is no viewpoint in the proposed precinct where a non-contributory building cannot be seen. The submitter notes the proposed precinct will have 9 contributory houses, a central non-contributory building and is surrounded by unsympathetic two storey houses. The 	<p>The property at 9 Dunlop Street, Ashburton is recommended as a 'contributory' property to the precinct. Officers provide the following response to the submission.</p> <ul style="list-style-type: none"> Officers and Council's heritage consultant agree the demolition of the interwar house at 4 Dunlop Street and its replacement with a contemporary dwelling does not contribute to the heritage precinct, but not to the extent that 2-6 & 1-13 Dunlop Street does not form a valuable part of the Home Farm Estate and Environs Precinct. Further, officers and Council's heritage consultant agree the Dunlop Street streetscape is interrupted by two-storey new development at 8 and 15 Dunlop Street. As these properties are separate from the proposed precinct boundaries by Nairn St/Winifred Crescent, this is considered an appropriate end to the precinct. In regard to the front setback of 4 Dunlop Street, the previous response to the submission noted its setback is "in keeping", i.e. similar, to that of 6 Dunlop Street. It is noted the previous interwar house at 4 Dunlop Street also had a lesser front setback than 6 Dunlop Street. Officers and Council's heritage consultant agree the materials and massing of the new house at 4 Dunlop Street contrasts with the interwar character of the precinct. This property was constructed prior to the Ashburton Heritage Gap Study being undertaken. While the demolition of 'contributory' houses is rarely supported in heritage precincts, modern dwellings can be supported as infill development (generally to replace a 'non-contributory dwelling'). For example, the Sackville Street Precinct includes two-storey contemporary designs whose materiality and massing do not reference the 'contributory' 	<p>No changes recommended.</p> <p>Refer submission to a Planning Panel.</p>

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

		<p>house at 56 Albion Road has an incompatible extension.</p> <ul style="list-style-type: none"> • The residents of Dunlop generally oppose the recommended precinct which is different from the residents of Albion Road which are generally supportive of the precinct. • The Heritage Overlay in Dunlop Street will fix the streetscape in its current state, and the east end of the street will be seen as an incoherent underdeveloped curiosity, rather than a place of aesthetic or heritage value. <p>The submitter requests the UPDC exclude Dunlop Street from the precinct or identifying properties that are of individual significance.</p>	<p>Victorian, Edwardian or interwar dwellings at 91, 99, 108, 114, 116, and 118 Sackville Street. There are many contemporary 'non-contributory' buildings in Boroondara's Heritage Overlay. However, provided these buildings do not form the dominant character of the precinct, the presence of modern dwellings is generally considered acceptable. While new dwelling at No. 4 Dunlop Street alters the character of Dunlop Street, it does not dominate and therefore does not diminish the heritage significance to an extent that would justify not including the street in the Heritage Overlay. As such, 1-13 & 2-6 Dunlop Street still forms a valued part of the Home Farm Estate Precinct.</p> <ul style="list-style-type: none"> • Both HO226 and HO227 contain non-contributory houses. This is typically the case for all but the smallest heritage precincts. The fact 'non-contributory' properties exist in heritage precincts clearly demonstrates the presence of such properties in a heritage precinct is acceptable. The rear extension to 56 Albion Road is visible from Dunlop Street, due to its corner site, however it is of a single storey style and of similar materiality to the house. Council's heritage consultant does not consider the extension to be intrusive or detracting from the heritage value of the precinct. • The public exhibition process invited submissions from all property owners in the precinct. Officers assessed each submission received. The quantum of submissions received from one area compared to another is not a relevant consideration. • Officers and Council's heritage consultant agree the purpose of the precinct is to protect the 'contributory' houses as viewed from the street. However, external alterations are allowed subject to a planning permit, and retention of contributory built fabric. Typically, external alterations and additions are located towards the rear of heritage properties to ensure the property remains discernible as a 	
--	--	---	---	--

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

			contributory heritage place as viewed from the street.	
14	No	<p>The submitter opposes the amendment in general on the basis of the study being too broad and including properties which are not significant compared to the rest of Boroondara or Melbourne. Specifically the submitter opposes the inclusion of 52, 54, 56, 58 and 60 Albion Road, and 2, 4 and 6 Dunlop Street in the Heritage Overlay.</p> <ul style="list-style-type: none"> 56 Albion Road: The submitter claims this property is an insignificant property as a basic weatherboard property with aluminium window frames. The submitter believes the property does not possess any architectural similarities to neighbouring properties. The style and condition of the property are inconsistent with the general neighbourhood. The submitter claims residents believe there should be no impediments to redevelopment of that property. The submitter notes 58 & 60 Albion Road are new properties, as is the majority of Dunlop Street buildings visible from Albion Road. No specific comments are made about 52 and 54 Albion Road. 2, 4, 6 Dunlop Street: The submitter notes the property at 4 Dunlop Street is a new, modern property and should be excluded. Nos. 2 & 6 are dissimilar to the other properties in Dunlop Street. The submitter claims the properties do not form a coherent or cohesive precinct of significance, with the northern side of Dunlop Street and the adjacent part of Albion Road having undergone significant redevelopment. 	<p>The property at 56 Albion Road, Ashburton is recommended as a 'contributory' property to the precinct. Officers provide the following response to the submission.</p> <p>The process of preparing the Ashburton Heritage Gap Study has included a survey of the entire suburb and assessment of precincts and individual places identified as potentially significant to the suburb and Boroondara as a whole. The history of each suburb deserves consideration and protection where justifiable. There is no need for a precinct or place to be of metropolitan significance for it to warrant inclusion in the Boroondara Heritage Overlay.</p> <p>Officers and Council's heritage consultant agree the house at 56 Albion Road is a simple timber California Bungalow. While it would not be recommended as individually significant, it assists the precinct to demonstrate the interwar residential development period of this part of Boroondara. While the original timber windows have been replaced with aluminium units, the house retains its cross-gabled roof form, timber eaves struts, brick chimney, and tapered masonry supports to the return verandah. The property still retains a clear California Bungalow style and contributes to the precinct. The required level of external intactness is less for 'contributory' buildings as compared to 'individually significant' properties. As such, Council's heritage consultant considers 56 Albion Road to be sufficiently intact to justify a 'contributory' grading.</p> <p>Officers and Council's heritage consultant agree the house at 4 Dunlop Street is a modern dwelling. This is reflected by its 'non-contributory' grading in the</p>	<p>No changes recommended.</p> <p>Refer submission to a Planning Panel.</p>

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

			<p>precinct. Council's heritage consultant believes the property should be retained in the precinct so future changes to this property can be considered in light of the impacts on the surrounding precinct. While the houses in Dunlop Street represent a number of different architectural styles, this is characteristic of the interwar period (1920s and '30s) during which there were many different styles available. It is very common for interwar heritage precincts to contain a variety of house types for this reason.</p> <p>Officers and Council's heritage consultant agree the houses at 58 & 60 Albion Road are recent in date, hence their 'non-contributory' grade. However, the majority of buildings in Dunlop Street visible from Albion Road date from the early 20th century and are contributory to the heritage precinct.</p>	
Other				
1	Yes	<p>The submitter supports the recommendations in the Study on the basis that some of the original character in the area will be retained, and an alternative to high density development will be retained for the future.</p> <p>The submitter requests Council consider greater control over density of occupation, building techniques, more use of cranes to avoid services damage, poor quality construction and municipal flooding.</p>	<p>Officers note the submitter's support for the recommendations in the Study.</p> <p>In relation to the points raised by the submitter, officers advise as follows:</p> <ul style="list-style-type: none"> Density of occupation: Council sought a minimum subdivision lot size of 500sqm in the Neighbourhood Residential Zone at the time the new residential zones were implemented into the Boroondara Planning Scheme in 2013. Unfortunately, the Minister for Planning did not approve Council's request to apply a minimum lot size. Accordingly, Council must consider planning permit applications for subdivision of all residential zoned land. The Boroondara Housing Strategy (2015) encourages higher density apartment development to be located in nominated activity centres with multi-unit development in residential zones reflecting prevailing neighbourhood character. Council is otherwise unable to control density limits given 	<p>No changes recommended.</p> <p>Refer submission to a Planning Panel.</p>

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

			<p>the limitations of the available provisions in the Boroondara Planning Scheme.</p> <ul style="list-style-type: none"> • Building and construction techniques: Council's Building Services department is responsible for matters relating to building enforcement under the <i>Building Act 1993</i>. The Municipal Building Surveyor is able to issue stop work orders and other building rectification notices to ensure compliance with the building regulations. The Building Act, Building Regulations and the Building Code of Australia manage and control construction including construction techniques and use of materials. • Municipal flooding: Council applies the Special Building Overlay to manage capacity constraints in the stormwater drainage system. The <i>City of Boroondara Flood Mapping Study</i> was adopted by Council on 11 June 2019. The Study considers overland flow impacts from Council's stormwater drainage system. These matters are addressed as part of the building permit process where a Special Building Overlay is yet to be applied. Council is working with Melbourne Water to update local and regional flood mapping and other capacity constraints in the local drainage network and advance a planning scheme amendment to implement the planning controls. 	
6	Partial	The submitter supports the recommendations but is disappointed that more houses have not been recommended in the amendment.	<p>Officers note the submitter's support for the recommendations in the Study.</p> <p>The methodology being applied is thorough but does not always result in extensive recommendations across a suburb. In some streets, only individual houses can be reasonably justified on the basis that properties are 'individually significant' but the surrounding area may have been altered and not allow the identification of a precinct. In other cases, a heritage precinct has been recommended where a precinct can be reasonably identified and justified on the basis of the criteria set out in the <i>Practice Note 1: Applying the Heritage Overlay</i>.</p>	<p>No changes recommended.</p> <p>Refer submission to a Planning Panel.</p>

Attachment 1: Amendment C337 - Summary of exhibition submissions and officer response

9	Yes	The submitter does not object to the proposed amendment.	Noted.	No changes recommended. Refer submission to a Planning Panel.

people place heritage

CONTEXT

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Volume 8: Ashburton

Revised report

~~2-February~~ 26 July 2021



Prepared for the
City of Boroondara

© Context 2021

[GML Heritage Victoria Pty Ltd, trading as Context. ABN 31 620 754 761]

Project Team:

Natica Schmeder, Heritage Specialist

Louise Honman, Special Advisor, Heritage

Robin Ballinger, Heritage Specialist

Dr Helen Doyle, Senior Heritage Consultant

Chairim Byun, Heritage Consultant

Mark Huntersmith, Heritage Consultant

Jonathan Griffiths, Graduate Heritage Consultant

Bruce Trethowan, Trethowan Architecture

Mark Stephenson, Trethowan Architecture

Aron Paul, Trethowan Architecture

Brian Tseng, Trethowan Architecture

Claire Miller, Trethowan Architecture

Report Register

This report register documents the development and issue of the report entitled *City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 8 Ashburton* undertaken by Context in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue Date	Issued to
2112	1	Background report	1 July 2019	Rob Costello
2112	2	Full draft report	1 August 2019	Rob Costello
2112	3	Revised post-consultation	11 May 2020	Rob Costello
2112	4	Revised post-UPSC meeting	8 July 2020	Rob Costello
2112	5	Revised re: DELWP conditions	2 February 2021	Rob Costello
<u>2112</u>	<u>6</u>	<u>Revised post-exhibition</u>	<u>26 July 2021</u>	<u>Rob Costello</u>

Context

22 Merri Street, Brunswick VIC 3056

Phone 03 9380 6933

Facsimile 03 9380 4066

Email context@contextpl.com.au

Web www.contextpl.com.au

CONTENTS

EXECUTIVE SUMMARY	V
Introduction	v
Key Findings	v
Recommendations	v
1 INTRODUCTION	1
1.1 Background and brief	1
1.2 Study area	2
1.3 Previous heritage studies	2
1.4 Study limitations	3
2 APPROACH AND METHODOLOGY	4
2.1 Introduction	4
2.2 Stage 1 - Preliminary identification of places	4
2.2.1 Desktop and community identification of places	4
2.2.2 Preliminary survey	5
2.2.3 Preliminary assessment	6
2.2.4 Reporting preliminary recommendations	6
2.3 Stage 2 – Assessment and reporting	6
2.3.1 Locality and thematic histories	6
2.3.2 Place and precinct histories	6
2.3.3 Site visit and documentation	7
2.3.4 Comparative analysis	7
2.3.5 Assessment against criteria	8
2.3.6 Statement of significance	9
2.3.7 Gradings within precincts	9
2.3.8 Mapping and curtilages	10
2.3.9 Statutory recommendations	11
2.3.10 HERMES entry	12
3 KEY FINDINGS	13
3.1 Local significance	13
3.1.1 Precincts	13
3.1.2 Individual places	13
3.2 Not recommended for the Heritage Overlay	13
3.2.1 Not of local significance	13
3.2.2 Council-managed places of potential significance	13
4 RECOMMENDATIONS	14
4.1 Introduction	14
4.2 Adoption of Heritage Review	14
4.3 Implementation of Heritage Review	14
APPENDIX A – ASSESSMENT FINDINGS	15
A.1 Precincts of local significance	15
A.2 Places of local significance	15
A.3 Council-managed place of potential significance	15
A.4 Not of local significance – no action	16

APPENDIX B – NON-CADASTRAL MAPPING	17
Ashburton Primary School, 10 Fakenham Road, Ashburton	17
St Michael’s Parish Hall, 268 High Street, Ashburton	18
APPENDIX C – DRAFT HO SCHEDULE	19
APPENDIX D – PLACE AND PRECINCT CITATIONS	23
Home Farm Estate and Environs Precinct	24
3-7 Ashburn Grove, Ashburton	41
9 Donald Street, Ashburton	63
10A Fakenham Road, Ashburton	74
268 High Street, Ashburton	89
270 High Street, Ashburton	107
1 Keyes Street Ashburton	127
10 Marquis Street, Ashburton	141
7 Vears Road, Ashburton	154
45 Yuile Street, Ashburton	173
APPENDIX E – PRECINCT DEFERRED FOR FUTURE CONSIDERATION	185
High Street Ashburton Commercial Precinct	186

EXECUTIVE SUMMARY

Introduction

The City of Boroondara contains an extensive range of heritage assets including Victorian, Federation, interwar and post-war dwellings, commercial buildings and precincts, and a range of public buildings and features such as bridges, railway stations, community buildings, churches, parks and gardens. Many of these places are of aesthetic, social, historic, cultural, technical or spiritual significance to the municipality. Over 10,000 properties throughout the municipality are already protected by the Heritage Overlay in the Boroondara Planning Scheme.

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out a very high priority action being the preparation of the Municipal-Wide Heritage Gap Study (MWHGS). The MWHGS involves the assessment of all properties outside the existing Heritage Overlay in Boroondara. The suburb assessments for Canterbury, Camberwell, Hawthorn and Kew were undertaken in the 2016/17 financial year, those for Kew East, Mont Albert, and Hawthorn East in the 2017/18 financial year, Glen Iris in the 2018-19 financial year, and Ashburton, completed early in the 2019-2020 financial year. Note that Balwyn, Balwyn North, Deepdene and Surrey Hills are not included in the scope of the MWHGS as these suburbs have already recently been assessed.

This report covers the suburb assessment for Ashburton. It includes an overview of the methodology, findings and recommendations, as well as citations for nominated individual properties and precincts.

Key Findings

The key findings of the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 8 Ashburton' are:

- There are 2 heritage precincts assessed to be of local significance (see Appendix A.1).
- There are 9 individual heritage places assessed to be of local significance (see Appendix A.2).

Recommendations

It is recommended that the Boroondara City Council:

- Adopt the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 8 Ashburton' (2019) and include it as a Reference Document in the Planning Scheme;
- Implement the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 8 Ashburton' (2019) by:
 - Adding the precincts assessed as being of local significance, listed in Appendix A.1, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the precinct citations.* The extent of registration is the whole of the precinct as shown on the precinct plans. The precinct plans identify Significant, Contributory and Non-contributory places within the precinct boundaries.
 - Adding the places assessed as being of local significance, listed in Appendix A.2, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the place citations.

* Note that implementation of one of these two precincts has been deferred for future consideration by Boroondara's Urban Planning Special Committee. This precinct citation is found in Appendix E.

1 INTRODUCTION

1.1 Background and brief

The City of Boroondara contains an extensive range of heritage assets including Victorian, Federation, interwar and post-war dwellings, commercial buildings and precincts, and a range of public buildings and features such as bridges, railway stations, community buildings, churches, parks and gardens. Many of these places are of aesthetic, social, historic, cultural, technical or spiritual significance to the municipality.

The *Planning and Environment Act 1987* places an obligation on municipal councils 'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or other of specific cultural value'. Consistent with this objective, the City of Boroondara has prepared numerous heritage studies that identify places of heritage significance.

As a result of these studies, over 10,000 properties throughout the municipality are currently included in the Heritage Overlay to the Boroondara Planning Scheme, either as individually significant places or as part of larger heritage precincts.

In addition, Council commissioned a Thematic Environmental History for the municipality, which was completed by heritage consultancy Built Heritage in 2012. It provides a detailed overview of the history of Boroondara, illustrating how different themes have shaped the development of the City. The Thematic Environment History identifies buildings and features that relate to each theme and provides recommendations for future heritage investigations.

In the past few years, Council has commissioned further area studies of two entire suburbs – Balwyn (incorporating Balwyn North and Deepdene) and Surrey Hills – as well as studies of smaller areas and individual places. Heritage Overlays in Surrey Hills were gazetted through Amendment C177 to the Boroondara Planning Scheme in 2017, and Amendment C276 has been before an Independent Planning Panel, recommending the inclusion in the Heritage Overlay of a number of places and precincts in the Balwyn area.

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out a very high priority action being the preparation of the Municipal-Wide Heritage Gap Study (MWHGS). The MWHGS involves the assessment of all properties outside the existing Heritage Overlay in Boroondara. The suburb assessments for Canterbury, Camberwell, Hawthorn and Kew were undertaken in the 2016/17 financial year, those for Kew East, Mont Albert, and Hawthorn East in the 2017/18 financial year, and those for Glen Iris and Ashburton in the 2018/19 financial year, with completion of Ashburton early in the 2019/20 financial year.

The scope of the MWHGS does not include the following:

- Balwyn, Balwyn North, Deepdene and Surrey Hills, as these suburbs were the subject of recent heritage studies completed in 2012 (Balwyn, incorporating Balwyn North and Deepdene), and 2013 & 2014 (Surrey Hills);
- Properties and areas that are already included in the Boroondara Heritage Overlay, or are currently subject to a planning scheme amendment to introduce the Heritage Overlay; and
- Properties already investigated in detail and determined to not meet the threshold for inclusion in the Heritage Overlay.

This report covers the assessment of the suburb of Ashburton. It contains an overview of the methodology, findings and recommendations, as well as citations of places and precincts identified as being of local significance.

ASHBURTON

1.2 Study area

The study area for this assessment is the suburb of Ashburton located within the City of Boroondara.

A map is shown below indicating the suburb's boundaries (dotted line) and the current extent of the Heritage Overlay (shaded).

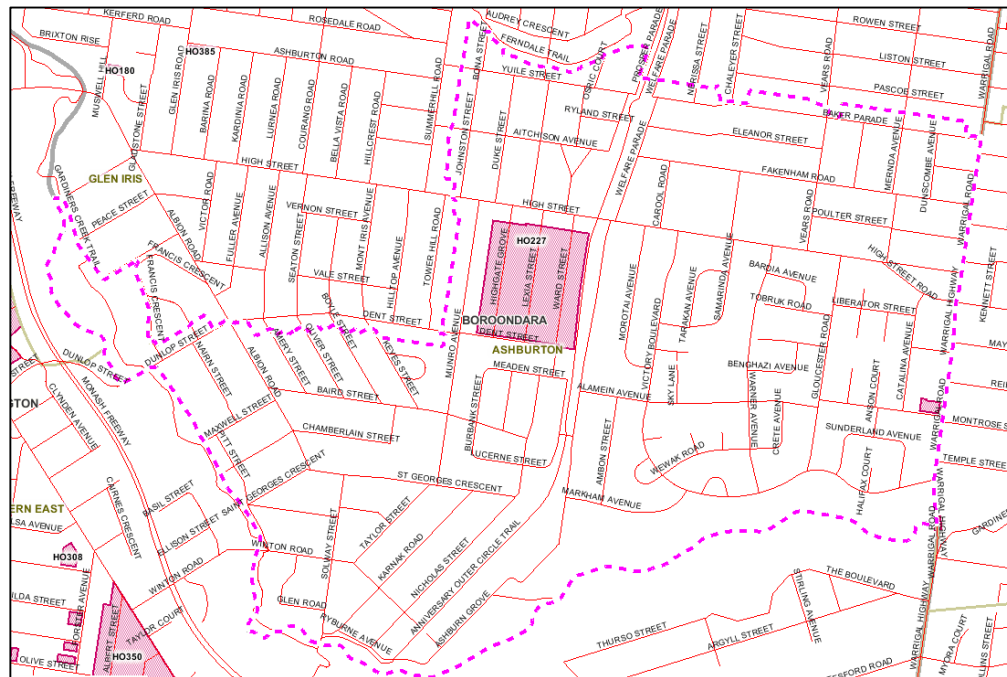


Figure 1. Map of Ashburton showing its boundaries and the current extent of the Heritage Overlay (shaded). (Source: Land Channel, 2019)

At present there is extremely limited Heritage Overlay coverage in Ashburton, with only one precinct and one individual place covered.

Prior to Council amalgamation, Ashburton was located within the City of Camberwell. It is located in the south-eastern corner of both the former municipality and the current City of Boroondara, making it one of the final areas to undergo suburban development. The suburb has an irregular boundary along its southern edge, following Gardiners Creek. Its eastern boundary, Boundary Road, adjoins the neighbouring City of Whitehorse. The Alamein Railway Line bisects it from north to south. High Street, shared between Glen Iris and Ashburton, is the principal road through the suburb as well as its commercial centre.

While there were a few late nineteenth-century suburban subdivisions, almost all residential and commercial development took place in the interwar and early post-war periods. The earliest areas to undergo appreciable development were on the west side of Ashburton Railway Station, to the south and north of High Street. Areas further south and to the east of the rail line are characterised almost solely by post-war development.

1.3 Previous heritage studies

Ashburton was previously considered as part of the 'Camberwell Conservation Study' carried out by Graeme Butler & Associates in 1991. The study recommended three precincts and one individual place be included in the Heritage Overlay.

Only one of the three precincts was added to the Heritage Overlay at that time: HO227 Great Glen Iris Railway Junction Estate. The two others were not acted upon at the time: Precinct 14.01 High Street, and Precinct 20 Housing Commission of Victoria Ashburton Estate. No site-specific Heritage Overlays were enacted at this time.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Since that time, there have been a number of heritage studies following on the unimplemented recommendations of the two early studies. The only one of these to impact Ashburton was the 'Review of B-graded buildings in Kew, Camberwell and Hawthorn' (Lovell Chen, 2007 rev. 2009). As a result, one property, which had a place citation and B grade in the 1991 'Camberwell Conservation Study', was reassessed and then added to the Heritage Overlay (HO417 452 Warrigal Road).

1.4 Study limitations

The key limitations of the MWHGS are:

- Places were only investigated externally and most often from the public domain only, meaning that often only the front façade and partial side elevations were viewed.
- The Study does not address pre-contact indigenous heritage, or places specifically of natural heritage.
- The Study does not assess places of potential heritage significance on Council-owned land. This, and the alternative mechanism chosen, is discussed further in section 3.2.2.

ASHBURTON

2 APPROACH AND METHODOLOGY

2.1 Introduction

The ‘City of Boroondara Municipal-Wide Heritage Gap Study: Volume 8. Ashburton’ (the ‘Ashburton Study’) was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (rev. 2013) and the Victoria Planning Provisions Practice Note No. 1 ‘Applying the Heritage Overlay’ (2018) (the ‘Practice Note’).

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

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

The Study was carried out generally in accordance with the set of tasks defined in Council’s Brief. The consultants recommended a small number of changes and additions to the methodology set out in the Brief, which were agreed by Council.

The consultant team was led by Context (“Context”), with support from Trethowan Architecture & Design (“Trethowan”). Context’s team project managed the entire study process, carried out the initial suburb survey and assessed all new precincts, as well as the Victorian and Edwardian individual places. Context also prepared this background report. Trethowan’s team assessed all individual interwar and post-war individual places of potential heritage significance.

2.2 Stage 1 - Preliminary identification of places

2.2.1 Desktop and community identification of places

Places of potential heritage significance worthy of further investigation were identified from a range of sources. Primary among them was the Boroondara Thematic Environmental History (Built Heritage, 2012), which discusses many places that illustrate the municipality’s development over the years, as well as providing a list of exemplars to illustrate each historical theme. This document consolidates extensive research into Boroondara’s history and is a very useful starting point for desktop research.

Other sources consulted were:

- Individual places and precincts assessed by previous heritage studies but not introduced into the Heritage Overlay. For the Ashburton Study, this meant the ‘Camberwell Conservation Study’ (G Butler, 1991).
- List of potential heritage places recorded by successive Boroondara Heritage Advisors as places worthy of further investigation.
- Thematic and typological studies including ‘The motor garage and service station in Victoria: a survey’ (Catrice & Summerton, 1997) and ‘Survey of Post-War Built Heritage in Victoria’ (Heritage Alliance, 2008 & Built Heritage, 2010).
- The Small Homes Service of the Royal Victorian Institute of Architects, *Modern Houses in and around Melbourne*, 1955.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

- The Royal Australian Institute of Architects' list of notable buildings.

Prior to commencement of the MWHGS, Council contacted community organisations with an interest in heritage and asked for their nominations of places that may be of local heritage significance. In particular, they were asked to identify places that might be difficult to identify as being of significance in a survey from the public domain. Council had also been keeping record of spontaneous community nominations from recent years.

2.2.2 Preliminary survey

The first stage of the Ashburton Study was a survey of the entire suburb, with the general exception of those areas already in the Heritage Overlay.

The survey was carried out by bicycle and on foot to ensure that each individual property could be viewed and considered for its potential heritage value. Properties of potential individual significance were noted and photographed, and streetscapes with consistent and intact built form were noted on a map as (parts of) potential precincts. Properties and precincts that had been identified from previous sources, as discussed in section 2.2.1, above, were given special consideration.

At the close of the survey, a shortlist of places of potential individual significance was prepared and potential precinct areas mapped. These were individual places regarded, for example, to be of very high design quality, quite unusual in design, particularly early or rare for the suburb, and/or likely to illustrate an important historical theme (as set out in the Thematic Environmental History, 2012). In identifying potential precincts, areas containing a high density of potential Contributory properties in cohesive streetscapes that demonstrate a shared theme or themes (e.g., residential development of a similar built era or building type) were chosen.

Because of redevelopment and alterations, there are many individual buildings and small groups of places that are of the same type (e.g., built era, design quality, intactness) as those found in the precinct areas assessed in Stage 2 of the Ashburton Study, but they were not recommended for further assessment or protection in the Heritage Overlay. This is because buildings that are not individually significant in their own right must be grouped together in large enough and consistent enough streetscapes in order to form a precinct of local significance. While there is no set definition of how large a precinct must be to warrant inclusion in the Heritage Overlay, the consultants followed the general approach that a precinct of buildings that are very 'typical' of their era and the suburb should be larger than a precinct comprising an unusual grouping.

The Stage 1 survey revealed interwar development focused just to the west side of the Ashburton Railway Station, much of it already in the HO precinct to the south of High Street (HO227). While there were some good-quality houses of the 1920s and 1930s to the north of High Street, there had been more intervening redevelopment there, so no viable precincts were identified. Only a handful of Victorian and Edwardian houses were identified, some altered.

One of the Edwardian houses – 148 High Street – and a street of interwar houses – Munro Avenue north of Dent Street – had already been assessed as part of the earlier 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 8 Ashburton' (2019). In that study, Munro Avenue and the adjacent part of High Street (Nos. 146A-150) were included as part of the larger Mont Iris Estate and Environs Precinct.

The southern part of Ashburton was constructed principally in the early post-war era. Much of these areas have undergone piecemeal development since that time, and no viable precincts were found in these areas.

The two yet-unprotected precincts recommended by the 1991 'Camberwell Conservation Study' were revisited. The High Street commercial area (Precinct 14.01) was found to still be largely intact, and was assessed in Stage 2 of the Ashburton Study. The second, the Housing Commission of Victoria Ashburton Estate (Precinct 20), which covered the entire area to the west of the railway line and south of High Street, has undergone extensive redevelopment

ASHBURTON

since 1991, with both replacement of original houses and unsympathetic alterations and extensions to original houses.

2.2.3 Preliminary assessment

Following the preliminary survey, the consultants came together for ‘comparative workshops’. The Context consultant who had carried out the fieldwork presented images and information (age, intactness, reasons for potential significance) about the individual places. To vet the precinct areas of potential significance, two Context consultants returned to make a windscreen survey of all areas identified, and to compare them amongst each other.

During the workshops each individual place and precinct was discussed and a decision was made whether to recommend it for full assessment in Stage 2, delete it from the list, or carry out a small amount of research to confirm that it should be assessed (e.g., to confirm intactness, age or other historical facts). Two workshops were carried out: one at Context and the other at the Trethowan office to review the interwar and post-war places.

The shortlists were created on the basis of these workshops as well as limited historical research where required to determine if a place was worthy of full assessment, for example, to determine if a certain architect designed it.

2.2.4 Reporting preliminary recommendations

Reporting for Stage 1 of the Ashburton Study comprised a letter with a table setting out the individual places and precincts recommended for further assessment in Stage 2, and the reasons they were considered to be of potential heritage significance. Photos of each individual place were also provided, as well as draft precinct maps indicating the proposed boundaries and gradings of properties within them.

Context presented the findings of Stage 1 and recommendations for the scope of work for Stage 2 at a meeting with the Strategic Planning Department. This was followed by visits to all precinct areas identified. Once the proposed places and precincts for assessments were approved by the Strategic Planning Department, Stage 2 began.

2.3 Stage 2 – Assessment and reporting

2.3.1 Locality and thematic histories

A contextual history for Ashburton was prepared, covering its pre-1914, interwar and post-war periods of development of various kinds (residential, commercial, community). This locality history was edited for use as the introduction to each citation, leaving only the pertinent sections to provide context to each place history.

2.3.2 Place and precinct histories

Individual histories were prepared for each individual place and precinct.

For individual places, answers to fundamental questions such as when a place was created/built, for whom, by whom (builder and designer), for what purpose, and how it changed over time (both physically and in use). Where an associated person, e.g., owner, architect, builder, was potentially important in Ashburton or a wider area, biographical information on that person was also included.

For precincts, the histories covered the background to the original subdivision and/or most important period(s) of development, the chronology of development (construction) in the precinct, details of any properties considered to be particularly important, any particularly important people associated with its foundations (e.g., developers, architects, builders, important early residents), and changes to the precinct over time.

Researchers drew upon primary and secondary sources such as the following:

- Building permit index cards and associated plans. The City of Boroondara retains records from the former City of Camberwell. In some cases, records from as early as the late 1920s

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

survive in the former City of Camberwell, mainly in the form of building cards documenting the owner, builder and date of works. From the late 1930s onward, some original plans survive as well.

- Previous heritage studies and the 2012 Thematic Environmental History
- Local histories
- Certificates of title
- Rate books
- Public building files (held at the Public Records Office of Victoria)
- Parish plans
- Trove and Newspapers.com newspaper searches
- State Library of Victoria online collections of historic maps, plans and photos
- City of Boroondara online collection of historic photos
- Miles Lewis' Australian Architectural Index and Melbourne Mansions index
- University of Melbourne archives
- Sands & McDougall street directories

For individual places, when the building permit records did not record the name of the original building designer, as was often the case for pre-WWII places, tender notices were searched in newspapers around the time of construction and/or Property Service Plans were purchased from Yarra Water, but this did not always yield results, even when a building was clearly designed by an architect.

2.3.3 Site visit and documentation

Each place and precinct was visited again during Stage 2 for a more detailed inspection and recording (in notes and photographs). This visit informed the subsequent preparation of the description, as well as the grading of properties within precincts.

A description of each individual place and precinct was prepared. For individual places, this set out the context (wider setting), the elements of the site (e.g., fence, garden, outbuildings), the size and massing of the building, its materials, its stylistic influence(s), features of note, any alterations and poor condition if observed.

Descriptions of precincts included a broad description of the precinct and its context, street layout, garden setbacks, scale of development, and the types of buildings within it. Generally, there was a discussion of the different built eras and building types, as well as of particularly important properties.

2.3.4 Comparative analysis

Comparative analysis is an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. The 'Applying the Heritage Overlay' Practice Note (2018) advises that:

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

Comparative analysis is considered particularly important in deciding if a place is of architectural significance or of rarity value in a given area, but can be applied to most place types to determine their relative importance in a locality or wider area.

ASHBURTON

For the purposes of the Ashburton Study, the suburb of Ashburton was considered the minimal scope for comparative analysis to establish local significance, but in most cases comparisons were sought more broadly from within the current City of Boroondara, or even farther afield where pertinent comparisons were not found within the municipality.

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

When the place or precinct under assessment was considered to be of equal or better quality than the 'benchmarks' it was judged to meet the threshold of local significance and considered worthy of inclusion in the Boroondara Heritage Overlay.

Places that were found to be of a lesser quality than the 'benchmarks' were not recommended for inclusion in the Heritage Overlay.

2.3.5 Assessment against criteria

In accordance with the 'Applying the Heritage Overlay' Practice Note (2018), heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Boroondara, but this is not essential to meet the Local Significance threshold.

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

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

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

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

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

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

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

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

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

In the context of this suburb assessment, where the criteria say 'our cultural or natural history', it should be understood as 'Ashburton or Boroondara's cultural or natural history'.

For each individual place and precinct, a discussion was prepared for each of the criteria that they were considered to meet the threshold of local significance. In some cases, this discussion concluded that the place did not meet the threshold for that criterion, and was thus only of 'local interest'.

2.3.6 Statement of significance

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

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

What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.

How is it significant? - A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? - This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.

2.3.7 Gradings within precincts

Once it was established that an identified heritage precinct satisfied one or more of the HERCON criteria at a local level (through comparative analysis), each property in the identified precinct was given a heritage grading.

Consistent with the 'Applying the Heritage Overlay' Practice Note (2018) and Boroondara's Heritage Policy (Clause 22.03) the following gradings were attributed to properties in the heritage precincts:

- *Significant - 'Significant' heritage places are of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. 'Significant' graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.*
- *Contributory - 'Contributory' heritage places contribute to the cultural heritage significance of a precinct. Contributory heritage places are not considered to be individually important places of State, municipal or local cultural heritage significance in their own right, however when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.*
- *Non-contributory - 'Non-contributory' places are those within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.*

Whether a place is 'Significant', 'Contributory' or 'Non-contributory' to a precinct depends on the reasons the precinct is of heritage significance, as expressed in the Statement of Significance.

A 'Significant' grading was attributed to buildings in a precinct that exhibit particular architectural merit or other distinguishing characteristics, and which have a comparatively high level of external intactness.

ASHBURTON

A 'Contributory' grading was attributed to buildings of any era, i.e., Victorian, Edwardian, interwar or post-war, which follow standard designs. The majority of or all buildings in precincts have a Contributory grade. In some instances, an altered building may still be considered 'Contributory' if its connection to the themes of the precinct can still be clearly understood. In addition, a very important building – that would otherwise be Significant – might be altered to a greater extent but still contribute to the significance of the precinct.

A 'Non-contributory' grading was attributed to buildings that have no association with the significance of the heritage place, or places that would otherwise be considered 'Contributory' but have been substantially altered to the point that their origins and relationship to the precinct's significance are no longer legible. Those with later additions, particularly upper-storey extensions that are so large and close to the front façade that they overwhelm the presentation of the original building, have also been graded Non-contributory.

The grades of all properties in a precinct area are documented and listed in a Gratings Schedule at the end of each precinct citation.

It is important to note that buildings of a Contributory quality that are located outside of a defined heritage precinct cannot be protected by the Heritage Overlay, as they do not meet the threshold of local heritage significance as individual heritage places in their own right.

2.3.8 Mapping and curtilages

The 'Applying the Heritage Overlay' Practice Note (2018) states in regard to mapping:

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

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

On this basis, there are three types of mapping for places and precincts recommended by the Ashburton Study:

- Individual places to be mapped to the extent of the title boundaries. The majority of individual places are to be mapped in this way.
- Individual places for which a Heritage Overlay extent is recommended which is less than the extent of the title boundaries. This type of mapping, and the associated curtilages, are discussed below.
- Precincts, which cover multiple properties. Precinct maps have been prepared, which show the Significant, Contributory and Non-contributory places within each and the recommended precinct boundary. A map is included at the start of each precinct citation.

HO curtilages

As noted above, when a place of heritage significance is included in the Heritage Overlay with a boundary less than the cadastral boundaries, additional land is included around the element of heritage significance. This land is known as the curtilage.

Inclusion of a curtilage is recommended by the Practice Note (2018) in order to: *retain the setting or context of the significant building, structure, tree or feature and to regulate development (including subdivision) in close proximity to the significant building, tree or feature.*

The precise areas recommended for HO protection are described in each place citation and aerial photos showing the proposed boundaries for places with a curtilage are found in

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Appendix B of this report. An example is provided below, showing the extra land (the ‘curtilage’) around a heritage building that is recommended for inclusion in the Heritage Overlay.



Figure 2. Proposed curtilage for St Michael's Parish Hall, in yellow, within the larger school grounds at 268 High Street, Ashburton.

The Hall at St Michael's Parish School and Ashburton Primary School have been mapped with a curtilage that is less than the title boundaries but that will ensure that the significant features and views from the public domain are protected.

2.3.9 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the 'Applying the Heritage Overlay' Practice Note (2018).

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

ASHBURTON

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

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In one case, an outdoor war memorial was listed under the outbuilding and fences exemptions (for Ashburton Primary School). For clarity, this will be indicated in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Outbuildings and fences: *Yes – War Memorial*.

2.3.10 HERMES entry

The ‘Applying the Heritage Overlay’ Practice Note (2018) specifies that:

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

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

This will be done once a planning scheme amendment has been gazetted. Once the places have been added to HERMES, the records of those places added to the Boroondara Heritage Overlay will be visible on the Victorian Heritage Database.

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

3 KEY FINDINGS

3.1 Local significance

3.1.1 Precincts

The two precincts assessed in the Ashburton Study are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

They are listed in Appendix A.1, and the citations are found in Appendices D and E.*

3.1.2 Individual places

A total of 9 individual places assessed are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

These places are listed in Appendix A.2, and their place citations are found in Appendix D.

3.2 Not recommended for the Heritage Overlay

3.2.1 Not of local significance

One individual place was assessed against the HERCON criteria during Stage 2 of the Ashburton Study and found to fall below the threshold of local significance. The Old English house at 11 Johnston Street, Ashburton, was found to be quite modest in comparison to other houses of this style already in the Boroondara Heritage Overlay.

No further action is recommended for this place. It is noted in Appendix A.4.

3.2.2 Council-managed places of potential significance

Boroondara City Council specified that all places of potential heritage significance should be identified within Ashburton, but that those places on Council-owned or Council-managed land not undergo full assessment at this time. Instead, Boroondara City Council is preparing an inventory of such places for assessment in the future. They are documented in Council's internal GIS system. If any works are planned by Council for these places in the future, a significance assessment can be carried out at that point, as well as preparation of advice on any negative impacts on significance and how to mitigate them.

A Council-owned/managed site of potential significance has been identified on the basis of a visual inspection, however, a further and more detailed assessment is required to confirm this significance.

One potential heritage place of this type has been identified during the Study. It is listed in Appendix A.3.

* Note that implementation of one of these two precincts has been deferred for future consideration by Boroondara's Urban Planning Special Committee. This precinct citation is found in Appendix E.

ASHBURTON

4 RECOMMENDATIONS

4.1 Introduction

This section provides key recommendations of the Ashburton Study. They are:

- Adoption of the ‘City of Boroondara Municipal-Wide Heritage Gap Study: Volume 8. Ashburton’ (2020) by the Boroondara City Council.
- Implementation of the ‘City of Boroondara Municipal-Wide Heritage Gap Study: Volume 8. Ashburton’ (2020) by the Boroondara City Council.

4.2 Adoption of Heritage Review

It is recommended that the Boroondara City Council formally adopt the ‘City of Boroondara Municipal-Wide Heritage Gap Study: Volume 8. Ashburton’ (2019), which comprises this report, and include this report as a Background Document in the Schedule to Clause 72.08 in the Boroondara Planning Scheme.

4.3 Implementation of Heritage Review

It is recommended that the Boroondara City Council implement the recommendations of this Ashburton Study by preparing a planning scheme amendment to the Boroondara Planning Scheme that will:

- Add the precincts assessed as being of local significance listed in Appendix A.1 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations.* In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some precincts in accordance with VPP Practice Note ‘Applying the Heritage Overlay’ (2018). The extent of registration is the whole of each precinct as shown on the precinct map in the citation. The grading of each property (Significant, Contributory or Non-contributory) is shown on the precinct map and in the grading schedule at the end of the citation.
- Add the individual places assessed as being of local significance listed in Appendix A.2 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with the Victoria Planning Provisions (VPP) Practice Note ‘Applying the Heritage Overlay’ (2018).

* Note that implementation of one of these two precincts has been deferred for future consideration by Boroondara’s Urban Planning Special Committee. This precinct citation is found in Appendix E.

APPENDIX A – ASSESSMENT FINDINGS

A.1 Precincts of local significance

The following precincts are recommended for inclusion in the Boroondara Heritage Overlay.

LP	Precinct	Street addresses	Locality
1	High Street Ashburton Commercial Precinct*	162-216 and 225-259 High Street	Ashburton
2	Home Farm Estate and Environs Precinct	57-79 & 52-96 Albion Road and 1-13 & 2-6 Dunlop Street	Ashburton and Glen Iris

A.2 Places of local significance

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

LP	Place	No.	Street	Locality
1	Ashburton Uniting Church	3-7	Ashburn Grove	Ashburton
2	House	9	Donald Street	Ashburton
3	Ashburton Primary School	10A	Fakenham Road	Ashburton
4	St Michael's Parish Hall	268	High Street	Ashburton
5	St Michael's Memorial Church	270	High Street	Ashburton
6	House	1	Keyes Street	Ashburton
7	Victorian house	10	Marquis Street	Ashburton
8	Pyrus Park	7	Vears Road	Ashburton
9	House	45	Yuile Street	Ashburton

A.3 Council-managed place of potential significance

The following Council-owned or managed place is considered to be of potential heritage significance and should be added to Council's database of places of potential heritage significance.

LP	Place	No.	Street	Comments
1	First Ashburton Scout Hall and Cypress trees	339	High Street, Ashburton	An early post-war timber hall located at the south-west corner of Ashburton Park. It is a modest gabled building with extensions to the side and vinyl cladding. There is a mature Cypress windbreak on its west side.

* Note that implementation of this precinct has been deferred for future consideration by Boroondara's Urban Planning Special Committee. The precinct citation is found in Appendix E.

ASHBURTON

A.4 Not of local significance – no action

No further action is recommended for the following place, which does not meet the threshold of local significance.

LP	Place	No.	Street	Locality
1	House	11	Johnston Street	Ashburton

The recommended extents are illustrated on the aerial photos below, with the cadastral boundaries shown in dotted red lines and the recommended extent of the Heritage Overlay shown in yellow.

The proposed extent of the Heritage Overlay is a 5 metre curtilage to the south, east and west of the historic school building, and to the title boundary on the north side.



ASHBURTON

St Michael's Parish Hall, 268 High Street, Ashburton

The proposed extent of the Heritage Overlay is a 5 metre curtilage to the south, east and west of the parish hall, and to the title boundary on the north side.



APPENDIX C – DRAFT HO SCHEDULE

SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
See note *	<i>High Street Ashburton Commercial Precinct</i> High Street (part), Ashburton Statement of Significance: High Street Ashburton Commercial Precinct Statement of Significance Incorporated plan: Planning permit exemptions, May 2018	No	No	No	No	No	No	No
	<i>Home Farm Estate and Environs Precinct</i> Albion Road (part), Dunlop Street (part), Ashburton and Glen Iris Statement of Significance: Home Farm Estate and Environs Precinct Statement of Significance Incorporated plan: Planning permit exemptions, May 2018	No	No	No	No	No	No	No
	<i>Ashburton Uniting Church</i> 3-7 Ashburn Grove, Ashburton Statement of Significance: Ashburton Uniting Church, 3-7 Ashburn Grove, Ashburton Statement of	No	No	No	No	No	No	No

* Note that implementation of this precinct has been deferred for future consideration by Boroondara's Urban Planning Special Committee.

ASHBURTON

PS Map Ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Significance Incorporated plan: Planning permit exemptions, May 2018							
	<i>House</i> 9 Donald Street, Ashburton Statement of Significance: House, 9 Donald Street, Ashburton Statement of Significance Incorporated plan: Planning permit exemptions, May 2018	No	No	No	No	No	No	No
	<i>Ashburton Primary School</i> 10A Fakenham Road, Ashburton Statement of Significance: Ashburton Primary School, 10A Fakenham Road, Ashburton Statement of Significance Incorporated plan: Planning permit exemptions, May 2018	No	No	No	Yes – War Memorial	No	No	No
	<i>St Michael's Parish Hall</i> 268 High Street, Ashburton Statement of Significance: St Michael's Parish Hall, 268 High Street, Ashburton Statement of Significance Incorporated plan: Planning permit exemptions, May 2018	No	No	No	No	No	No	No
	<i>St Michael's Memorial Church</i> 270 High Street, Ashburton Statement of Significance: St Michael's Memorial Church, 270 High Street, Ashburton Statement of	No	No	No	No	No	No	No

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

PS Map Ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Significance Incorporated plan: Planning permit exemptions, May 2018							
	<i>House</i> 1 Keyes Street, Ashburton Statement of Significance: House, 1 Keyes Street, Ashburton Statement of Significance Incorporated plan: Planning permit exemptions, May 2018	No	No	No	No	No	No	No
	<i>Victorian House</i> 10 Marquis Street, Ashburton Statement of Significance: Victorian house, 10 Marquis Street, Ashburton Statement of Significance Incorporated plan: Planning permit exemptions, May 2018	No	No	No	No	No	No	No
	<i>Pyrus Park</i> 7 Vears Road, Ashburton Statement of Significance: Pyrus Park, 7 Vears Road, Ashburton Statement of Significance Incorporated plan: Planning permit exemptions, May 2018	No	No	No	No	No	No	No

ASHBURTON

PS Map Ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>House</i> 45 Yuile Street, Ashburton Statement of Significance: House, 45 Yule Street, Ashburton Statement of Significance Incorporated plan: Planning permit exemptions, May 2018	No	No	No	No	No	No	No

APPENDIX D – PLACE AND PRECINCT CITATIONS

ASHBURTON

Home Farm Estate and Environs Precinct

Prepared by: Context

Address:

57-79 & 52-96 Albion Road and 1-13 & 2-6 Dunlop Street, Ashburton and Glen Iris

Name: Home Farm Estate and Environs Precinct**Survey Date:** January 2019**Place Type:** Residential**Architect:****Grading:** Significant**Builder:** various**Extent of Overlay:** See precinct map**Construction Date:** 1920s to 1941**GRADING**

CONTRIBUTORY



PRECINCT BOUNDARY

NON-CONTRIBUTORY

Historical Context

The suburb of Ashburton, formerly located in the municipal area of the City of Camberwell, is centred on the commercial strip of High Street and is bounded by Gardiners Creek to the south, Warrigal Road to the east, and Baker Parade and Yuile Street to the north (McConville 2008). Ashburton, which includes the localities of Solway and Alamein, experienced its most intensive and significant development after World War Two (Built Heritage 2012:17).

Ashburton was the name given to the local railway station (formerly named Norwood) on the Outer Circle railway line in 1890 at the suggestion of Camberwell City councillor E Dillon. It was named after his birthplace in Ashburton Terrace in Cork, Ireland (McConville 2008; *Victorian Places* 2015). Up until the 1920s, the area from Gardiners Creek to the Outer Circle Railway was referred to as Glen Iris, with the area from the railway line to Boundary Road referred to as Burwood. The postal districts of Ashburton and Ashburton South were declared in 1923 (Lee 2016:13).

Development to 1914

The area on which the suburb of Ashburton developed, Crown Allotments 137A, 137, 138A, 138, 139, 140 and 141 in the Parish of Boroondara, was sold in 1852-53.

Because the Ashburton area was not situated on a main thoroughfare, little development occurred during the 1860s and 1870s when the district comprised mainly farms, orchards and market gardens overlooking the Gardiners Creek valley. Stock routes existed on high ground and some white settlers earned a living from cutting timber from the red gum and box forests and carting it to Melbourne for firewood (*Victorian Places* 2015).

Twickenham Estate, comprising 18 allotments of 6 acres to 268 acres between High Street and Gardiners Creek, was subdivided on Crown Allotment 137A in 1878 ('Plan of the Twickenham Estate' 1878).

With the land boom of the late 1880s and the anticipated arrival of the Outer Circle Railway Line, a number of residential estates were subdivided in the area. These included the Great Glen Iris Railway Junction Estate created by developers Flint and Munro and bounded on the north by High Street and to the east by the railway line, and auctioned in two sections in 1888 (McConville 2008; *Oakleigh Leader* 24 November 1888:7). Similarly, the High Street Railway Estate was subdivided adjacent to the local railway station that was mooted as part of the construction of the Outer Circle Railway Line. All 108 lots in the estate sold at auction in August 1888 (*Age* 21 August 1888:6).

The Outer Circle Railway Line, opened in 1890-91, connected East Malvern to Fairfield, via Ashburton, Balwyn and Kew East. Ashburton Station was opened on 30 May 1890 to the north of High Street under the name of Norwood, taken from Norwood Road (now Toorak Road). The station was renamed Ashburton in December 1890. Because the railway line joined the Outer Circle line a little east of Glen Iris, it was subsequently truncated when the northern half of the Outer Circle line was closed from 1893. Ashburton became the southern terminus of the Outer Circle Line in 1895 when the Ashburton to Oakleigh line was closed. The Camberwell to Ashburton section was closed on 1 May 1897 but reopened on 4 July 1898 (City of Boroondara 2019). The train was popular with picnickers visiting the popular Ashburton Forest, which overlooked Gardiners Creek.

A number of infrastructure projects established in the first decades of the twentieth century initiated some further development of the Ashburton area. The Outer Circle railway line between Deepdene and Ashburton, with a new interchange station at East Camberwell, was re-opened in May 1900 and serviced by a one-carriage steam train known as the 'Ashy Dasher'. In 1910, a bridge over Gardiners Creek to access the Darling Railway Station was opened at Dunlop Street, and replaced by a concrete structure in 1925 (Lee 2016:15). In 1913 the City of Camberwell commenced a program of providing electric street lighting (Lee 2016:14). These events facilitated further subdivision of residential estates. The Twickenham Estate, for example, was re-subdivided in 1907 (the estate's developers had earlier lobbied for the opening of the Dunlop Street bridge) and the

ASHBURTON

Ashburton Station Estate was subdivided in 1916. Building activity and further development, however, were interrupted by World War One.

Interwar development

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people and residents began moving out of the city proper to new suburbs. In the 1920s, Ashburton still comprised mainly of dairy farms, market gardens and orchards with cars and carts travelling along High Street towards Glen Iris station and the tram terminus, but an influx of people and development at this time, accompanied by the economic boom of the time, brought changes to the rural character of the Ashburton area (McConville 2008). The period was also accompanied by 'spec building' (speculative building) whereby residences were constructed by local builders on land they owned with the intention of placing the houses directly on the market for sale.

Sewerage was supplied to Ashburton in the mid to late 1920s and a number of estates were subdivided in the area in the same decade: Waverley Golf Links Estate opened in 1922 (and re-opened in 1938); the Great Glen Iris Railway Junction Estate re-opened in 1923; the Ashburton Terminus Estate opened in 1924; an estate located between High Street and Dent Street opened in 1926 (see Figure 1) and reopened in 1934 as the Tower Hill Estate; and the New Township Estate opened in 1927. Ashburton Heights, bounded by Dent Street, Munro Street, High Street and Lexia Street, developed by Clarence Gladstone Ward in 1926, featured concrete roads (Lee 2016:14).

The Ashburton shopping strip was surveyed in the 1920s and, by the mid 1920s, a few rows of bungalows and Mediterranean villas had been built down the slopes from the High Street shopping strip (shops and residences built by 1926 can be seen in Figure 6). The Ashy Dasher train was electrified in 1924 (Lee 2016:12, 17). The Ashburton Post Office opened on 15 December 1927; Ashburton primary school opened in 1928; and the Ashburton Hall in High Street, opened in 1927 by the Progress Association, served as a meeting place for the community as well as housing Catholic and Presbyterian church services (*Victorian Places* 2015).

Development continued into the 1930s. Camberwell Council purchased land at the corner of High Street and Vears Road and, by 1932, had established Ashburton Park (Lee 2016:15). St Michaels Catholic Church was constructed in High Street in 1932, the Baptist Church built in Y Street in 1934, and the Methodist Church in Ashburn Grove in 1935 to a design by architects R M & M H King. The Ashburton Dairy was established by the Stocks family in High Street c1937 (Built Heritage 2012:81). However, for the most part, the economic depression of the 1930s slowed development in the area. Gardiners Creek was straightened in sections at this time by men on sustenance (welfare payments) (City of Boroondara 2018).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

AUCTION, SATURDAY, 30th OCTOBER, 1926, at 3 p.m.

Wonderfully high and healthy position, with beautiful slopes

59 GLORIOUS HOME SITES

On one of which, Lot 4, stands the Villa
(See photograph and description on back page)

The recent progress of Glen Iris and Ashburton has been phenomenal.
The Shops and Villas shown below have been built since the 1st of January, 1926.
The future rapid progress is assured, and an ever increasing rise in values of these beautiful lots can be safely predicted.
This lovely district provides for the natural expansion of two great Cities, Malvern and Camberwell.

Read the statistics—

MALVERN		
Year	Population	Amount Value
1924	37,804	£661,870
1925	38,296	£732,312
1926	39,408	£780,433

CAMBERWELL		
Year	Population	Amount Value
1923	27,749	£127,678
1924	29,166	£337,685
1925	33,089	£815,447
1926	36,291	£907,346

Wonderful Terms for such High-class Land

£20 per lot Deposit
£3 Monthly
Balance in 5 years.
Interest 6 per cent, payable Quarterly.
Right to pay off at any time.
Building can commence at once.

The Estate having been proclaimed a brick area, its future as a high-class residential area is insured

Group of Villas erected on the adjoining Estate since 1st January

Ashburn Shopping Centre

LOCALITY PLAN

Figure 1. Estate plan for 56 home sites bounded by High Street, Munro Avenue, Dent Street and Tower Hill Road, Ashburton, 1926. Views include houses built on the adjoining estate (LHS) and Ashburn shopping centre (RHS). (Source: '56 glorious home sites' 1926)

Post-war development

Unlike most other suburbs then comprising the City of Camberwell, open land still existed in Ashburton in 1945, including a large area bounded by High Street, Ashburn Grove, and Warrigal Road that included the Ashburton Forest (Built Heritage 2012:133). Post-war development in the area was stimulated by the Housing Commission of Victoria when most of Ashburton and nearby Holmesglen were identified as sites for substantial public housing estates after World War Two.

Today, Ashburton has an active shopping centre strip along High Street near the railway station. Ashburton Park and Warner Reserve have modern indoor and outdoor swimming pools and associated facilities. The Malvern Valley golf course is located on Gardiners Creek (*Victorian Places* 2015).

Precinct History

The subject precinct is located on the former Twickenham Estate, subdivided on Crown Allotment 137A of the Parish of Boroondara in 1878. The estate comprised 18 allotments of 6 acres to 268 acres between High Street and Gardiners Creek ('Plan of the Twickenham Estate' 1878). This area was part of the suburb of Malvern East when first developed, until after World War II.

Further subdivision of the land took place c1907 with three estates developed: Craigmores (including the 14 room brick villa homestead named Craigmores), Home Farm Estate, and a smaller version of the Twickenham Estate (see Figure 2). Allotments in the estates, located in Malvern East and close to Darling Railway Station, were advertised for sale in 1907 (*Age* 7 December 1907:3). The subject precinct is mostly located on the Home Farm Estate (the south side of Dunlop Street and the west side of Albion Road).

ASHBURTON



Figure 2. Poster for the subdivisional sale of Craigmere Estate, Home Farm Estate and part of Twickenham Estate in 1907. (Source: Arbuckle, Waddell & Fawcner 1907)

Most development of the Craigmere Estate occurred from the 1920s, with some of residences built as 'spec homes', which, as noted above were constructed by builders on allotments owned by them and put up for immediate sale. As part of the development, Station Street was renamed Dunlop Street in late 1927, the same year the street was graded and formed by council (*Argus* 10 September 1927:5).

By 1927 in Dunlop Street, residences had been built at numbers 1, 3, 9, 11 and 13 (see Figure 4) (MMBW Detail Plan no 2746, 1927; BP).

By 1927 houses had been built in Albion Road at numbers 52, 56, 58, 64, 77, 78, 79, 80 (78 and 80 were both constructed by R L Clarke in 1928 and 1927 respectively, the latter as a spec home), 82, 84, and 86-96 (86 and 90 were both built by A Galbraith in 1927) (see Figures 3 and 4) (MMBW Detail Plan no 2745, 1927; MMBW Detail Plan no 2746, 1927).

Galbraith was a part of the Albion Home Building Company, which also owned a house at 90 Albion Road, and advertised brick bungalows for sale in Malvern East in the late 1920s (BP; *Age* 17 March 1927:3).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

By 1930, additional houses had been built in the subject precinct in Albion Road (listed as part of Malvern East in the directory) at number 54, constructed in 1930 by builder A V Davern; number 73, built by McDonald Bros in 1929; and number 76 (S&Mc 1930; BP).



Figure 3. Showing the northern section of the subject precinct in 1927. (Source: MMBW Detail Plan no 2745, 1927)



Figure 4. Showing the southern section of the subject precinct in 1927. (Source: MMBW detail plan 2746, 1927)

A number of residences in the subject precinct were built in the 1930s and early 1940s.

ASHBURTON

Three houses in Dunlop Street were constructed by builder R A Dixon & Son: numbers 2 and 4 (now demolished) in 1938, and number 6 in 1939 (BP).

By 1927 builder R A Dixon was operating as R A Dixon and Sons from the Nicholas Building in Swanston Street, Melbourne. In that year the firm was noted for having constructed the Mayfair Esplanade Theatre, St Kilda, additions to the Kew Asylum and the Mont Park Sanatorium, and was in the course of building a new chapel at the Geelong Grammar School, Corio (*Herald* 6 June 1928:14). When R A Dixon died in 1932, an obituary described him as 'one of Melbourne's leading builders' who began his building career in Ballarat, moved to Western Australia, and then to Melbourne c1909. In addition to the projects mentioned above, his contracts, with his sons, included the construction of the Masonic Club in Flinders Street, accommodation for boarders at Scotch College, and the dining hall at Geelong College. He held positions in a number of Masonic Lodges (*Herald* 14 July 1932:29). By 1935, the Dixon building business was operating from Hawthorn (*Age* 30 March 1935:16).

Builder J Treloar constructed residences in Dunlop Street at number 5 in 1936 (built as a spec home); at number 7 in 1937; at 66 Albion Road in 1936; at 68 Albion Road in 1937 (built as a spec home); at 70 Albion Road in 1933 (built as a spec home); and at 72 Albion Road in 1935 (built as a spec home) (BP).

In Albion Road, builders constructed residences as follows: D R Davies & Son numbers 57 and 59 in 1939 (both as spec homes); the Pollard Brothers number 60 in 1940; G S Luckins numbers 61 and 63 in 1937 (both as spec homes); K Southam number 62 in 1936; P W Knapp number 67 in 1938; W J Bacon & Co numbers 69 and 71 in 1938 (the latter as a spec home); H W Jones 74 Albion Road in 1934; and E V Hodges number 79 in 1941 (BP).

By 1942, all residences in the subject precinct had been built, with a house at 79 Albion Road in the course of construction in that year (S&Mc 1942).

Description & Integrity

The Albion Road Precinct is located at the Ashburton end of Albion Road starting just south of Dent Street on the eastern side and running down to Baird Street (Nos. 57-79) and continuing on the western side between Donald Street and just north of Dunlop Street (Nos. 96-52). It includes Nos. 1-13 & 2-6 Dunlop Street between Albion Road and Nairn Street and Winifred Street, respectively.

Albion Road and Dunlop Street are both busy residential streets that feed traffic between Malvern Road and High Street, providing access across the M1 (Monash) Freeway and the Gardiner Creek trail. The bituminous-paved streets have concrete curbing and are lined by semi-mature street trees.

The precinct comprises mostly single-storey houses built in a range of domestic architectural styles typical of the interwar period, including Bungalows, the Old English, Mediterranean revival and the Moderne. Building records and MMBW plans show that the houses in the precinct were built over a relatively short period of time between the early-mid 1920s and c.1941 (BP). Six houses have been demolished and replaced with contemporary dwellings.

The earliest houses in the precinct were built pre-1927 (MMBW Detail Plan Nos. 2745, 2746 & 2755, 1927). These include Nos. 52, 54, 56, 58 (demolished), 64, 75 (demolished), 77, 82, 84, 88, 90, 92 & 94 Albion Road and 1, 3, 9, 11 & 13 Dunlop Street. Nos. 73, 76, 78, 80 (rebuilt), 86 & 96 Albion Road were all built by 1929 (BP). All these houses are simple asymmetrical timber or brick bungalows, many with terracotta tiled roofs. The bungalows generally comprise three main types, distinguished by roof configuration: either a gable roof with two prominent street-facing gables, a transverse gable roof with a street facing gable over the porch or projecting room, and a hipped form with exposed rafter ends and a projecting gable over the porch.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Number 13 Dunlop Street is a fine example of an attic-storey bungalow. Its prominent front entry porch, with masonry piers that rise up to support an enclosed balcony, showcases unusual Craftsman detailing including curved exposed floor joist ends, shingle work and crossed timber panels, reminiscent of Swiss chalet-style bungalows popular in California.

Number 77 Albion Road and 3 Dunlop Street demonstrate a simplified expression of the bungalow style which may indicate an early build date in the precinct. Symmetrical in form with a verandah running across the front, 77 Albion Road shows a transition between the Federation Queen Anne and the interwar Californian Bungalow styles, with a lack of picturesque complexity of the former and the structural assertiveness of the later. The gabled pediment at the centre of its front verandah appears to be a later addition (MMBW Detail Plan no. 2744, 1927). Past building permit records document that the gable-fronted 3 Dunlop Street originally had flat-roofed Californian Bungalow style front and side porches, supported by paired timber posts on masonry piers. These porches were replaced with a neo-Federation front porch in 1993 (BP97286/1993). A similar symmetrical layout is also seen at the houses 11 and 13 Dunlop Street and 76 Albion Road although the dominant masonry porches supported on substantial piers is more representative of the Californian Bungalow style.

No. 64 Albion Road is reminiscent of the State Savings Bank designs (Type 38) that were built in other parts of the municipality, including Camberwell and Kew, at the same time. Others in the precinct share a number of characteristics with these designs including: transverse gabled and hipped roof forms clad in terracotta tiles, verandahs and porches with separate roofs or enclosed within the main roof form, timber sash windows (often with small panes to the upper sash, often in pairs), sturdy timber verandah posts or columns (sometimes on masonry piers), exposed rafters, and timber shingle detailing to street-facing gables. Ornamentation is minimal with visual interest achieved through manipulation of form and the simple and practical use of standard materials such as brick and timber. A number of these houses appear to have been built by the same builders as speculative developments, i.e. Nos 86 & 90 Albion Road by A Galbriath, and Nos. 76, 78 and 80 by R.L Clarke (BP). (NB: No. 80 was largely rebuilt in 2010, and is Non-contributory.)

Amongst the bungalows in the precinct, the property at 52 Albion Road stands out for its fine use of textural detailing to its gable ends. This is characteristic of the use of natural material, honesty in design and craftsman detailing that became popular during this period and are hallmarks of interwar Californian Bungalow.



Figure 5. Principal façade at 52 Albion Road, Glen Iris (source: Context 2019).



Figure 6. Porch detail at 52 Albion Road, Glen Iris (source: Context 2019).

A second wave of development in the precinct commenced in 1933 (70 Albion Road) with the western side of Albion Road built out by 1937 (BP). The eastern side of Albion Road was largely constructed between 1937 and 1939, with the last house in the precinct constructed in 1941 (No. 79) on the subdivided land of No. 77 (MMBW Detail Plan 2746). This latter wave of development exhibits a distinct shift in popular architectural styles at the time. All houses are constructed in brick and are largely built in the Old English revival style with two examples (59 and 62 Albion Road) built in the Moderne style, and one (No. 70) in the Mediterranean revival style.

ASHBURTON

Characteristics of the interwar Old English style include an asymmetrical built form with hipped roof, projecting vergeless gable ends with corbeled eaves, flattened Tudoresque arches, prominent chimneys and double-hung sash windows with leaded panes. External walls are either of clinker brick or smooth render, the latter frequently featuring irregular exposed brick 'flashes' at the edges of door and window openings, mimicking the wearing-away of ancient stucco and limewash (63, 66, 68, 71 and 74 Albion Road, and 5 and 7 Dunlop Street).

Nos. 2 and 6 Dunlop Street stand out in the precinct as distinctive examples of the Old English architectural style. They are non-standard versions of the typology with their use of glazed and tapestry brickwork, porch details, corbeled eaves (No. 6) and unusual brick patterning (No. 2). These houses were built by R A Dixon, a prominent builder in Melbourne at the time (refer to history above).



Figure 7. Vergeless gable end and corbelled glazed brick eave detail at 6 Dunlop Street, Ashburton. (Source: Context 2019).



Figure 8. Principal Façade at 2 Dunlop Street, Ashburton. (Source: Context 2019).

Nos. 59 and 62 Albion Road are built in the Moderne style. Characteristic features of the Moderne style include the use of curved corners, horizontal expression through banded brickwork and parapet entry porch (No. 62). No. 79 shows the transition between the Old English and Moderne styles with its vergeless gable with corbeled eaves, subtle banding in the brickwork, parapeted entry porch, horizontal glazing bars, and stepped chimney.



Figure 9. Showing principal elevation at 59 Albion Road, Ashburton. (Source: Context 2019)



Figure 10. Showing principal elevation at 62 Albion Road, Ashburton. (Source: Context 2019)

Evidence of the eclectic range of architectural styles being employed by speculative home builders in the 1930s can be seen at 70 Albion Road. Being one of six houses built in the precinct by J Treloar (66-72 Albion and 5 & 7 Dunlop), 70 Albion Road is distinguished by its use of three round headed arches supported on twisted Baroque columns. This is representative of the interwar Mediterranean architectural style rather than the Old English style prevalent in Treloar's other houses in the precinct. Decorative detailing includes the leaded top panes to the windows which

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

have a simple floriated fanlight effect suggesting an Adamesque influence. While early Californian Bungalows often had interior decoration, such as door hardware and ceilings, influenced by Art Nouveau or Arts and Crafts ornament, later examples tended to integrate the delicate neoclassical forms that the Scottish Adams brothers adopted in the eighteenth century from ancient Roman interior decoration. This transition in architectural styling is clearly shown here with number 70 being the first of the 1930s houses built in the precinct and a clear break from the bungalow detailing of the 1920s.



Figure 11. Porch detail at 70 Albion Road, Ashburton. (Source: Context 2019).

A number of the properties in the precinct retain original or early front fences and gates, designed in keeping with or in styles to match the houses. These are found at 52, 57, 59, 62, 63, 66, 67, 68, 69, 70, 71, 72, 73, 78 and 96 Albion Road and at 1, 2, 6, 7 and 13 Dunlop Street.

Some of the Contributory houses have visible second-storey additions (79, 82 and 90 Albion Road), others have carports built in their front or side setbacks (57, 59, 64, 69, 74 and 90 Albion Road and 3 and 11 Dunlop Street), which reduces the integrity of these properties. Two corner properties have had a second dwelling built in their rear yard (79 and 96 Albion Road), but these do not visually impinge upon the precinct and have been excluded from its extent. Despite these changes, the Contributory houses can be clearly 'read' as interwar dwellings or as representative examples of their original architectural style, and the carports/garages are removable. For this reason, the precinct remains a highly intact collection of interwar housing styles, represented by a range of medium and smaller homes.

Comparative Analysis

As noted in the description, this precinct comprises mostly single-storey houses built from the 1920s up to cessation of non-essential construction in 1942, in architectural styles typical of the interwar period, including Bungalows, the Old English, Mediterranean revival and the Moderne. There are a number of other precincts in the Boroondara Heritage Overlay which represent this period, both large and small in size. Those of a similar (small) size and/or a comparable housing stock include the following:

HO227 Great Glen Iris Railway Junction Estate, Ashburton - The precinct contains diverse and generally intact housing from the 1920s-30s, with a highly intact interwar landscape with concrete

ASHBURTON

roads and related mature street trees. Common houses styles range from late-1920s California Bungalows to later interwar styles including Old English and Mediterranean Revival.

HO225 Fairview Avenue Precinct, Camberwell - A well preserved timber bungalow precinct, strongly representative of development in the former suburb of Burwood during the interwar period. Though it also contains some brick houses, overall, the extensive use of timber is in strong contrast to the predominantly brick residential estates in the rest of the former Camberwell municipality.

HO191 Hassett's Estate, Camberwell – Subdivided in the early 1920s, most houses built in the 1930s. It retains concrete roads and concrete lamp standards. Houses are of brick, most of them rendered. Many retain front brick fences. Predominant house styles are California Bungalow, Old English, and Mediterranean Revival, most of them typical of their type though with a few unusual designs. The level of intactness is generally high.

HO157 Oswin Street Precinct, Kew - The area is one of the more intact concentrations of 1920s and 1930s housing in Melbourne. It is composed largely of State Bank and Burridge Leith designs. Houses are modest in scale and detail, with a high level of intactness including fences and outbuildings.

HO229 Ross Street Precinct, Surrey Hills – Subdivided in 1920, within mainly 1920s houses. This small precinct retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.

HO226 Goodwin Street & Somerset Road, Glen Iris – Surveyed in 1929, most houses were built in 1934-38 during the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO154 Lower Burke Road Precinct, Glen Iris – This is a small group of houses of the 1930s, is mostly in the Mediterranean Revival or Spanish Mission in style. They are medium to large in size, with elevated siting, a number of them of individual significance. Most retain front fences. The precinct has a generally high level of intactness and adjoins HO230 along Burke Road.

HO230 Toorak Estate and Environs, Glen Iris – Subdivided in 1888, but most of the houses date to the 1916-25 period. It retains concrete roads. Houses are mainly brick, some with render details; though there are a few weatherboard houses. Houses in the precinct are mainly typical California Bungalows, with larger examples along Burke Road. A row of houses on Nepean Street share unusual detailing and appear to be the work of a single builder. Many retain original front brick fences. Houses in the precinct are generally intact.

In size, the subject precinct is similar in size or larger than the Fairview Avenue Precinct, Ross Street Precinct, and Lower Burke Road Precinct. Its housing stock is most similar in style, size, architectural quality and intactness to that in the Great Glen Iris Railway Junction Estate, Hassett's Estate, and Toorak Estate and Environs precincts. Its housing stock is somewhat more substantial to that in the Fairview Avenue Precinct, Oswin Street Precinct, Ross Street Precinct, and Goodwin Street & Somerset Road Precinct.

Overall, the subject precinct is a good example of middle-class residential development in the stylistically eclectic manner of the interwar period. It is distinguished by a number of unique versions of popular styles by the prolific builders who stamped their mark on the precinct, particularly R A Dixon and J Treolar.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

The Home Farm Estate and Environs Precinct is of historical significance as a tangible illustration of the first residential boom in this area (formerly Malvern East), which took place during the interwar years. While several suburban estates were subdivided during the 1880s, in anticipation of the coming of the Outer Circle Railway line, there was only very scattered development until after World War I. It is also an excellent example of the 'spec building' which characterised interwar development in the area, whereby residences were constructed by local builders on land they owned with the intention of placing the houses directly on the market for sale. In the precinct, many houses were builder owned at the time of construction. In contrast to Victorian and Edwardian speculative development, which resulted in rows of identical or similar dwellings, these interwar examples were characterised by the pleasing variety in style and detail provided by a single builder in response to the interwar appetite for eclecticism.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A

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

The Home Farm Estate and Environs Precinct is of architectural significance as a collection of good quality interwar dwellings that illustrate the range of styles and materials popular through the course of the interwar period. The earliest houses in the precinct are timber bungalows, including a substantial attic-storey bungalow at 13 Dunlop Street. By the late 1920s this moved to face brick California Bungalows. The more prestigious masonry construction remained the rule for the rest of the interwar period, moving through the classically inspired Mediterranean Revival (mostly rendered), medieval Old English (clinker brick and/or rendered), and then machine-age Moderne (usually rendered) style houses.

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

The Home Farm Estate and Environs Precinct is of aesthetic significance in particular for the unusual Old English style house at 6 Dunlop Street, designed and constructed by R A Dixon and Sons in 1939. It is a restrained and elegant version of the style with a dramatically steep front gable and walls of multi-hued glazed brick, and a front fence of matching brick. The early 1920s attic-storey bungalow at 13 Dunlop Street also stands out thanks to its fine and unusual Craftsman detailing, including curved exposed floor joist ends, shingle work and crossed timber panels, reminiscent of Swiss chalet bungalows popular in California. This house also retains its original brick fence and metal pedestrian gate.

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

N/A

ASHBURTON

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

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

Speculative builders were important in shaping the valued architectural character of this precinct, such as RL Clarke, A Galbraith, RA Dixon, J Treloar, DR Davies, GS Luckins, and WJ Bacon. RA Dixon is of particular note for his unusual essays in popular styles using tapestry and glazed bricks at 2 and 6 Dunlop Street.

Statement of Significance*What is Significant?*

The Home Farm Estate and Environs Precinct, comprising 57-79 & 52-96 Albion Road and 1-13 & 2-6 Dunlop Street, Ashburton and Glen Iris, is significant. The precinct was developed from the early 1920s to 1942.

Original front fences (and gates) are contributory elements in the precinct.

How is it significant?

The Home Farm Estate and Environs Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The Home Farm Estate and Environs Precinct is of historical significance as a tangible illustration of the first residential boom in this area (formerly part of Malvern East), which took place during the interwar years. While several suburban estates were subdivided during the 1880s, in anticipation of the coming of the Outer Circle Railway line, there was only very scattered development until after World War I. It is also an excellent example of the 'spec building' which characterised interwar development in the area, whereby residences were constructed by local builders on land they owned with the intention of placing the houses directly on the market for sale. In the precinct, many houses were builder owned at the time of construction, and its architectural character was strongly influenced by builders such as RL Clarke, A Galbraith, J Treloar, DR Davies, GS Luckins, and WJ Bacon, with RA Dixon of particular note. In contrast to Victorian and Edwardian speculative development, which resulted in rows of identical or similar dwellings, these interwar examples were characterised by the pleasing variety in style and detail provided by a single builder in response to the interwar appetite for eclecticism. (Criteria A & H)

The Home Farm Estate and Environs Precinct is of architectural significance as a collection of good quality interwar dwellings that illustrate the range of styles and materials popular through the course of the interwar period. The earliest houses in the precinct are timber bungalows, including a substantial attic-storey bungalow at 13 Dunlop Street. By the late 1920s this moved to face brick California Bungalows. The more prestigious masonry construction remained the rule for the rest of the interwar period, moving through the classically inspired Mediterranean Revival (mostly rendered), medieval Old English (clinker brick and/or rendered), and then machine-age Moderne (usually rendered) style houses. (Criterion D)

The Home Farm Estate and Environs Precinct is of aesthetic significance in particular for the unusual Old English style house at 6 Dunlop Street, designed and constructed by R A Dixon and Sons in 1939. It is a restrained and elegant version of the style with a dramatically steep front gable and walls of multi-hued glazed brick, and a front fence of matching brick. The early 1920s attic-storey bungalow at 13 Dunlop Street also stands out with its fine and unusual Craftsman detailing, including curved exposed floor joist ends, shingle work and crossed timber panels, reminiscent of Swiss chalet bungalows popular in California. This house also retains its original brick fence and metal pedestrian gate. (Criterion E)

ASHBURTON

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	57	Albion Road	Contributory	1939
	59	Albion Road	Contributory	1939
	61	Albion Road	Contributory	1937
	63	Albion Road	Contributory	1937
	65	Albion Road	Non-contributory	
	67	Albion Road	Contributory	1938
	69	Albion Road	Contributory	1938
	71	Albion Road	Contributory	1939
	73	Albion Road	Contributory	1929
	75	Albion Road	Non-contributory	
	77	Albion Road	Contributory	By 1927
	79	Albion Road	Contributory	1941/2
	52	Albion Road	Contributory	By 1927
	54	Albion Road	Contributory	1927
Helens Ville	56	Albion Road	Contributory	By 1927
	58	Albion Road	Non-contributory	
	60	Albion Road	Non-contributory	
	62	Albion Road	Contributory	1936
	64	Albion Road	Contributory	By 1927
	66	Albion Road	Contributory	1936
	68	Albion Road	Contributory	1937
	70	Albion Road	Contributory	1933
	72	Albion Road	Contributory	1935
	74	Albion Road	Contributory	1934
	76	Albion Road	Contributory	1928
	78	Albion Road	Contributory	By 1927
	80	Albion Road	Non-contributory	By 1927, rebuilt
	82	Albion Road	Contributory	By 1927
Lochiel	84	Albion Road	Contributory	By 1927
	86	Albion Road	Contributory	By 1927
	88	Albion Road	Contributory	By 1927
	90	Albion Road	Contributory	By 1927
	92	Albion Road	Contributory	By 1927
	94	Albion Road	Contributory	By 1927
	96	Albion Road	Contributory	By 1927
Birtle Nuk	1	Dunlop Street	Contributory	By 1927
	3	Dunlop Street	Contributory	By 1927
	5	Dunlop Street	Contributory	1936
	7	Dunlop Street	Contributory	1939
	9	Dunlop Street	Contributory	By 1927
	11	Dunlop Street	Contributory	1927
	13	Dunlop Street	Contributory	By 1927
	2	Dunlop Street	Contributory	1938
	4	Dunlop Street	Non-contributory	
	6	Dunlop Street	Contributory	1938

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By Context

References

'56 glorious home sites' 1926, State Library of Victoria Haughton collection, accessed online 10 January 2019.

Age, as cited.

Annois, Len 1931, 'Fishers Forge in High Street Ashburton', State Library of Victoria Len Annois collection, accessed online 10 January 2019.

Arbuckle, Waddell & Fawcner 1907, 'Gigantic subdivisional sale of Craigmore, E. Malvern, the Home Farm and part of Twickenham Estates, Glen Iris: 315 acres at and around Darling railway station, Malvern East Melbourne', State Library of Victoria Haughton collection, accessed online 28 January 2019.

Argus, as cited.

'Ashburton Station Estate' 1916, State Library of Victoria Haughton collection, accessed online 6 January 2019.

Building permit cards for Dunlop Street and Albion Road, Ashburton (BP).

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

City of Boroondara 2019, 'Local history trails: Outer Circle Railway Anniversary Trail', <https://www.boroondara.vic.gov.au>, accessed 4 January 2019.

ASHBURTON

'Craigmore Estate' c1916, Stonnington History Centre Malvern Collections, accessed online 11 January 2019.

Dyer Ltd 1888, 'High Street Railway Estate', State Library of Victoria Dyer collection of auctioneers' plans, Melbourne and suburbs, and Batten & Percy collection, accessed online 4 January 2019.

'Great Glen Iris Railway Junction Estate (High and [Dent] Streets, Station [Ward Street] Parade, Baillieu [Highgate Grove] Avenue)' 1888?, State Library of Victoria Batten & Percy collection, accessed online 10 January 2019.

Herald, as cited.

Lee, Neville 2016, 'The Story of Ashburton Through the Ages', Ashburton, Vic.: Neville Lee.

Malvern Historical Society Inc 2005, 'Local Names', <http://home.vicnet.net.au>, accessed 2 January 2019.

McConville, Chris 2008, 'Ashburton', *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 10 January 2019.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library of Victoria.

Oakleigh Leader, as cited.

Parish Plan Boroondara 1973, Department of Crown Lands and Survey, Victoria.

'Plan of the Twickenham Estate' 1878, State Library of Victoria Map collection, accessed online 10 January 2019.

Port Phillip Gazette, as cited.

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

Spreadborough, Robert, and Anderson, Hugh, eds, 1983, *Victorian Squatters*, Ascot Vale, Vic.: Red Rooster Press.

Victorian Places 2015, 'Ashburton', 'Alamein' and 'Glen Iris', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 5 January 2019.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Ashburton Uniting Church

Prepared by: Trethowan Architecture in association with Context

Address: 3-7 Ashburn Grove, Ashburton

Name: Ashburton Uniting Church	Survey Date: 26 November 2018
Place Type: Community	Architect: Bates Smart & McCutcheon (1961 church); RM & MH King (1935 church hall and 1939 kindergarten); Clarrie Armstrong (1952 hall)
Grading: Significant	Builder: M Atkins (1935 church hall & kindergarten); N Johnston (1952 hall); H Davey & Sons (1961 church)
Extent of Overlay: To title boundaries	Construction Date: 1961 (church); 1935 (brick church hall); 1939 (kindergarten); and 1952 (timber church hall)

**Historical Context**

The suburb of Ashburton, formerly located in the municipal area of the City of Camberwell, is centred on the commercial strip of High Street and is bounded by Gardiners Creek to the south, Warrigal Road to the east, and Baker Parade and Yuile Street to the north (McConville 2008). Ashburton, which includes the localities of Solway and Alamein, experienced its most intensive and significant development after World War Two (Built Heritage 2012:17).

ASHBURTON

Ashburton was the name given to the local railway station (formerly named Norwood) on the Outer Circle railway line in 1890 at the suggestion of Camberwell City councillor E Dillon. It was named after his birthplace in Ashburton Terrace in Cork, Ireland (McConville 2008; *Victorian Places* 2015). Up until the 1920s, the area from Gardiners Creek to the Outer Circle Railway was referred to as Glen Iris, with the area from the railway line to Boundary Road referred to as Burwood until 2000. The postal districts of Ashburton and Ashburton South were declared in 1923 (Lee 2016:13).

Interwar development

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people and residents began moving out of the city proper to new suburbs. In the 1920s, Ashburton still comprised mainly dairy farms, market gardens and orchards with cars and carts travelling along High Street towards Glen Iris station and the tram terminus, but an influx of people and development at this time, accompanied by an economic boom, brought changes to the rural character of the Ashburton area (McConville 2008).

Sewerage was supplied to Ashburton in the mid to late 1920s and a number of estates were subdivided in the area in the same decade: Waverley Golf Links Estate opened in 1922 (and re-opened in 1938); the Great Glen Iris Railway Junction Estate re-opened in 1923; the Ashburton Terminus Estate opened in 1924; an estate located between High Street and Dent Street opened in 1926 and reopened in 1934 as the Tower Hill Estate; and the New Township Estate opened in 1927. Ashburton Heights, bounded by Dent Street, Munro Street, High Street and Lexia Street, developed by Clarence Gladstone Ward in 1926, featured concrete roads (Lee 2016:14).

Some development continued into the 1930s. Camberwell Council purchased land at the corner of High Street and Vears Road and, by 1932, had established Ashburton Park (Lee 2016:15). St Michael's Catholic Church was constructed in High Street in 1932, a Baptist Church built in Y Street in 1934, and the Methodist Church in Ashburn Grove in 1935 to a design by architects RM & MH King. The Ashburton Dairy was established by the Stocks family in High Street c1937 (Built Heritage 2012:81). However, for the most part, the economic depression of the 1930s slowed development in the area. Gardiners Creek was straightened in sections at this time by men on sustenance (welfare payments) (City of Boroondara 2018).

Today, Ashburton has an active shopping centre strip along High Street near the railway station. Ashburton Park and Warner Reserve have modern indoor and outdoor swimming pools and associated facilities. The Malvern Valley golf course is located on Gardiners Creek (Victorian Places 2015).

History

In December 1928 the Malvern Circuit purchased the property on Ashburn Grove. Methodists of the Malvern Circuit had first opened a Sunday School in the Ashburton Primary School in 1929 and soon after started the first Protestant services in the area (Ashburton Methodist Church 1977:8,5). Twenty-one students attended the first class. Morning and evening church services were held, with the first attracting a congregation of 31 and the second a congregation of 26. At that time the future Housing Commission Estate was still a forested area where the Sunday School students went to have picnics. It took some years however for funds to be raised for a church.

The first Methodist church in Ashburton was built on the site in 1935, designed by RM & MH King (*Herald* 2 October 1935:21). The building was designed to be an 'all purpose' hall where the Sunday School could also operate. The building included two vestries. A Ladies Guild raised funds for the purchase of seating (Ashburton Methodist Church 1977:8). Rev. FH Williams unlocked the Church doors with a gold key presented by the architects on 14 December 1935, and Rev. JW Rowse of Glen Iris and Ashburton Churches dedicated the building.

A kindergarten, also designed by RM & MH King, was added in 1939 following an increase in families with young children in the area. Rev. J. McIlroy, director of the church's Young People's

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Department opened it on 3 March 1940. During and immediately following the Second World War, the congregation and Sunday School enrolments increased further, straining the existing space. In 1947, Church membership was 157 senior and 41 junior members, and Sunday School enrolment was 186 students with 36 teachers. An extension was consequently added to the rear of the hall in 1950 (Ashburton Methodist Church 1977:10).

In 1952 a new School Hall was constructed by Norman Johnston to a design by architect Clarrie Armstrong. The work was aided by significant voluntary labour from church members (Ashburton Uniting Church 1977:11). The hall was reportedly the second largest Methodist Sunday School in Victoria at the time (Age 25 October 1952:14). The building was opened by Rev. Prof. G. Calvert Barber, President General of the Methodist Church of Australasia, on 26 October 1952 (Ashburton Methodist Church 1977:11). In 1957, the kindergarten was in turn enlarged to a design by Clarrie Armstrong; the builder was FH Jennings. This extension was built partially with a government grant and was opened by Dr Barbara Meredith of the Department of Health (Ashburton Methodist Church 1977:12-13).

On the eve of the 1960s, the Ashburton Methodist congregation was flourishing. The Sunday School enrolment had reached 550 in 1959. To accommodate the growing community, the current church was built in 1961, to a design by architects Bates Smart & McCutcheon. The total cost of works and furnishings was \$84,606 (equivalent conversion from £ - Ashburton Methodist Church 1977). The foundation stone was set by Rev. David Lewis and the new church opened on 4 November 1961 (Ashburton Methodist Church 1977:13-14). A feature of the opening celebrations was the installation of a timber cross given by the Ashburton Methodist Congregation in Devon, England. The cross was placed in the Church parlour's Worship Centre.

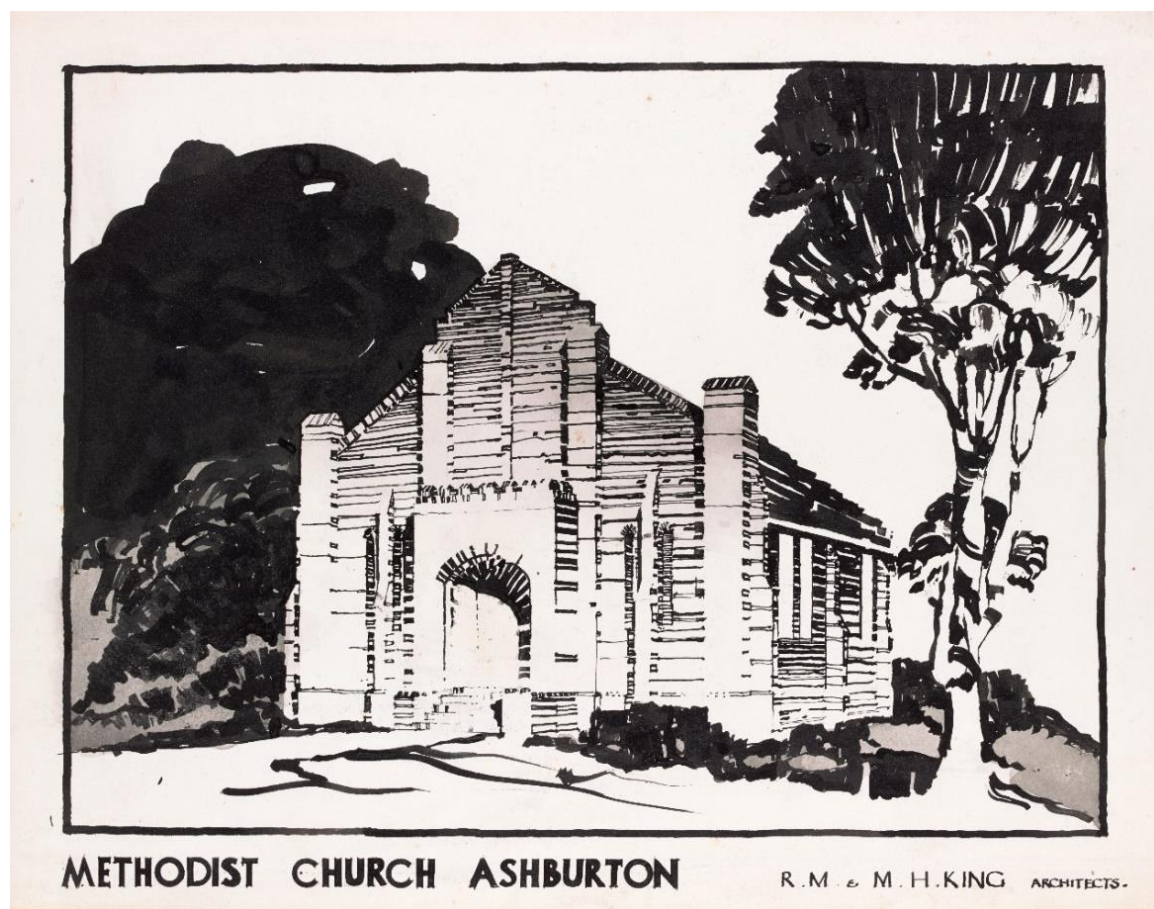


Figure 1. Architectural drawing of the church hall from the RM & MH King collection. (Source: State Library of Victoria)

ASHBURTON

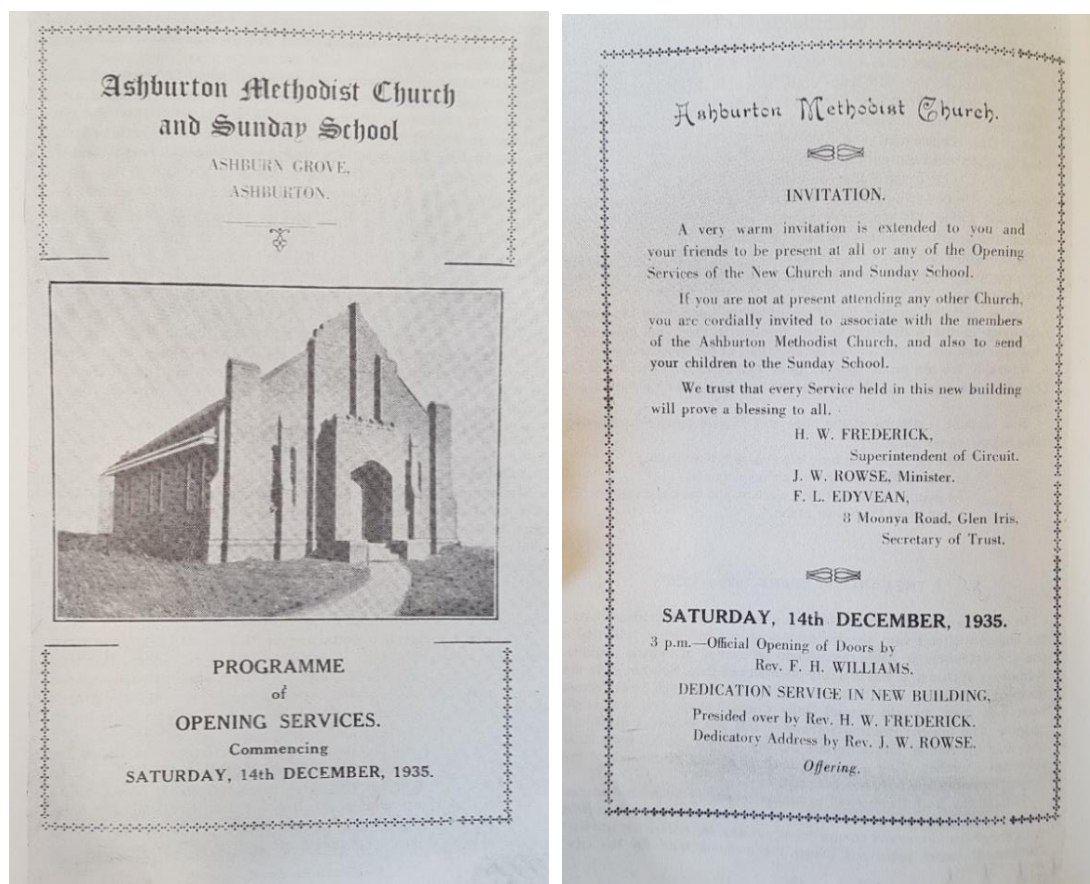


Figure 2. The original old church and hall pictured in the opening programme of 1935. (Source: Ashburton Methodist Church 1977:6-7)

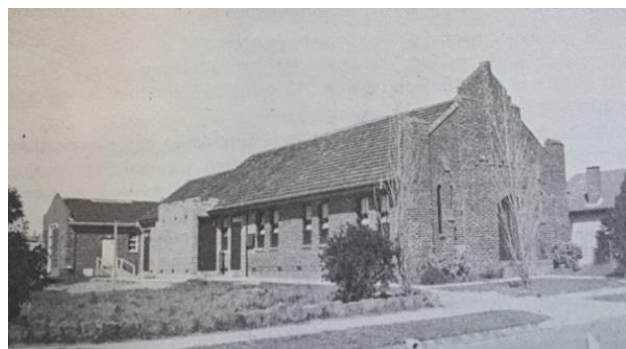


Figure 3. The enlarged church and kindergarten hall c.1950. (Source: Ashburton Methodist Church 1977:9)

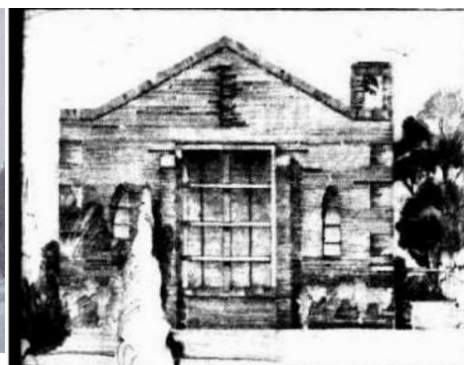


Figure 4. New kindergarten proposed c. 1939. (Source: *Herald* 20 December 1939:17)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

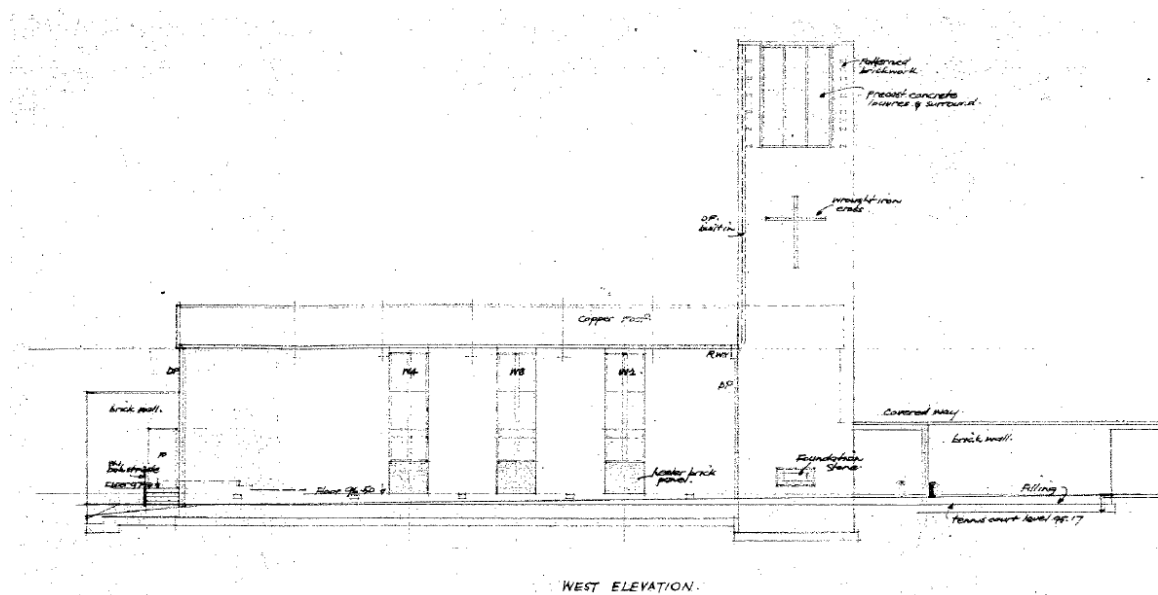


Figure 5. West elevation on Ashburn Street of the new church. (Source: BP 28478)

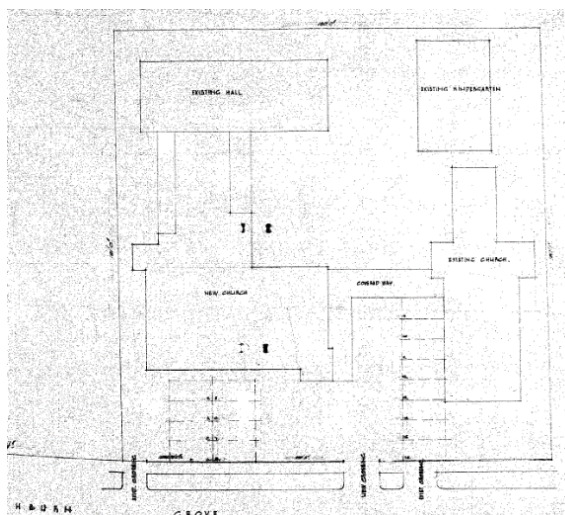


Figure 6. Site plan in 1961 showing the new church among the established buildings on the site. (Source: BP 28478)

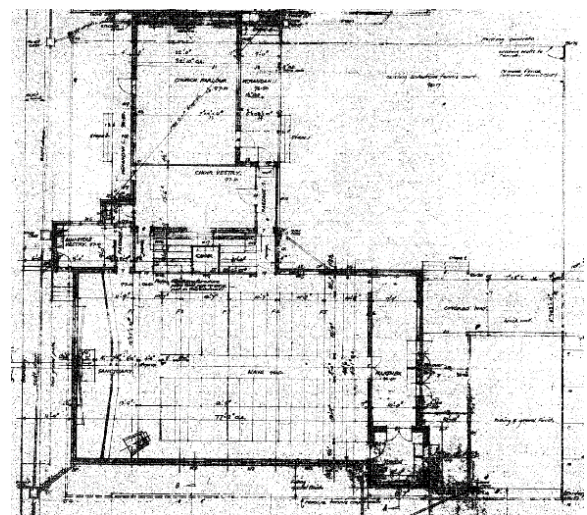


Figure 7. The plan of the new church showing narthex, nave and choir, vestry and parlour. Note the convex screen behind the sanctuary. (Source: BP 28478)

ASHBURTON



Figure 8. West elevation of the completed church, 1962, photographed by Wolfgang Sievers. (Source: State Library of Victoria)



Figure 9. East elevation of the completed church photographed by Wolfgang Sievers. (Source: State Library of Victoria)



Figure 10. Interior of the completed church photographed by Wolfgang Sievers, showing original seating in the nave, screen and altar in sanctuary, exposed steel beams, and choir underneath clerestory windows. (Source: State Library of Victoria)



Figure 11. View of the front of the church, photographed by Wolfgang Sievers, showing bell tower and entry to the narthex. (Source: State Library of Victoria)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 12. Aerial view of the subject site showing the stages of development at the complex over time. Note the central garden and lawn around which the buildings are arranged. (Source: Google Maps 2018, edited by Trethowan Architecture)

Description & Integrity

The complex comprises a 1935 interwar brick church hall with attached vestry and parlour extensions (1950), a 1939 brick kindergarten with post-war (1957) extension, a 1952 timber church hall, and a 1961 modern church, located around a central garden and lawn (Figure 12). The buildings are connected via covered walkways or landscaping. The dominant building on the streetscape is the 1961 church designed by Bates Smart & McCutcheon, with the Moderne Gothic façade of the 1935 church hall also fronting to Ashburn Grove. The timber hall and brick kindergarten are located at the rear of the site, semi-concealed from street view.

1935 Church Hall

The church hall (building A on Figure 12) is of clinker brick with arched windows and terracotta roofing tiles with a brick base course, in a streamline Moderne influenced Gothic Revival style. The gabled street façade features decorative buttress-like piers and a porch over the entry. The Gothic archivolt is intact over the porch but the crenelated parapet has been removed and the original door replaced with a steel framed glazed doorway. A foundation stone was laid by E Alec Cato, son of FJ Cato, on October 1935 (*Herald* 2 October 1935:21). The Cato family owned the Cato & Moran grocery stores and a major Methodist benefactor in Melbourne. FJ (Frederick John) Cato was a devout Methodist and generous benefactor who had donated in excess of £250,000 to charities, hospitals and religious and educational institutions up to the time of his death in 1935 (*Weekly Times* 14 September 1935:32). Formerly a school teacher, FJ Cato made his fortune as co-founder of the retail grocery chain Moran & Cato, which became one of the largest retail organisations in Australia (*Daily Advertiser* 5 June 1935:4). FJ Cato was a committed Methodist who supported Wesley College as a Council member, and Methodist Ladies College with donations of scholarships and properties (Australian Dictionary of Biography 1979).

ASHBURTON

The church hall was recently gutted by fire, however the front section of the building comprising front façade, gabled roof, and window bays along the side of the building remained intact (Figure 15).

1939 Kindergarten

The kindergarten designed by RM & MH King to match the old church at the rear of the site (building B on Figure 12) is intact behind the church hall. The building is clinker brick with Gothic Revival windows. A cream brick, flat roofed post-war addition has been made to the kindergarten in the space between the kindergarten and hall.

1952 Church Hall

The post-war church hall (building D on Figure 12) is a simple -utilitarian design steel frame and timber weatherboard rectangular plan building with an aluminium-clad gable roof.

1961 Church

The 1961 church (building F on Figure 12) is a modern style church building, within the broader Late Twentieth-Century Ecclesiastical idiom, comprising a rectangular plan combining narthex, nave, sanctuary and choir, with a bell tower. The church has a copper-clad shallow pitched roof, supported on a steel frame with exposed beams within. The new church is connected to the old via a covered walkway and connects to the 1952 church hall via its vestry wing.

The nave is illuminated by three large rectangular steel framed windows on header brick panels along the west, a large window with cross on the south, and rectangular clerestory windows on the east. The choir is illuminated with three skylights above. The flat-roofed vestry and church parlour extends east and connects with the 1951 church hall.

The tower has been altered, with the removal of the original steel cross and the concealment of the concrete louvres in the bell tower by screens featuring crosses. The tower has been extended upwards with a cap to conceal telecommunications equipment, sympathetically to the original design. No other alterations to the church have been recorded. A foundation stone is located on the base of the tower.

A lawn with landscaping, paths and small tree plantings unites the various elements at the centre of the site. The central path and lawn were part of the 1961 landscape design. On the street front, the original lawn in the front setback for the church has been replaced with asphalt car parking.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 13. View of the front of the 1961 church, note the visible screen at the bell tower addition. (Source: Trethowan Architecture 2018)

ASHBURTON



Figure 14. The 1935 church hall pictured shortly before the recent fire. (Source: Context 2018)



Figure 15. The church hall after the recent fire. The front façade and body of the hall remains intact. (Source: Trethowan Architecture 2018)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 16. Entry to the 1961 church. The 1952 timber hall is visible to the rear of the site. (Source: Trethowan Architecture 2018)



Figure 17. Detail of the top of the tower, showing screen over the belfry and sympathetic brick extension on top. The original frame and decorative features remain, and the screen appears to be detachable. Mobile telecommunications equipment has been attached to the tower. (Source: Trethowan Architecture 2018)

Comparative Analysis

ASHBURTON

The site as a whole can be compared to other church complexes, while its individual significant elements, such as the modern church, can be compared to other modern churches in the municipality.

Church Complexes in Boroondara

The subject site is characteristic of churches set within complexes of associated buildings and grounds, such as presbyteries, halls, kindergartens, Sunday schools and gardens. These associated buildings typically contribute to the historical setting of the church and sometimes have significance in their own right. As a complex, Ashburton Uniting Church is historically layered, illustrating the progression of Ashburton from its interwar beginnings to the post-war boom and the evolving role of the Methodist/Uniting Church community in providing both educational and spiritual services to the growing community.

The nineteenth-century Auburn Uniting Church Complex (VHR H2034) is an example of a state significant complex, unusual as an example of a complete, intact and little altered set of church buildings built simultaneously to one design – in this case Lombard Romanesque Revival. It is more characteristic however for sites for develop over time to different or even disparate designs.

The West Hawthorn Uniting Church complex at 9-10 Power Street (HO152) includes a polygonal plan Gothic Revival church, with a more domestic Queen Anne Revival presbytery next door. The West Hawthorn Uniting Church complex is typical in comprising a church and a manse. By comparison, the subject property is more extensive, comprising the former church, a kindergarten, a hall, and a modern church.

St Colomb's Anglican Church (HO164) was established in the rapidly growing suburb of Hawthorn in 1880. The bluestone Gothic-Revival church designed by Melbourne architect George Wharton opened in 1883. The brick Gothic Sunday School was constructed in 1888 and in 1906 the vicarage, a modest two-storey red brick villa, was completed to the design of Crouch and Wilson. A small clinker brick kindergarten hall was constructed in the 1920s. St Columb's Church complex is of local historical and social significance as an early and important focus in the development of the Hawthorn community spanning the nineteenth and early twentieth centuries. St Columb's continued to play an important educative role in the local community through the Sunday School and kindergarten. St Columb's Church is of local architectural significance being the design of notable architect George Wharton, albeit in an incomplete form, and for the work of several prominent stained-glass artists. The Sunday School is also of local architectural and historical significance, reflecting attitudes to teaching and learning in the late nineteenth century.

St Anthony's Shrine complex, 180-184 Power Street, Hawthorn, comprises a modern post-war church with earlier Victorian elements contributing to the church's historical significance within the same site. It has been proposed for the Heritage Overlay. By comparison, St Anthony's consists of a post-war church, Victorian manse and monastery building. The historical significance of St Anthony's complex lies in the repurposing of the older buildings for the growing post-war Italian diaspora. The subject complex instead consists of interwar development, purpose-built for the church, and a modern style church. Similar to St Anthony's the subject site illustrates different periods of development layered on the one site.

Canterbury Presbyterian Church, 146 Canterbury Road, Canterbury (HO680), 1927, is an imposing Byzantine-influenced church; the site contains remnants of an earlier 1895 church, a hall to the rear, and infill structures from various periods. Both Canterbury Presbyterian Church and the subject site demonstrate the interwar practice of medieval revivalism for ecclesiastic buildings. Both sites also demonstrate the church complex pattern, with church-related functions (hall, Sunday school etc) housed in buildings separate to the main church, added to the site as need emerged.

Church complexes often consist of buildings built over time. While some complexes may be notable for their aesthetic consistency or historical period, others such as St Colomb's or St Anthony's Shrine demonstrate more contrasting forms that illustrate the longevity and process of development over long periods spanning different historical periods and architectural styles. The subject property

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

is notable compared to these for its composition of an interwar church and kindergarten, with a post-war hall and church. The dominance of the post-war church over the older components of the site is more comparable to St Anthony's Shrine, illustrating the growth and flourishing of the associated religious community in the post-war period.



Figure 18. The West Hawthorn Uniting Church and manse at 9-10 Power Street, Hawthorn. (Source: Google Maps)



Figure 19. St Colomb's Church Complex, 446-448 Burwood Road, Hawthorn (Source: Heritage Victoria)



Figure 20. The imposing Hawthorn Presbyterian Church (left) and the Sunday school. (Source: Heritage Victoria)



Figure 21. Front façade of St Anthony's Shrine. (Source: Trethowan Architecture, 2017)



Figure 22. Canterbury Presbyterian Church (HO680), a Byzantine styled church within a wider complex. (Source: Trethowan Architecture 2016)

ASHBURTON

RM & MH King

Ray Maurice King moved from Adelaide to Melbourne in 1892. In 1926 he entered into partnership with his son Maurice Harrington King, an engineer by training. Together, they designed numerous industrial and residential buildings around Victoria. Maurice 'transformed the fledgling practice established by his father into one of Melbourne's most prolific architectural firms of the mid-twentieth century' (175 Collins Street 2018). RM & MH King designed many residential houses in the Tudor Revival, Mediterranean and Bungalow styles that were popular in the 1920s and '30s, however their Moderne, or Art Deco, houses of the 1930s are among the most notable examples of the style in Melbourne (175 Collins Street 2018). The firm had numerous high-profile clients in Victoria. RM & MH King also designed a range of commercial, religious and industrial buildings, including Kurrajong House on Collins Street (1927), Hopkins Odium Apex Belting Factory in Footscray (1940), the Knox Presbyterian Church in Ivanhoe (1927). Ray King died in the early 1950s. Maurice King died in 1956 and the practice was closed shortly afterwards (175 Collins Street 2018).

Bates Smart & McCutcheon

Architects of the 1961 modern church, the company is one of Melbourne's oldest and most distinguished architectural firms, designing many of Victoria's most celebrated buildings. Joseph Reed established the firm in 1853 and it subsequently went through several changes in partnership and name. Reed entered into partnership with Frederick Barnes in 1862 to form Reed and Barnes. In 1883 Anketell M Henderson and Francis J Smart, former employees of Reed and Barnes who had left to set up their own practice, re-joined the firm as partners. In April 1883, William B Tappin joined the firm which continued under the name of Reed, Smart and Tappin. Reed died in 1890 and Tappin in 1905. FJ Smart, now the head of the firm, died two years later and Norman G Peebles, head draughtsman, became a partner with Charles P Smart under the style of Smart, Tappin and Peebles. Edward Bates, who had been trained with the firm and entered into practice with Robert Gordon Hyndman, rejoined the firm, which became known as Bates, Peebles and Smart, to proceed with work on the new Reading Room of the Public Library. In 1922 Peebles died; and in 1936 Bates and Smart were joined by Sir Osborn McCutcheon. The company retained the name of Bates, Smart & McCutcheon through subsequent changes until 1995, when it became Bates Smart, the name it retains today (University of Melbourne Archive).

Bates Smart & McCutcheon's most celebrated twentieth-century church is the Second Church of Christ, Scientist, in Camberwell, designed in a 'Moderne Classical' manner in 1937. The building was designed with overlapping cuboids of banded, cream brickwork with patterned brick cornices, using geometric massing to achieve a monumental form. The building comprises a Sunday School at ground level, administration at the rear and the church at the first-floor level. The design gained a Royal Victorian Institute of Architecture award in 1938 and was a landmark in the development of Modern designs for religious buildings in Victoria. The Second Church of Christ, Scientist, Camberwell is of architectural importance to the state of Victoria and is registered on the Victorian Heritage Register (VHR H1196). As such it is not directly comparable to the subject site in terms of quality and significance. However, it is notable that the subject site, while of local rather than state significance, demonstrates the development of the firm's modern aesthetic into the post-war period and the continued use of cream brickwork and geometric massing on a more modest, suburban scale.

East Ivanhoe Uniting Church was also designed by Bates Smart & McCutcheon but has since been deconsecrated, the foundation stone and stained glass removed. It is not currently protected by the Heritage Overlay (City of Banyule). Functionalist churches are generally less likely than their older counterparts to be heritage protected and as a result are under threat despite their potential cultural significance. The Rosanna Uniting Church (Banyule, no HO) is still more suburban in form and scale than the subject church, dispensing with the tower for a tall cross in the front yard. The church, also cream brick, presents a single storey gable to the street with a cross motif in the window, and assumes an L-shaped plan with hall attached. Compared to these other suburban examples, the subject church is notable for its intactness as a church complex developed over time.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Of Bates Smart & McCutcheon's modern churches overall, only the state significant Second Church of Christ Scientist is heritage protected. Other more local examples, particularly representing the application of their international ecclesiastical style to the post-war suburbs, have not been protected and as a result have declined in number due to development as churches rationalise their property portfolios in the twenty-first century. The former St Paul's Uniting Church at 54 Nungerner Street, Balwyn, was among the group of modern post-war churches designed by Bates Smart & McCutcheon for the Uniting Church. It also used cream brick, with a simplified nave and square tower attached with flat roofed belfry on top. The church, along with its interwar church hall, was recently demolished.

The more modest locally significant examples of Bates Smart & McCutcheon's ecclesiastical work are thus under threat of disappearing. The potential significance of this group of churches was recognised in the Victorian Church Survey conducted by the Synod and the Historic Buildings Council in 1989, in which the Ashburton Uniting Church was not assessed, but recorded as 'a notable church design from this period and one that may be of greater significance in the future. The tower and ceiling of the interior are features' (Bick 1989). The simplified interiors with horizontal lines and muted colours had their precedent in overseas modern church designs such as the 1950 First Methodist Church in Michigan by Alden Dow.



Figure 23. Second Church of Christ, Scientist (VHR H1196). (Source: Heritage Victoria)



Figure 24. Former St Paul's Uniting Church, Nungerner Street Balwyn (demolished). (Source: Google Maps 2004)



Figure 25. Former East Ivanhoe Uniting Church (No HO, Banyule). (Source: Google Maps)



Figure 26. Rosanna Uniting Church (No HO, Banyule). (Source: Google Maps)

Post-war churches in Boroondara

Post-war churches in Boroondara, as in Victoria and Australia more widely, fall into a range of architectural styles, ranging through various Revival styles, Modernist, or what has been broadly categorised as a Late Twentieth-Century Ecclesiastical style (Apperly, Irving & Reynolds 1994). While Revival styles continued to reference strongly historical precedents such as the Gothic or Romanesque basilica or cathedral designs, Modernist designs sought to break from tradition, sometimes radically, for example by using 'round' plans or other geometric or organic forms.

ASHBURTON

Between these two paths, the Late Twentieth Century Ecclesiastical style in Australia retained 'a traditional attitude', comprising a vertical motif such as the 'finger pointed to the traditional heaven' but combined with broader naves and shorter plans to emphasise 'the ministry of the word' (Apperly, Irving & Reynolds 1994:230). Familiar materials such as brick and timber were used to integrate the church into the community and to reflect the residential settings in which they were located.

St Faith's Anglican Church at 8 Charles Street, Glen Iris, is a Modernist church of state significance, listed on the Victorian Heritage Register (VHR H2254). It was built in 1957-58, to a design by Mockridge Stahle & Mitchell. It has a distinctive round form evocative of the early Christian fish symbol. It is constructed of contrasting materials: pale brick and stonework, slate roof and central copper spire. By comparison, Ashburton Uniting Church adopts a rectangular rather than rounded or octagonal geometry. The subject church also takes a more subdued approach to materiality, using predominantly cream brick.

The Church of SS Cyril & Methodius, Kew (within HO143) was built in 1968 and comprises a steep glazed gable form with cream brick entry on a podium accessed from the street via a broad concrete stair. Adjacent to this stair is an abstracted brick bell tower, formed as an extruded L-shape with cut out sections and a simple cross attached at the top. The complex includes the Slomšek Primary School (1960), the Baraga Library (1977) and the Mother Romana Hostel for the Aged (1993). Like other Modern churches such as St Paul's Kew East and St Faith's Glen Iris, it embraces a modernist style and geometric forms, in this case the use of the triangle in its façade.

St Paul's Anglican Church, Kew East, (1960, recommended for the HO by the Kew East Heritage Gap Study) by Earle & Bunbury is a hexagonal form with hipped tent shaped roof supported on columns off set from the walls (Built Heritage 2012:171). A large cross is located beside the church in place of a traditional tower or spire. The design is distinctively modern, mirroring the more 'round' congregational space of post-war protestant church design. The subject church takes a similar abstract-geometric approach but is more traditional with its rectangular hall and tower.

St Anthony's Shrine, an imposing brick church by architectural practice CONARG, has been proposed for the HO by the Hawthorn Heritage Gap Study. Built over 1961-69, the church is in red brick, adopting a modern interpretation of the Romanesque Revival style with a landmark tower and a marble Lombardic porch. St Michael's Memorial Church in Ashburton is another of CONARG's modern Romanesque Revival designs in a more suburban setting, with a red brick symmetrical façade, simply detailed archivolt and Lombardic banding. It is recommended for the Heritage Overlay by this study.

A similar comparison can be made with the Chinese Methodist Church at Summerhill Road (Figure 26) which has been recommended for the HO by the Glen Iris Heritage Gap Study. In comparison, the subject church assumes a more rectangular massing and form and includes the landmark tower. Both churches utilise a restrained material palette of cream brick and white painted window frames and details. The subject church is a simpler form with a contrast between strong horizontal and vertical elements.

The subject church is distinguished from these other modern designs by its embrace of a more functionalist aesthetic. Ashburton Uniting Church adopts a rectangular rather than triangular geometric form, using the tower rather than podium to establish prominence in the streetscape. Ashburton Uniting Church's tower also provides a strong vertical element that plays off against the horizontal character of its rectangular form.

As a group, modern post-war churches in Boroondara display an eclectic character, ranging from Revival styles evoking traditional basilica forms, to the modern 'round' church. Post-war churches are not well represented in the Heritage Overlay. Ashburton Uniting Church compares favourably to other post-war churches in the municipality in terms of its architectural qualities, including its distinctive functionalist character, eschewing both Revival styles and more radical non-traditional geometric designs. Ashburton Uniting Church is distinctive in Boroondara as a suburban post-war

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

church designed by noted architects Bates Smart & McCutcheon, demonstrating the evolution of Modern ecclesiastical design in the municipality. It exhibits characteristic elements of the firm's modern ecclesiastical style, such as the use of cream brick, square massing, plain walls and simplified rectangular forms which were evident in the Second Church of Christ, Scientist in Camberwell. In the post-war suburban context, the style is modified with a low-pitched roof and prominent tower. The Ashburton Uniting Church shares many more striking similarities with the recently demolished Balwyn Uniting Church and the former East Ivanhoe Uniting Church and can be said to be a representative example of Bates Smart McCutcheon's work in the post-war period. The interior, like exterior, emphasises simple form and materiality over ornamentation, to create a 'modern' and 'democratic' space.



Figure 27. St Paul's Anglican Church, corner of Windella Avenue and Hale Street, Kew East. (Source: St Paul's Anglican Church, Kew East)



Figure 28. Chinese Methodist Church at Summerhill Road, Glen Iris. (Source: Trethowan Architecture, 2018)



Figure 29. Church of SS Cyril & Methodius, 19 A'Beckett Street, Kew. (Source: Google Maps)



Figure 30. St Anthony's Shrine, Hawthorn. (Source: Trethowan Architecture 2018)



Figure 31. St Michael's Memorial Church, Ashburton. (Source: Trethowan Architecture 2018)

ASHBURTON

Assessment Against Criteria

Criteria referred to in *Planning Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

The Ashburton Uniting Church complex is historically significant as the continuous site of the Methodist, and later Uniting Church in Ashburton since 1935. The entire evolution of the complex since its inception is evident in the fabric of the site. The complex comprises the first church, Sunday School hall and kindergarten built during the interwar establishment of the suburb, while the post-war growth of the area is represented by the construction of the large timber hall and the imposing modern church. The 1961 church represents the optimism and embrace of modern internationalism by the progressive church. The different elements of the site contribute to the place's historical significance, united by the central landscaped area.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A

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

As a post-war church in Boroondara, the Ashburton Uniting Church (1961) is distinctive for its adoption of a more functionalist version of the broader, late Twentieth-Century Ecclesiastical style, design by Bates Smart & McCutcheon.

As a church complex in Boroondara, the Ashburton Uniting Church Complex demonstrates representative characteristics such as the original church repurposed as a church hall and a more imposing later church next door. The site is augmented by the larger timber hall, and the kindergarten, Sunday school and multi-purpose hall, representing the educational, recreational and welfare activities of the church in the community. The complex is further enhanced by the existence of the original church beside the modern church.

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

The 1961 church is significant for its Late Twentieth Century Internationalist Ecclesiastical design by Bates Smart & McCutcheon exhibiting characteristics such as plain wall surfaces, simple brick and timber materiality, a combination of vertical panes and horizontal clerestory windows, simplified but dominant squared belltower, and a simple rectangular plan with nave, narthex and choir. The church displays elements influenced by Twentieth Century International design such as the overhang along the walkway and entry, steel portal frame with exposed beams within, contrasting textures of brick, glazing, copper and timber. The original precast concrete louvres, currently concealed behind the screens in the belltower, surrounded by patterned brickwork contribute towards this International Style aesthetic of contrasting textures.

The 1935 church, later church hall, and the 1939 kindergarten, exhibit elements of Moderne Gothic design by RM & MH King. The 1935 church exhibits a Gothic Revival arched doorway and narrow windows on the front façade, and simplified buttress-like piers conveying a sense of streamlined verticality. The door has been altered, and the crenulation removed above the porch, however crenulation remains along the top of the side entry.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

The 1952 church hall is of a utilitarian design and is not aesthetically significant.

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

N/A

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

The Ashburton Uniting Church Complex is of social significance for its continued use as a site of Christian worship and mission to the local Ashburton community since the first church and hall were built in 1936. First as a Methodist Church and, since 1977, as a Uniting Church. The various buildings on the site illustrate the evolution of the church congregation over time and demonstrate its spiritual and social values within the one site.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

ASHBURTON

Statement of Significance*What is significant?*

The Ashburton Uniting Church complex, 3-7 Ashburn Grove, Ashburton including the church designed by Bates Smart & McCutcheon in 1961 is significant. The 1935 church hall, the 1939 kindergarten (designed by RM & MH King), and the 1952 timber hall contribute to the historical and social significance of the place. Additions and alterations after 1961 are not significant.

How is it significant?

The Ashburton Uniting Church is historically, architecturally, aesthetically and socially significant to the City of Boroondara.

Why is it significant?

The Ashburton Uniting Church complex is historically significant for its demonstration of the evolution and growth of the Methodist (later Uniting) Church in Ashburton, reflecting the establishment of the suburb in the interwar period and its substantial growth in the post-war period. The old church (1935) and kindergarten (1939) were designed by prolific Melbourne architects RM & MH King to facilitate the growing congregation and their families early in Ashburton's establishment as a suburb. Post-war expansion is demonstrated in the construction of the timber hall by local volunteer labour (1952). The imposing modern church (1961) demonstrates the status of Ashburton as a booming post-war suburb in the municipality. As one of a set of post-war modernist churches built for the Methodists, the 1961 church represents the development of the outer ring suburbs in general and the embrace of modernism by their congregations during the period. The development of the site over its history since 1935 is evident in the fabric of the place. (Criterion A)

The Ashburton Uniting Church complex is significant as an intact church complex demonstrating the evolution of the local church and its involvement in the community over time, from its original interwar church and hall, kindergarten, post-war hall and modern church. (Criterion D)

The 1961 Church is architecturally significant as a Late Twentieth Century Ecclesiastic design by prominent architectural firm Bates Smart & McCutcheon. It is an intact and architecturally distinguished example among a set of churches designed by the renowned architectural firm in growing post-war suburbs in Melbourne. (Criterion D)

The 1961 Church is aesthetically significant for its demonstration of modern functionalist principles applied to a church design. Late Twentieth Century Ecclesiastic features include the emphasis on simplicity of form and materials, with cream brick and minimal ornamentation. The low-pitched, steel framed roof emphasises the dominant verticality of the tower. The interiors, underneath exposed steel frames, feature exposed cream brick, simple square windows including a rectangular band of clerestory windows over the choir. The simple timber screen, altar and furnishings contribute to the austere functionality and open 'democratic' nature of the space. (Criterion E)

The Ashburton Uniting Church complex is of social significance for its ongoing use as a place of worship and for community purposes under the auspices of the Methodist and (from 1977) Uniting Churches since the first church and hall were built on the site in 1935. The various buildings on the site illustrate the evolution of the church congregation over time and demonstrate its spiritual and social values within the one site. (Criterion G)

Grading and Recommendations

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

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

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Context

References

175 Collins Street 2018, *Building History: Kurrajong House*, <http://www.175collinsstreet.com.au/> accessed online January 2019

Advertiser, as cited.

Age, as cited.

Apperly, R, Irving, R & Reynolds, P 1994, *A Pictorial Guide to Identifying Australian Architecture*, HarperCollins, Sydney.

Ashburton Methodist Church 1977, *Our 48 Years 1929-1977*.

Ashburton Methodist Church 1961, *Looking Back 1936 to 1961*.

Bick, David V. 1989, *Victorian church survey: Uniting Church*, Brighton, Victoria.

Building permit 28478 for 3-7 Ashburn Grove, Ashburton dated 26 January 1961 (BP).

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Christ-Janer, Albert 1962, *Modern Church Architecture: a Guide to the Form and Spirit of 20th Century Religious Buildings*, McGraw-Hill, New York.

Herald, as cited.

Lee, Neville 2016, *The Story of Ashburton Through the Ages*, Ashburton, Vic.: Neville Lee.

ASHBURTON

McConville, Chris 2008, 'Ashburton' in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 10 January 2019.

Nairne, Bede & Serle, Geoffrey (eds.), 1979 'Cato, Frederick Hohn (1858-1953)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, originally published 1979, <http://adb.anu.edu.au/biography>, accessed online 6 March 2019.

State Library of Victoria, as cited.

Victorian Places 2015, 'Ashburton', 'Alamein' and 'Glen Iris', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 5 January 2019.

Weekly Times, as cited.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

House

Prepared by: Context

Address: 9 Donald Street, Ashburton

Name: House	Survey Date: May 2019
Place Type: Residential	Architect:
Grading: Significant	Builder: unknown
Extent of Overlay: To title boundaries	Construction Date: c.1916

**Historical Context**

The suburb of Ashburton, formerly located in the municipal area of the City of Camberwell, is centred on the commercial strip of High Street and is bounded by Gardiners Creek to the south, Warrigal Road to the east, and Baker Parade and Yuile Street to the north (McConville 2008). Ashburton, which includes the localities of Solway and Alamein, experienced its most intensive and significant development after World War Two (Built Heritage 2012:17).

Ashburton was the name given to the local railway station (formerly named Norwood) on the Outer Circle railway line in 1890 at the suggestion of Camberwell City councillor E Dillon. It was named after his birthplace in Ashburton Terrace in Cork, Ireland (McConville 2008; *Victorian Places* 2015). Up until the 1920s, the area from Gardiners Creek to the Outer Circle Railway was referred to as Glen Iris, with the area from the railway line to Boundary Road referred to as Burwood until 2000. The postal districts of Ashburton and Ashburton South were declared in 1923 (Lee 2016:13).

ASHBURTON

A number of infrastructure projects established in the first decades of the twentieth century initiated some further development of the Ashburton area, beyond the creation of suburban subdivisions in the 1880s whose development was stymied by the 1890s depression. The Outer Circle railway line between Deepdene and Ashburton, with a new interchange station at East Camberwell, was re-opened in May 1900 after a three-year hiatus and serviced by a one-carriage steam train known as the 'Ashy Dasher'. In 1910, a bridge over Gardiners Creek to access the Darling Railway Station was opened at Dunlop Street, and replaced by a concrete structure in 1925 (Lee 2016:15). In 1913 the City of Camberwell commenced a program of providing electric street lighting (Lee 2016:14). These events facilitated further subdivision of residential estates. The 1878 Twickenham Estate, for example, was re-subdivided in 1907 (the estate's developers had earlier lobbied for the opening of the Dunlop Street bridge) and the Ashburton Station Estate was subdivided in 1916 (see Figure 1). Building activity and further development, however, were interrupted by World War One.



Figure 1. Ashburton Station Estate plan, 1916, showing views of the estate (LHS), the High Street tram terminus in Glen Iris (middle), and High Street (RHS). (Source: SLV 1916)

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people and residents began moving out of the city proper to new suburbs. In the 1920s, Ashburton still comprised mainly dairy farms, market gardens and orchards with cars and carts travelling along High Street towards Glen Iris station and the tram terminus, but an influx of people and development at this time, accompanied by an economic boom, brought changes to the rural character of the Ashburton area (McConville 2008).

Sewerage was supplied to Ashburton in the mid to late 1920s and a number of estates were subdivided in the area in the same decade: Waverley Golf Links Estate opened in 1922 (and re-

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

opened in 1938); the Great Glen Iris Railway Junction Estate re-opened in 1923; the Ashburton Terminus Estate opened in 1924; an estate located between High Street and Dent Street opened in 1926 and reopened in 1934 as the Tower Hill Estate; and the New Township Estate opened in 1927. Ashburton Heights, bounded by Dent Street, Munro Street, High Street and Lexia Street, developed by Clarence Gladstone Ward in 1926, featured concrete roads (Lee 2016:14).

The Ashburton shopping strip was surveyed in the 1920s and, by the mid-1920s, a few rows of bungalows and Mediterranean villas had been built down the slopes from the High Street shopping strip. The Ashy Dasher train was electrified in 1924 (Lee 2016:12, 17). The Ashburton Post Office opened on 15 December 1927; Ashburton primary school opened in 1928; and the Ashburton Hall in High Street, opened in 1927 by the Progress Association, served as a meeting place for the community as well as housing Catholic and Presbyterian church services (*Victorian Places* 2015).

History

The subject site was initially advertised for sale in 1907 as part of the 'Home Farm Estate', which was being sold alongside the neighbouring 'Twickenham' and 'Craigmore' Estates; the 'Craigmore Estate' was separated from 'Twickenham' and 'Home Farm' by the Gardiners Creek ('Gigantic Subdivisional Sale of Craigmore, Home Farm and Twickenham Estates' 1907). Newspaper advertisements from the same time advertised the sales, noting that they were by the 'order' of Mrs O'Toole, who was leaving the area for Europe (Age 14 December 1907: 2). At this time, the area was considered part of Malvern East, and emphasis was placed on the estate's proximity to the Darling Railway Station (Age 14 December 1907: 2).

Rate books prior to 1915 indicate that Donald Street had not yet been created (RB 1911, 1913). The street first appears in rate books in 1915-16. Certificates of Title indicate that the subject site (lot 37, Plan of Subdivision No. 5974 in Glen Iris) was purchased by Albert Sidney Devenish, a telephone mechanic, in December 1915 (CT: V3937 F356; ER 1917). Devenish married Hilda Holden in 1916 (VBDM). By 1916 the subject site had been built on with a four-roomed timber house rated at a value of £20. At that time, no other structures had been erected, and the subject site was therefore the first home to be built in Donald Street (RB 1915-16). On 3 April 1917 Devenish was rated £25 for a timber house of four rooms that occupied lot 37 in Donald Street (RB 1916-17).

Albert and Hilda Devenish lived at the property for only a few years before selling it in 1920 (CT: V3937 F356). The Melbourne & Metropolitan Board of Works detail plan of 1927 show that the subject site was one of only a few that had been built upon in Donald Street by that time (MMBW Detail Plan No. 2755, 1927). Development of the area, and specifically of Donald Street, was most likely delayed by the onset of World War I.

ASHBURTON

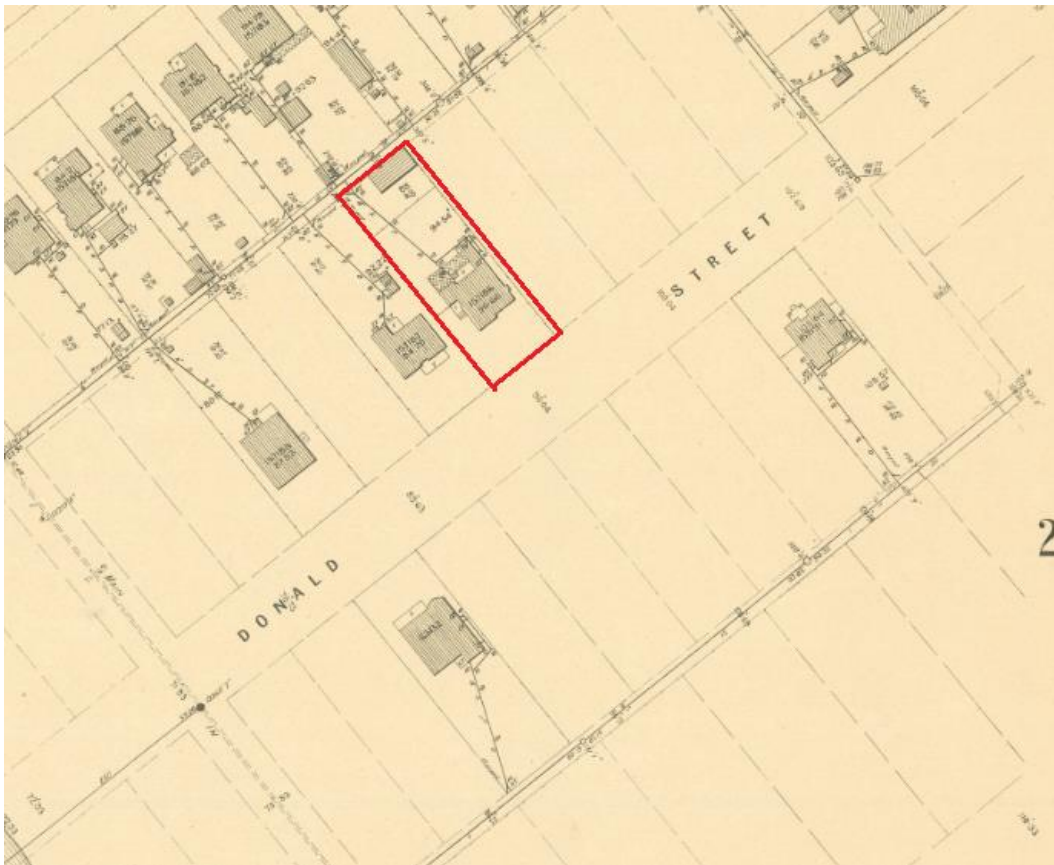


Figure 2. Extract from MMBW Detail Plan No. 2755, dated 1927, showing the delayed development of Donald Street by that time (source: State Library Victoria)

The house appears to have had few changes to the original fabric since it was constructed. The roof has been replaced with Colorbond steel, and an extension has been constructed to the rear with a skillion roof; this extension is not visible from the street. The MMBW plans indicate that the enclosed verandah on the western side of the structure is early, if not original. The MMBW plans mark the section as a verandah, it is not known when it was enclosed (MMBW Detail Plan No. 2755, 1927). An early or original outbuilding situated along the rear perimeter of the site, visible in the MMBW plans, is no longer extant. The MMBW plans also indicate an area of masonry to the rear of the house, presumably a bricked patio or courtyard, this has since been built over with the rear extension (MMBW Detail Plan No. 2755, 1927).

Description & Integrity

The house at 9 Donald Street is a double-fronted, timber-framed house on a suburban block, set behind a medium-sized front garden without a front fence. It stands on the north-west side of Donald Street, a short street which slopes down toward Gardiners Creek.

Built at the cusp of the transition from Edwardian to interwar architectural forms, the house is mostly in keeping with Edwardian forms and details but the proportions suggest the transition to bungalow forms.

Walls are clad in chamfered weatherboards below window sill level, with roughcast render above – a combination popular during both periods, but with proportions typical of the early interwar era. The roof form is a gabled hip continuing over the front porch with a projecting front gable – massing which is highly characteristic of the Edwardian period.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 3. Details around the front entry of 9 Donald Street: weatherboard and roughcast cladding, verandah fretwork, leadlight windows and high-waisted door. (Source: Context 2019)

Other details are also in keeping with Edwardian houses, including the decorative timber trusswork and ladder-back eaves brackets in the front gable, turned timber posts and timber fretwork with pierced ornament to the front verandah, and casement windows with Arts & Crafts style leadlight highlights. There is a side entry porch that has the same verandah fretwork and ladder-back eaves brackets seen on the front of the house.



Figure 4. Side entry porch with timber fretwork, ladder-back brackets and reen glass. (Source: Context 2019)

Roughcast rendered chimneys have a slender square shaft and flat concrete cap, characteristic of the early interwar period, as well as terracotta pots. The front door is high-waisted with a square panel of leadlight glazing at the top and two slender panels below, with proportions characteristic of

ASHBURTON

the interwar period. The width of the front gable, in relation to the house, is also far more characteristic of early bungalows than it is of Edwardian villas.

While it demonstrates a transition between two periods of architecture, the house is designed as a successful and seamless whole. This is enhanced by its very high level of external intactness. The only changes noted are a new roof of green Colorbond, and the insertion of glazed doors to the side porch.

Comparative Analysis

Built during World War I, 9 Donald Street belongs to a cohort of houses that demonstrate a transitional approach between Edwardian and Interwar bungalows. Largely built in the period between 1915 and 1925; these houses mix elements of both styles in forging a new architectural approach. A number of other houses that belong to this period and transitional type were identified in Ashburton during the suburb-wide survey, but they had all been visibly altered to the extent that they were not considered individually significant:

- 15 St Georges Crescent
- 20 St Georges Crescent
- 13 Dunlop Street – this attic bungalow has been included as a Contributory property in a proposed heritage precinct.

Very little in Ashburton is currently in the Boroondara Heritage Overlay: a Spanish Mission house of 1930-32 at 452 Warrigal Road (HO417), and the Great Glen Iris Railway Junction Estate (HO227). Development of the Estate began after its re-subdivision in 1923 and 1926, so most of the houses are California Bungalows of the 1920s and later Mediterranean villas and Old English houses, none of them closely comparable to 9 Donald Street.

Comparative examples in Boroondara

A number of Edwardian houses in the City of Boroondara demonstrate a transition toward the bungalow style. This transition is most apparent in a simplification and control of roof form, the use of symmetry as opposed to asymmetry in the composition of the front facade and more restraint in the decorative elements of timber fretwork, windows and chimneys.



Figure 5. 41 Belmont Avenue, Kew, c1910s. (Source: www.onthehouse.com.au, 2006)

41 Belmont Avenue, Kew (Significant in HO142) is significant as 'a representative and largely intact example of a timber Federation villa' (Sanderson, 1987). It demonstrates the transitional period from Edwardian villa to bungalow architecture through its simplification of roof form with a wide front gable, moving toward a symmetrical form. Details such as leadlights, the window canopies

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

and arched timber fretwork are in keeping with Federation villas. The tapered chimney is Arts and Crafts in style, and timber shingles beneath the bay windows are typical of 1920s bungalows.



Figure 6. 162 Eglinton Street, Kew, 1916. (Source: Lovell Chen, 2005)

162 Eglinton Street, Kew (HO299) features a very simple roof form with late Edwardian characteristics of timber fretwork to the verandah. Like 9 Donald Street, its weatherboard cladding sits below window sill level, which would continue to be popular in the 1920s.



Figure 7. 1 Tennyson Street, Kew, 1916 (Source: Lovell Chen, 2005)

The house at 1 Tennyson Street (HO349) is very similar in its massing and verandah fretwork to 162 Eglinton Street, though it has weatherboard clad walls, in full.

ASHBURTON



Figure 8. 534 Tooronga Road, Hawthorn, c.1902 (Source: HERMES 14581)

534 Tooronga Road, Hawthorn (HO477) is an early example of a Federation era villa that is lightly influenced by the bungalow movement through some simplification of the roof and windows of the projecting front room. This gabled hipped roof which continues over the verandah, also used at 9 Donald Street, was seen on many Federation villas with the narrower projecting bay to one side. Comparison between the massing of this house and 9 Donald Street makes clear the bungalow influence on the later.

Summary

The first three comparative examples, all from the 1910s, have a similar materiality to 9 Donald Street, particularly 41 Belmont Avenue and 162 Eglinton Street with walls clad in weatherboards and roughcast render. In its roof form, 9 Donald Street demonstrates a halfway point between the classic Federation villa roof, as seen at 534 Tooronga Road, and the more symmetrical form seen at 41 Belmont Avenue, which has a dominant front gable and recessed hipped bay set behind the corner verandah. In its decorative details, including gable treatment, verandah fretwork, and leadlight windows, 9 Donald Street and 41 Belmont Avenue are quite close to typical Federation villas, while the other comparative examples have simplified Arts and Crafts detailing looking forward to the simplicity of 1920s bungalows.

Along with 41 Belmont Avenue, 162 Eglinton Street and 1 Tennyson Street, the house at 9 Donald Street is an example of a modest-sized house distinguished by its intact decorative detail and its demonstration of the transition from the Federation villa forms popular during the first 15 years of the twentieth century and the bungalow forms that would dominate the next 15 years.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

N/A

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A

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

The house at 9 Donald Street is of architectural significance as a representative example of a modest-sized house that demonstrates the transition from the Federation villa form, typical of the Edwardian period, to a bungalow form typical of the early interwar period. Walls are clad in chamfered weatherboards below window sill level, with roughcast render above – a combination popular during both periods, but with proportions typical of the early interwar era. The roof form is a gabled hip continuing over the front porch with a projecting front gable – massing which is highly characteristic of the Edwardian period – but the width of the front gable, in relation to the house, is also far more characteristic of early bungalows.

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

The house at 9 Donald Street is of aesthetic significance for the retention of a high level of ornament including decorative trusswork to the front gable, leadlights to all windows and the front door, and timber verandah fretwork.

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

N/A

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

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

ASHBURTON

Statement of Significance*What is Significant?*

The house at 9 Donald Street, Ashburton, is significant. It was built c1916 as the first house on Donald Street.

How is it significant?

The house is of local architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The house at 9 Donald Street is of architectural significance as a representative example of a modest-sized house that demonstrates the transition from the Federation villa form, typical of the Edwardian period, to a bungalow form typical of the early interwar period. Walls are clad in chamfered weatherboards below window sill level, with roughcast render above – a combination popular during both periods, but with proportions typical of the early interwar era. The roof form is a gabled hip continuing over the front porch with a projecting front gable – massing which is highly characteristic of the Edwardian period – but the width of the front gable, in relation to the house, is also far more characteristic of early bungalows. It is of aesthetic significance for the retention of a high level of ornament including decorative trusswork to the front gable, leadlights to all windows and the front door, and timber verandah fretwork. (Criteria D & E)

Grading and Recommendations

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

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Context

References

Age, as cited.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

City of Camberwell Rate Books (RB), as cited.

Commonwealth Electoral Rolls, 1917.

'Gigantic Subdivisional Sale of Craigmore, Home Farm and Twickenham Estates' 1907, State Library Victoria map collection, accessed online 8 January 2019.

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

Lee, Neville 2016, *The Story of Ashburton Through the Ages*, Ashburton, Vic.: Neville Lee.

McConville, Chris 2008, 'Ashburton' in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 10 January 2019.

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library Victoria.

Victorian Places 2015, 'Ashburton', 'Alamein' and 'Glen Iris', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 5 January 2019.

ASHBURTON

Ashburton Primary School

Prepared by: Trethowan Architecture in association with Context

Address: 10A Fakenham Road, Ashburton

Name: Ashburton Primary School	Survey Date: 26 November 2018
Place Type: Community	Architect: Edwin Evan Smith, Public Works Department (1928); Percy Everett, Public Works Department (1947-50)
Grading: Significant	Builder: Mr Riston
Extent of Overlay: To the title boundary on the north and 5 metres from the building edge on the south, east and west.	Construction Date: 1928; 1947 and 1951 (extension)

**Historical Context**

The suburb of Ashburton, formerly located in the municipal area of the City of Camberwell, is centred on the commercial strip of High Street and is bounded by Gardiners Creek to the south, Warrigal Road to the east, and Baker Parade and Yuile Street to the north (McConville 2008). Ashburton, which includes the localities of Solway and Alamein, experienced its most intensive and significant development after World War Two (Built Heritage 2012:17).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Ashburton was the name given to the local railway station (formerly named Norwood) on the Outer Circle railway line in 1890 at the suggestion of Camberwell City councillor E Dillon. It was named after his birthplace in Ashburton Terrace in Cork, Ireland (McConville 2008; *Victorian Places* 2015). Up until the 1920s, the area from Gardiners Creek to the Outer Circle Railway was referred to as Glen Iris, with the area from the railway line to Boundary Road referred to as Burwood until 2000. The postal districts of Ashburton and Ashburton South were declared in 1923 (Lee 2016:13).

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people and residents began moving out of the city proper to new suburbs. In the 1920s, Ashburton still comprised mainly dairy farms, market gardens and orchards with cars and carts travelling along High Street towards Glen Iris station and the tram terminus, but an influx of people and development at this time, accompanied by an economic boom, brought changes to the rural character of the Ashburton area (McConville 2008).

Sewerage was supplied to Ashburton in the mid to late 1920s and a number of estates were subdivided in the area in the same decade: Waverley Golf Links Estate opened in 1922 (and re-opened in 1938); the Great Glen Iris Railway Junction Estate re-opened in 1923; the Ashburton Terminus Estate opened in 1924; an estate located between High Street and Dent Street opened in 1926 and reopened in 1934 as the Tower Hill Estate; and the New Township Estate opened in 1927. Ashburton Heights, bounded by Dent Street, Munro Street, High Street and Lexia Street, developed by Clarence Gladstone Ward in 1926, featured concrete roads (Lee 2016:14).

The Ashburton shopping strip was surveyed in the 1920s and, by the mid-1920s, a few rows of bungalows and Mediterranean villas had been built down the slopes from the High Street shopping strip. The Ashy Dasher train was electrified in 1924 (Lee 2016:12, 17). The Ashburton Post Office opened on 15 December 1927; Ashburton primary school opened in 1928; and the Ashburton Hall in High Street, opened in 1927 by the Progress Association, served as a meeting place for the community as well as housing Catholic and Presbyterian church services (*Victorian Places* 2015).

Post-war development

Unlike most other suburbs then comprising the City of Camberwell, open land still existed in Ashburton in 1945, including a large area bounded by High Street, Ashburn Grove, and Warrigal Road that included the Ashburton Forest (Built Heritage 2012:133). Post-war development in this area was stimulated by the Housing Commission of Victoria, founded in 1938, which laid out its first residential estate at Port Melbourne and had soon established others at Preston, Brunswick, Coburg, Williamstown, Newport and six regional Victorian centres. The provisions of the *Housing Act 1943* allowed for the acquisition of sites for several large-scale suburban estates.

Today, Ashburton has an active shopping centre strip along High Street near the railway station. Ashburton Park and Warner Reserve have modern indoor and outdoor swimming pools and associated facilities. The Malvern Valley golf course is located on Gardiners Creek (*Victorian Places* 2015).

History

By 1922, Ashburton's population had grown to the extent that the District Inspector recommended a school site should be obtained. In May 1924, parents in the district appointed a committee to lobby for the school, with 'lists of children of school age within about a mile radius of a central site'. The following October, the Education Department purchased the 3-acre site on the corner of Carool and Fakenham roads. As well as lobbying for the school's construction, the Mother's Club donated funds towards a flagpole (Ashburton Primary School 1978). The hard work of the local community in agitating for a new school paid off when, in June 1927, the Education Minister called for tenders for the construction of the school, which was slated to cost approximately £8250 (Ashburton Primary School 1978).

At this time, Edwin Evan Smith was the Chief Architect of the Public Works Department (PWD), responsible for the design of the new school among other public buildings. The builder was a Mr

ASHBURTON

Riston. The new school was completed in May 1928 and officially opened on 19 November 1928 (Figures 1-5). The first enrolment numbered 136 children, with a Head Teacher and three staff members.

Sunday School and Methodist Church services were also held in the school from 1929 until the Methodists built their own church hall in 1935. A bell tower was built in 1932. By 1936, enrolment had risen to 263.

Towards the end of World War II, Ashburton's population increased rapidly, with an influx of newly married couples leading to the area being nicknamed 'Honeymoon Hill'. As a result, the number of children attending the school soon burgeoned to overflowing. Enrolments rose from 330 in 1937, to 458 by 1946. The establishment of the Housing Commission Estate nearby contributed to the rise, with an estimated 1000 new homes planned in 1946. Despite the shortage of funds and materials in the immediate post-war period, two more rooms were already in the process of construction, in line with space allocated in 1928 for 'future extensions' (Figure 5). Further extensions were carried out in 1947 and again in 1949. In 1947 the Education Minister approved the 'urgent' construction of a new extension comprising two additional rooms, designed by Percy Everett of the PWD (Figure 6). In the meantime, grade 2 pupils had to be transported by bus to Camberwell South School. They returned with the completion of the first two additional rooms in August 1948. Another two classrooms were planned in 1949, including a new stairwell, to the west of the 1947 addition (Figures 7, 8 and 12).

The Governor of Victoria, Sir Dallas Brooks, opened the school's new war memorial on 22 November 1952 (Figures 9 and 13). The school population reached 815 in 1954, with all classrooms in use. In 1955, the school was used as a Training School for students at the Burwood Teachers College. Enrolment declined in the 1960s, falling to 400 in 1969. In the 1970s, migrant families moving into the area led to two part time migrant teachers being appointed to assist with language (Ashburton Primary School 1978).

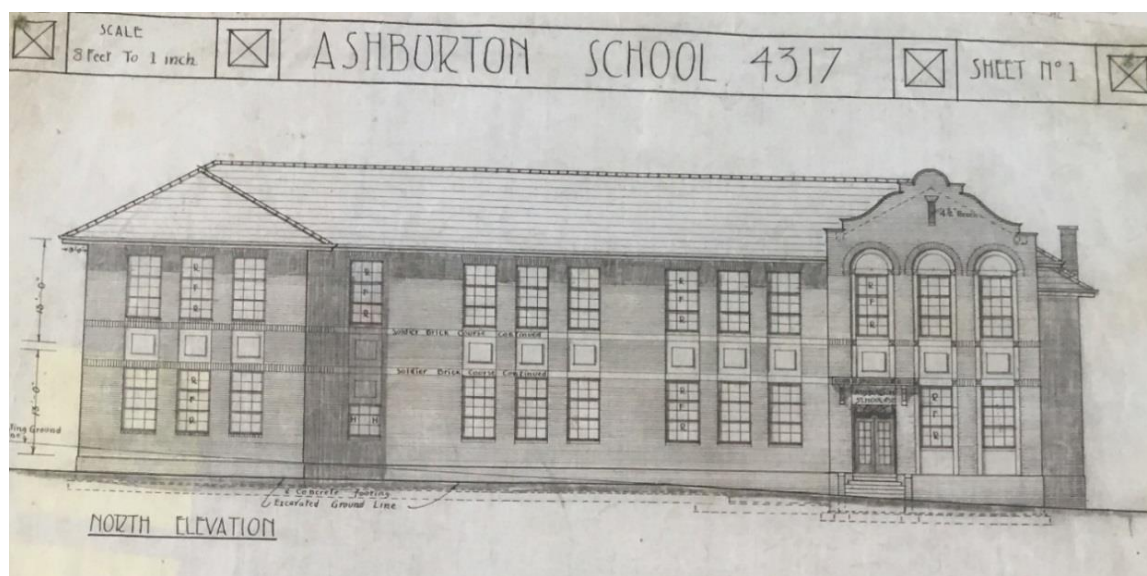


Figure 1. The original 1928 building of the Ashburton School. (Source: Public Records Office of Victoria VPRS 3686-P7-2033)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

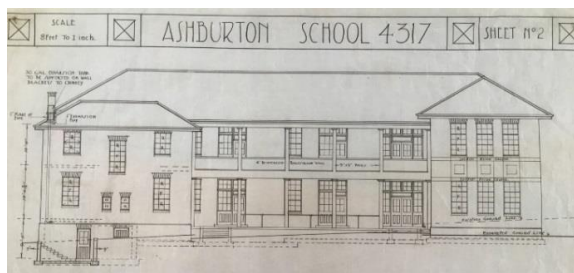


Figure 2. Rear (south) elevation of the old school building in 1928. (Source: Public Records Office of Victoria VPRS 3686-P7-2033)

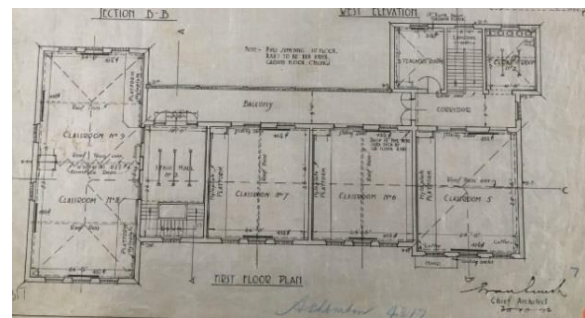


Figure 3. First floor plan, showing balcony connecting classrooms. (Source: Public Records Office of Victoria VPRS 3686-P7-2033)

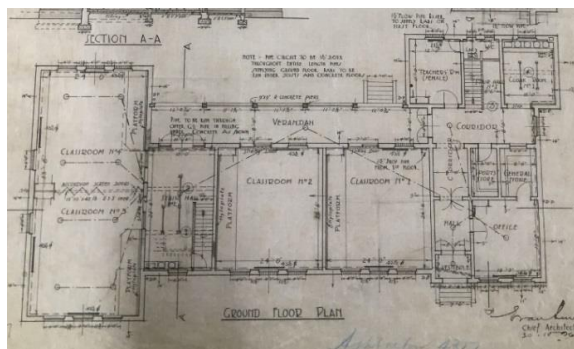


Figure 4. Ground floor plan, showing classrooms connected via veranda. (Source: Public Records Office of Victoria VPRS 3686-P7-2033)

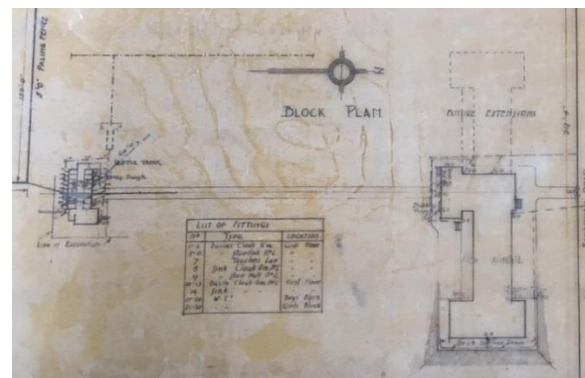


Figure 5. Site plan from the 1920s showing space for 'future extensions' to the original building. (Source: Public Records Office of Victoria VPRS 3686-P7-2033)

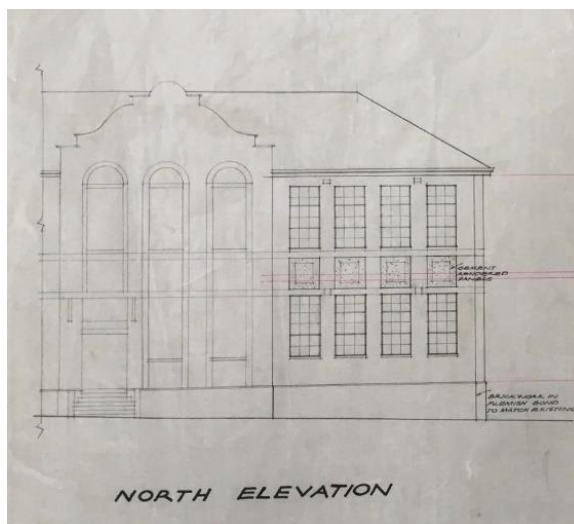


Figure 6. Detail of plan for the 1947 extension, by the PWD. (Source: Public Records Office of Victoria VPRS 3686-P7-2033)

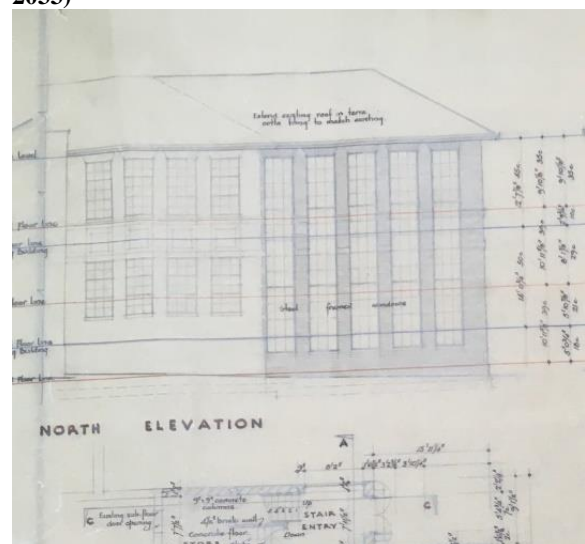


Figure 7. Elevation of the 1949 extension by the PWD, the 1947 extension is evident to the left. (Source: Public Records Office of Victoria VPRS 3686-P7-2034)

ASHBURTON

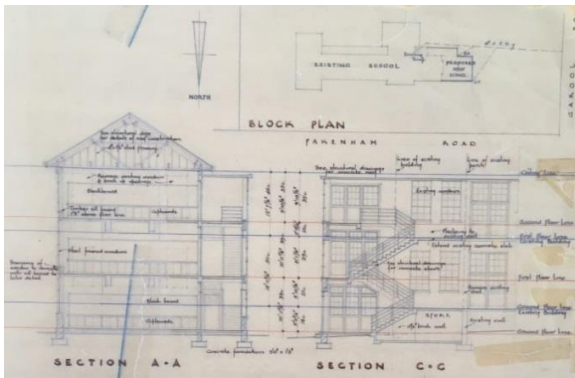


Figure 8. Section of the 1949 extension including new staircase. (Source: Public Records Office of Victoria VPRS 3686-P7-2034)

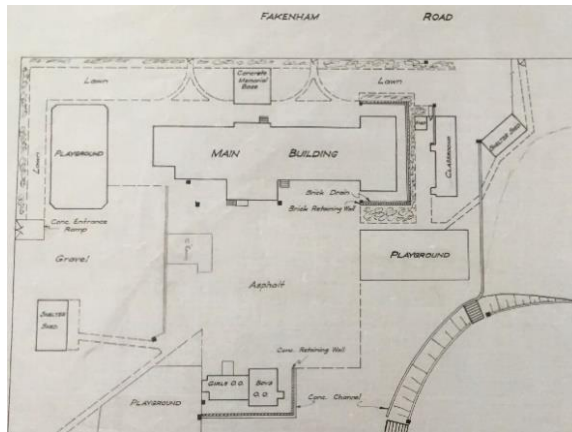


Figure 9. Ashburton school layout in 1956, the war memorial is evident at the north boundary. (Source: Public Records Office of Victoria VPRS 3686-P20-1711)

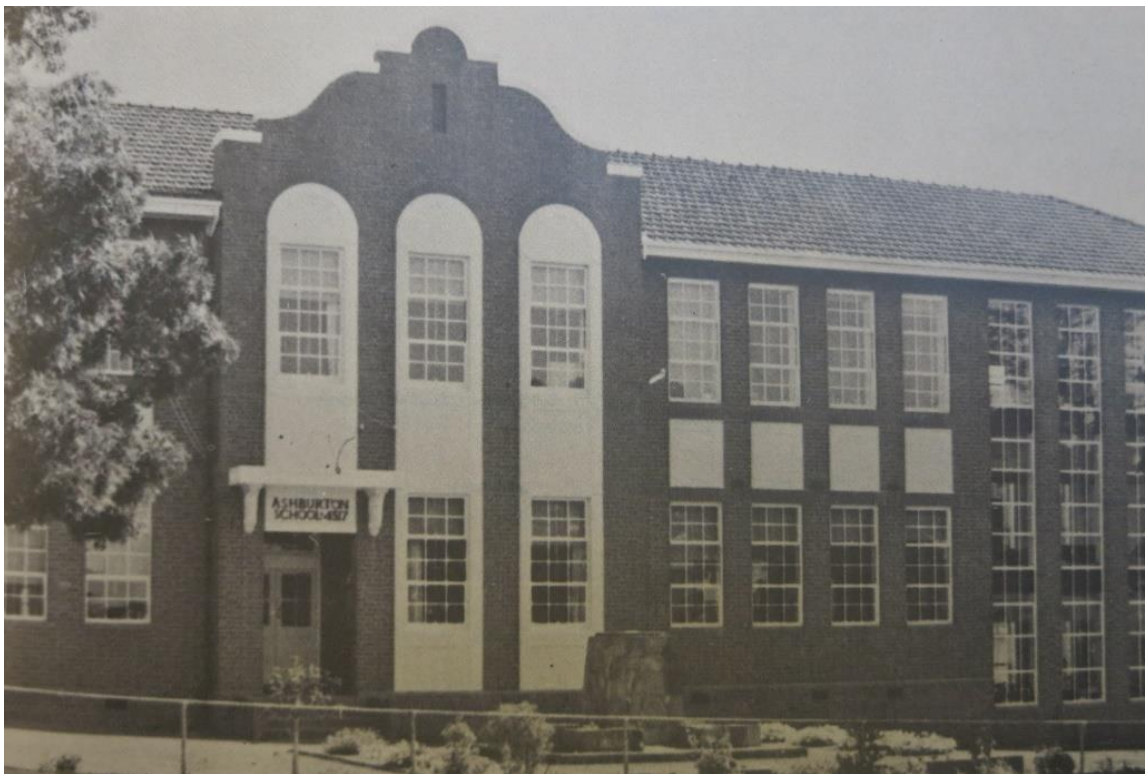


Figure 10. Ashburton Primary School photographed in 1978, note the two additions visible to the right of the entry bay. (Source: Ashburton Primary School)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 11. Sir Dallas Brooks, Governor of Victoria, opens the war memorial in 1952. (Source: Ashburton Primary School)

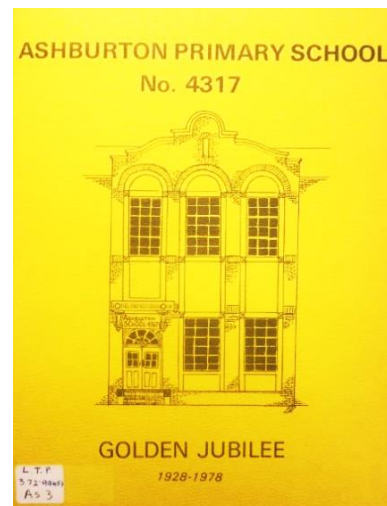


Figure 12. The central pavilion features on the cover of the school's Golden Jubilee booklet. (Source: State Library of Victoria)

Public Works Department – E. Evan Smith & Percy Everett

Edwin Evan Smith (1870-1965) oversaw the Victorian Public Works Department (PWD) as chief architect from 1922 until 1929. Having prior experience in various PWD offices at state (Queensland from 1898) and Commonwealth level, his career at the Commonwealth Department of Works (CDW) saw him work across multiple cities including Melbourne (1912-1915), Sydney (1915-1917) and Brisbane (1917-1920) where he eventually assumed the mantle of Queensland state works director for the CDW (1920-22). From 1922 in his position as chief architect of the Victorian PWD, in seven years he realised an array of projects, all being confident essays in restrained revivalist styles. Ranging from elegant executions in Greek Revival and Tudor Gothic to functionalist examples with Classical and Art Deco accentuations, his work even realised praise from the Royal Victorian Institute of Architects (RVIA) which awarded the 1930 RVIA Street Architecture Medal to his celebrated Emily McPherson College of Domestic Economy, completed four years prior in 1926. Following his resignation from the Victorian PWD in 1929, Smith went to the equivalent position at the New South Wales PWD which he held until his retirement in 1935 (Willis 2012:635).

Following Smith's tenure, Percy Edgar Everett (1888-1967) oversaw the PWD as chief architect from 1934. Best known for his designs that tended toward the Art Deco in their style, Everett created a strong design division within the department, separate of documentation and contract administration. He insisted on absolute control of the design process including the approval of all architectural drawings. Embracing an architectural eclecticism that he embodied in the work produced by the PWD during his tenure, this resulted in a broad range of architectural works completed in the Art Deco, American Beaux-Arts and Modernist styles (O'Neill 1996). Everett's design education was influenced by study tours, in 1930, to the US, UK and USSR (Goad 1999:135), and to the US again in 1945 (O'Neill 1996). Works completed by the PWD were prolific, covering a variety of public buildings including: courthouses, police stations, prisons, mental hospitals, sanatoriums, schools, tertiary institutions and residences of government employees (O'Neill 1996). Everett retired from the department in 1953 (O'Neill 1996).

ASHBURTON

Description & Integrity

Figure 13. The old school building shown in red. (Source: Google Maps 2018)

The original school building is designed in the Spanish Mission Style and comprises a double-storey, red-brick building with hipped terracotta tiled roof. It comprises one main central wing, a wing at the east and an asymmetrically located entry. It was constructed in three phases. The earliest core of the building is the central and eastern sections, and the most substantial. Two classrooms were added in 1947 in sympathy with the original design. The 1949 classrooms at the western end, by Percy Everett, were added in a more modern style with multipaned windows extending from the ground floor to just below the eaves but with brickwork and roof tiling sympathetic to the original building. The walls are predominantly Flemish bond brickwork.

The windows are predominantly grouped in threes, matching the location of original classrooms within the building; those in the central pavilion are set between brick piers and arches. The triple arch motif is typical of the Spanish Mission style. Cement rendered panels repeat between the rows of upper and lower windows, between bands of soldier brick courses that run the length of the building. The arched doorway with arched fanlight within the recessed entry matches the original door.

The original fabric and design of the old school building is clearly distinguishable from the street. The 1949 extension was built in a way that minimises the transition from a double to a triple-storey building under a continuous roof form where the site drops away. The vertically extended windows in this part minimise the visual impact of this discontinuity on the older parts of the building. Windows and frames throughout the building have been replaced, but with a sympathetic form to the original multi-paned design.

The school has not been inspected internally. Aerial views indicate that an addition has been added to the rear of the building, and it is not known whether elements of the rear veranda and balcony

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

remain intact. The masonry war memorial is located at the front of the school in a garden setting. The fence is not original. The rendered sections of the building have been painted in either cream or brown.



Figure 14. View of the 1928 central pavilion showing windows in triple arch with concrete panels, with a canopy over doorway. (Source: Trethowan Architecture 2018)

ASHBURTON



Figure 15. View of the school from across Fakenham Road, showing decorative Spanish Mission style parapet. (Source: Trethowan Architecture 2018)



Figure 16. View of the doorway and the war memorial in foreground (left) and of the 1951 extension (right). (Source: Trethowan 2018)

Comparative Analysis

Schools in Boroondara by Edwin Evan Smith at the PWD

The 1920s represented a significant boom in the establishment of local state schools, and in response to the growing population in the municipality. This interwar boom was located mostly in the eastern half of Boroondara, and included Hartwell (1922-28), Kew East (1923 and 1929), Camberwell South (1927), and Ashburton (1928), all designed by the Public Works Department under EE Smith.

Hartwell Primary School (interim HO721) in Camberwell was built in 1922 with an addition in 1928. It employs a stripped Classical Style, with elements of Arts & Crafts, including exposed rafters and brick and render chimneys (Figure 17). Hartwell School compares with the Ashburton Primary School in the dominant use of red brick, render panels, asymmetrical composition and a striking, expressed entrance bay on the street façade. Both schools are primarily double-storey, rectangular forms with simple, repetitive classroom bays and vertical multipaned windows. Detail and simple ornament are concentrated at the entrance bay which stands out against the otherwise simple façade. Both have been extended over time without diminishing the quality and presence of the original structure. The Ashburton Primary School contrasts with Hartwell Primary School in its use of Spanish Mission style.

Canterbury Girls School (interim HO685), Canterbury, was established in the grounds of the former 'Gwinda' estate (dating from 1859) in 1927. The original school building reflects the type and characteristics of educational buildings Smith designed at the PWD. Canterbury Girls School exhibits similarities with the subject property and such as the use of cement render panels, the basic red-brick and a double-storey hipped roof form. However, Canterbury Girls High School is notable for its Georgian Revival style, with colonnaded porch and arched upper windows (Figure 18). It also retains its double storey rear verandah. Both schools demonstrate Smith's capacity to adapt various revival styles to suit the requirements of an interwar, suburban school.

The Camberwell South Primary School (1927 and 1937) at 4 Peate Avenue, Glen Iris (recommended for the HO by the Glen Iris Heritage Gap Study) is executed in Georgian Revival style with an Arts and Crafts influence. It compares with the subject site through the employment of red brick, render details, multi-paned windows, and two-storey form with a hipped roof. However, the Camberwell South School stands out as having a symmetrical façade that comprises a central brick arched porch entrance and two single-storey wings at each end of the building (Figure 19). The School also features a continuous render band between the upper and lower levels. In contrast, the subject site is a freer and more expressive design style and reflects a development in Smith's capacity.

The Kew East Primary School No.3161, Kew East (1923), is recommended for the HO by the Kew East Heritage Gap Study. It is a large two and three-storey interwar stripped Classical school building, asymmetrical in plan, with red brick walls, multi-paned vertically proportioned windows, and rendered banding. The School appears to be relatively intact retaining its key decorative features and has not been significantly extended.

Auburn South Primary School at Hawthorn East is recommended for the HO by the Hawthorn East Heritage Gap Study. It was designed in 1925 as a two-storey building with red brick to the lower level and roughcast render to the upper level walls (Figure 20). Compared to the subject site, Auburn South uses more Georgian Revival massing and porch detail.

ASHBURTON



Figure 17. Hartwell School. (Source: Context 2017)



Figure 18. Canterbury Girl's School. (Source: Context 2016)



Figure 19. Camberwell South Primary School (1927). (Source: Google Maps)



Figure 20. Auburn South Primary School (1928). (Source: Context 2018)

Conclusion

The Ashburton Primary School is best compared with other interwar schools in Boroondara designed by the PWD under Edwin Evan Smith, who was Chief Architect from 1922-28. As a group, the schools demonstrate the adoption of diverse stylistic features while retaining a common character identifiable as Smith's aesthetic, noted for its stripped interpretation of classical and popular styles. The Ashburton Primary School demonstrates characteristic elements of these schools such as red brick, multi-paned windows, and a stripped style of execution. However, it is distinctive among this group as the only example of Smith's application of the more flamboyant Spanish Mission style. The Ashburton Primary School thus compares favourably to these other examples of interwar state schools, exhibiting well their common representative characteristics, whilst being distinguished as a Spanish Mission styled example that was sympathetically extended in the early post-war period.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Assessment Against Criteria

Criteria referred to in *Planning Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

The original Ashburton Primary School building is historically significant as the first school in Ashburton and among a few interwar schools established in the municipality. It was established in 1928 and the original building was sympathetically extended in 1947 and 1949. The school reflects the rapid growth of the population in Boroondara and the expansion of the population into the outer suburbs in the interwar and post-war periods. It expresses the local community's agitation for educational institutions and the results of efforts by community organisations such as the Mother's Club.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A

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

The original school building demonstrates the principal characteristics of an interwar state school designed by the Public Works Department. It exhibits multi-pane windows, dominant red brick materiality, hipped terracotta tile roof, and decorative use of cement render, with a more elaborate entrance including the state school name and number. It is distinctive among this group of places for its application of the Spanish Mission style.

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

The original school building design is aesthetically significant for its demonstration of a Spanish Mission style applied to a school building, comprising decorative parapet, concentration of ornament in the central pavilion, window frames within three arches in the central facade, and decorative porch with classical features. The stripped nature of the application to an interwar public building is expressed by the relative simplicity of the overall design, with other decorative elements limited to relatively plain cement rendered panels between the sets of triple windows and soldier brick courses in a Flemish bond red brick façade.

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

N/A

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

Ashburton Primary has a special association with the local community which lobbied and fundraised for its construction and extension as the suburb grew after WWI. The school also has an association with the local Methodist community as the building was used for the Sunday School

ASHBURTON

and church services in the early 1930s. The war memorial, opened by Governor of Victoria Sir Dallas Brooks in 1952 provides a focus for community memory and memorialisation.

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

Statement of Significance

What is significant?

The Ashburton Primary School (number 4317), 10A Fakenham Road, Ashburton's Spanish Mission styled original school building designed by Edwin Evan Smith of the Public Works Department in 1928, and the sympathetic extensions added in 1947 and modern extension of 1949 are significant. The 1952 war memorial contributes to the site. Additions and alterations to the building after 1951 are not significant.

How is it significant?

The original Ashburton Primary School building is historically, architecturally, aesthetically and socially significant to the City of Boroondara.

Why is it significant?

The original school building is historically significant as the first state school in Ashburton, established in 1928 as the suburb was being established. Additions of 1947 and 1949 demonstrate the rapid growth of Ashburton in the period, as the area grew with the foundation and expansion of the Housing Commission estate and broader suburban growth during the post-war 'baby boom'. The local community successfully lobbied for the establishment and extension of the school, which provided a focus for community organisation, from fundraising for new facilities and services through to local volunteer groups such as the Mothers Club. The school building is also associated with the local Methodist congregation as the building was used for services in the early 1930s. The war memorial, opened at the school by the Victorian Governor Sir Dallas Brooks, contributes to the historical significance of the place as a focus of community memory. (Criterion A)

The original school building is representatively significant as a good example of an interwar state school designed in the Spanish Mission style by the Public Works Department under Chief Architect Edwin Evan Smith. Besides being interesting for its application of the Spanish Mission style to a school building, it demonstrates hallmark characteristics of the type with its rows of multi-paned windows, terracotta tile roof, and decorative porch with school name and number above the entrance. The school was constructed with a rear veranda and balcony. The school's construction spanning the interwar and post-war period is evident, with the extension designed by Percy Everett in 1949 adopting a more modern style. (Criterion D)

The original school building design is aesthetically significant for its demonstration of a Spanish Mission style applied to a school building, comprising decorative parapet, concentration of ornament in the central façade, windows framed within three arches in the central facade, and decorative porch with classical features. Other decorative elements include cement rendered panels between the sets of triple windows and soldier brick courses in a Flemish bond red brick façade. (Criterion E)

Ashburton Primary has a special association with the local community which lobbied and fundraised for its construction and extension as the suburb grew after WWI. The school also has an association with the local Methodist community as the building was used for the Sunday School and church services in the early 1930s. The war memorial, opened by Governor of Victoria Sir Dallas Brooks in 1952 provides a focus for community memory and memorialisation. (Criterion G)

Grading and Recommendations

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

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

ASHBURTON

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – War Memorial
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Context

References

'59 glorious home sites' 1926, State Library of Victoria (SLV) Haughton collection, accessed online 10 January 2019.

Ashburton Primary School No. 4317: Golden Jubilee 1928-1978, 1978

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Goad, P 1999, *Melbourne Architecture, The Watermark Press, Boorowa (NSW)*.

Lee, Neville 2016, *The Story of Ashburton Through the Ages*, Ashburton, Vic.: Neville Lee.

McConville, Chris 2008, 'Ashburton' in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 10 January 2019.

Frances O'Neill 1996, 'Everett, Percy Edgar (1888–1967)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University.

Public Record Office Victoria, Public Building Files and Plans, as cited.

Victorian Places 2015, 'Ashburton', 'Alamein' and 'Glen Iris', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 5 January 2019.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

St Michael's Parish Hall

Prepared by: Trethowan Architecture in association with Context

Address: 268 High Street, Ashburton

Name: St Michael's Parish Hall	Survey Date: 26 November 2018
Place Type: Community	Architect: P.J. O'Connor
Grading: Significant	Builder: G.W. Dore (1932); additions by Rob Ellis (1945)
Extent of Overlay: North to the title boundary and 5 metres from the building edge on the south, east and west.	Construction Date: 1932 and 1945 (additions)

**Historical Context**

The suburb of Ashburton, formerly located in the municipal area of the City of Camberwell, is centred on the commercial strip of High Street and is bounded by Gardiners Creek to the south, Warrigal Road to the east, and Baker Parade and Yuile Street to the north (McConville 2008). Ashburton, which includes the localities of Solway and Alamein, experienced its most intensive and significant development after World War Two (Built Heritage 2012:17).

The Outer Circle Railway Line, opened in 1890-91, connected East Malvern to Fairfield, via Ashburton, Balwyn and Kew East. Ashburton Station was opened on 30 May 1890 to the north of

ASHBURTON

High Street under the name of Norwood, taken from Norwood Road (now Toorak Road). The station was renamed Ashburton in December 1890. Because the railway line joined the Outer Circle line a little east of Glen Iris, it was subsequently truncated when the northern half of the Outer Circle line was closed from 1893. Ashburton became the southern terminus of the Outer Circle Line in 1895 when the Ashburton to Oakleigh line was closed. The Camberwell to Ashburton section was closed on 1 May 1897 but reopened on 4 July 1898 (City of Boroondara 2019). The train was popular with picnickers visiting the popular Ashburton Forest, which overlooked Gardiners Creek.

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people and residents began moving out of the city proper to new suburbs. In the 1920s, Ashburton still comprised mainly dairy farms, market gardens and orchards with cars and carts travelling along High Street towards Glen Iris station and the tram terminus, but an influx of people and development at this time, accompanied by an economic boom, brought changes to the rural character of the Ashburton area (McConville 2008).

Some development continued into the 1930s. Camberwell Council purchased land at the corner of High Street and Vears Road and, by 1932, had established Ashburton Park (Lee 2016:15). St Michael's Catholic Church was constructed in High Street in 1932, a Baptist Church built in Y Street in 1934, and the Methodist Church in Ashburn Grove in 1935 to a design by architects R M & M H King. The Ashburton Dairy was established by the Stocks family in High Street c1937 (Built Heritage 2012:81). However, for the most part, the economic depression of the 1930s slowed development in the area. Gardiners Creek was straightened in sections at this time by men on sustenance (welfare payments) (City of Boroondara 2018).

A number of building projects were undertaken to provide for the needs of the influx of people to the area. Ashburton Hall was converted for use as a picture theatre in the 1940s until a new purpose-built cinema, the Civic Theatre, designed by the architectural firm of Godfrey, Spowers, Hughes Mewton & Lobb, was built in 1948. The Ashburton Community Kindergarten opened in 1949. St Matthew's Anglican Church opened in High Street in 1947, the Salvation Army Citadel in Meaden Street in 1951 and the Church of Christ in St Georges Crescent opened in the 1950s (Lee 2016:16; Built Heritage 2012:113, 242). A new Baptist Church was built in 1959. The Ashburton Catholic parish was separated from Glen Iris parish in 1946 and a Catholic primary school, St Michael's, opened in that year. The Presbyterian Church opened in High Street in 1952 and the present St Michael's Catholic Church in High Street was built in 1955 (*Victorian Places* 2015; Built Heritage 2012:171). A primary school at Alamein opened in 1950 and a shopping centre was established opposite (*Victorian Places* 2015).

Today, Ashburton has an active shopping centre strip along High Street near the railway station. Ashburton Park and Warner Reserve have modern indoor and outdoor swimming pools and associated facilities. The Malvern Valley golf course is located on Gardiners Creek (*Victorian Places* 2015).

History

The St Michael's Parish Hall (former Church) was erected in 1932 on land donated to the Parish of St Michael's Ashburton by parishioner Michael Mornane. It originally served as the first purpose built Roman Catholic church in Ashburton before a new church was built in the 1950s. Prior to this, services at Ashburton had been held in the Ashburton Hall (McGrath 1996:3). The architect of the church/hall was PJ O'Connor and the builder was GW Dore (*Advocate* 9 March 1933:18). Both men were parishioners of St Michael's Church Ashburton (*Advocate* 9 March 1933:18). The building was furnished for use as a church using donations, which included £25 for a High Altar and £50 for Stations of the Cross (McGrath 1996:4). In total, furnishings cost £2,200. The newly built church was described as 'one of the most commanding in the district, which is amongst the highest suburbs in the metropolitan area; the building overlooks a panorama of many miles of country and is already noted as a landmark' (McGrath 1996:5). The first mass was held on Christmas morning

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

1932 by Father Loughnan of Glen Iris. Archbishop Mannix himself blessed the building and opened it officially on 5 March 1933.

It was intended that the building should later serve as a school, and the design reflected this with the inclusion of a side veranda and typical multipaned windows. The church/hall was entered at the front via a porch under the tower. It was 60 feet by 25 feet and could be divided into two classrooms separated by concertina doors. The tower was used as a cloak room. At the rear was another cloak room, which doubled as a sacristy when the hall was being used as a church until 1953. The front and rear elevations were relieved with moulded and cast-concrete wheel windows, in which were incorporated stained glass symbols of the Passion and Eucharist. The grounds were fenced with cyclone wire and parishioners undertook tree and shrub planting to beautify the setting (*Advocate* 9 March 1933:19).

In 1945, architect Robert Ellis designed an extension to the hall (BP 16729; PROV VPRS 7882-p1-909 file 7710). The wheel window on the rear of the hall was reused and relocated to the new rear wall; the wheel window on the front façade remains in its original location. At this time, the building continued to be a multipurpose hall, school and church building, with spaces separated by concertina doors. The sanctuary and sacristy were shifted to the extension and separate toilets and cloak rooms were added. In 1947, a further two classrooms were added as part of an upstairs addition to the rear of the hall by the same architect Robert Ellis for Father Ryan in 1947 and the works were carried out the following year by the original builder, G.W. Dore. The rear rose window was likely removed in these works (NBP 1242; PROV VPRS 7882-p1-909 file 7710). An assembly hall was built in 1976 adjoining the rear of the building (PROV VPRS 8044-p3-1818 plan no 2770). The building ceased to be used as a church when the new St Michael's Memorial Church opened in 1953 nearby at 270 High Street. The hall has since been incorporated into the enlarged parish school which today encompasses the wider site as St Michael's Primary School (Figure 6).



Figure 1. St Michael's Parish Hall pictured in 1933. (Source: McGrath 1996)

ASHBURTON

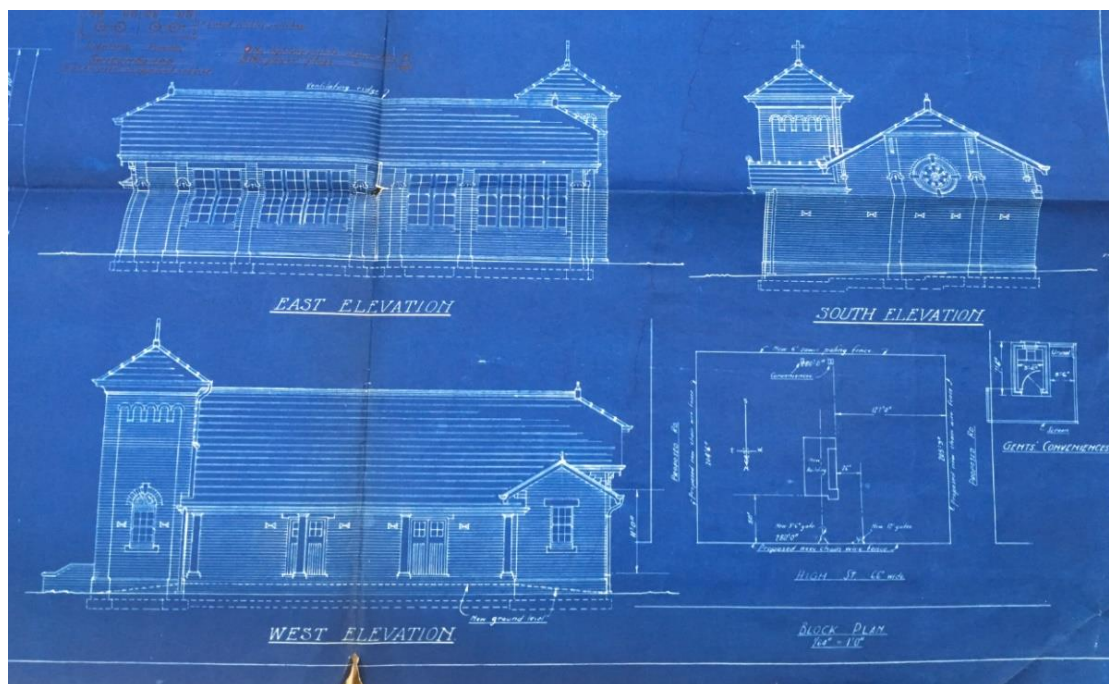


Figure 2. Detail of plans for the Church/Hall by PJ O'Connor. (Source: Public Records Office of Victoria VPRS 7882/P1/909, file 7710)

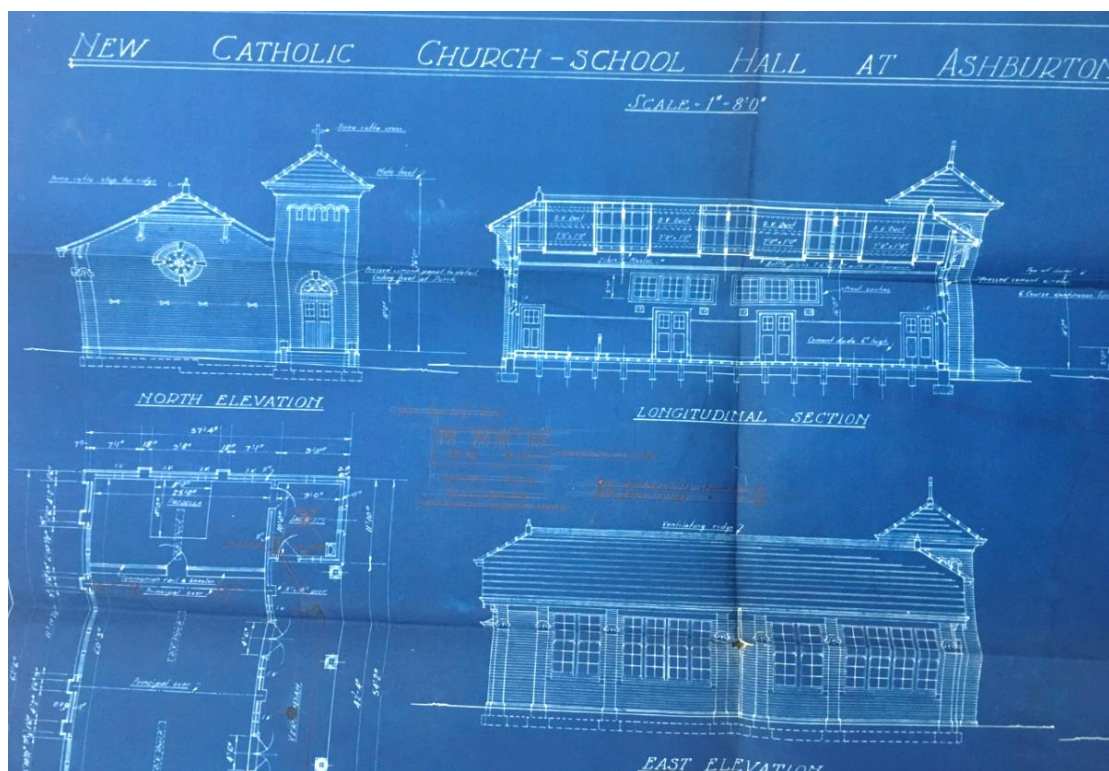


Figure 3. Detail of plans for the Hall by PJ O'Connor. (Source: Public Records Office of Victoria VPRS 7882/P1/909, file 7710)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

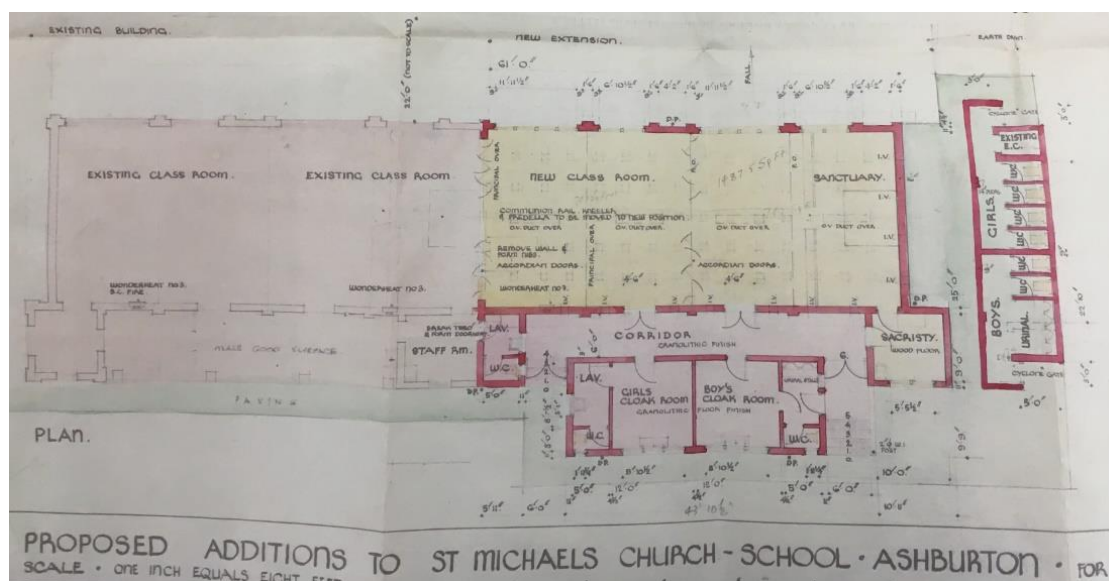


Figure 4. Detail of plans for the extension by Robert Ellis show the building continued to be a multi-purpose school and church in 1945, with folding concertina doors to divide the building into classrooms. (Source: Public Records Office of Victoria VPRS 7882/P1/909, file 7710)

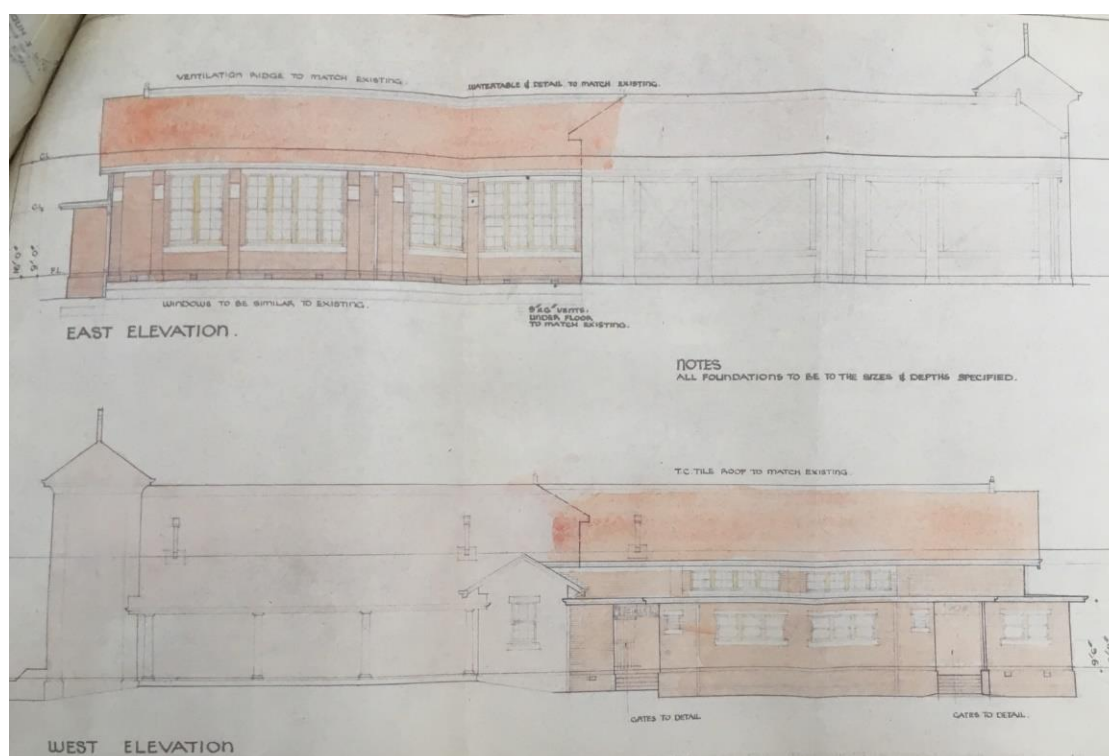


Figure 5. Plans of the extension show a sympathetic treatment to the classroom and church extension, and the addition of a cloakroom block at the side and a toilet block at the rear. (Source: Public Records Office of Victoria VPRS 7882/P1/909, file 7710)

ASHBURTON

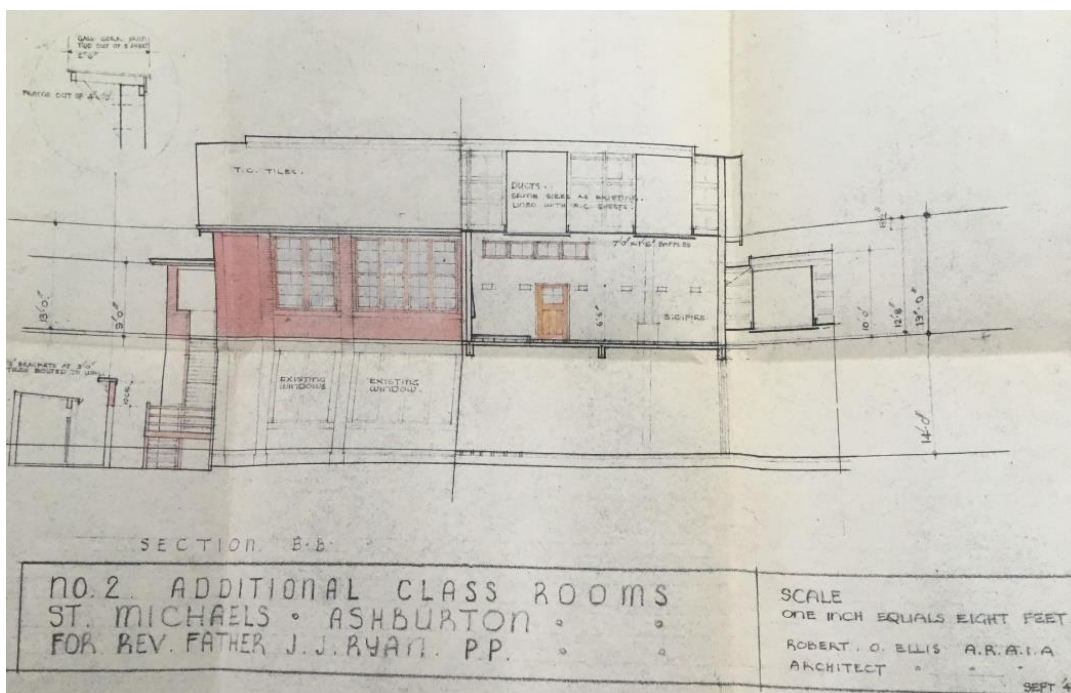


Figure 6: Plans of the upper-level addition dated September 1947 by Robert Ellis. (Source: Public Records Office of Victoria, VPRS 7882/P1/909, file 7710)

PJ O'Connor

John O'Connor, the son of PJ O'Connor, provided the following background to his father's career (Context 2010):

Patrick Joseph O'Connor was born in Melbourne on 23 February 1901, one of thirteen siblings. O'Connor was educated at a Catholic school in Carnegie and at an early age entered the Victorian Railways Architects Office. He studied architecture at night classes conducted at the Working Men's College and after gaining experience in the Railways Department, he set up in practice as an architect in Collins Street in 1926. He went into partnership with James Thomas Brophy in 1946, after which the practice was known as O'Connor & Brophy. PJ O'Connor specialised in ecclesiastical and liquor industry work. He designed many Catholic churches, convents, presbyteries and schools in Victoria between 1926 and his death in 1959. His most accomplished works include the St John of God Hospital in Ballarat and St Roch's Church in Glen Iris. In addition, O'Connor also designed St Mary Immaculate Conception (Catholic), Ascot Vale (1934), St Theresa's (Catholic), Lake Wendouree (1938), St Joan of Arc (Catholic), Brighton (1938), Our Lady of the Immaculate Conception (Catholic), Sunshine (1940), Sacred Heart (Catholic), Newport (1942), Our Lady Star of the Sea (Catholic), Flinders Naval Depot (1948), Uniting (Methodist), Albion (1951), and St Margaret Mary's (Catholic), Spotswood (1953) (Twentieth Century Churches in Victoria, 64). His residential work included Catholic presbyteries and private homes. Those which have been recognised for their heritage value include St Patrick's Presbytery, Camperdown of 1927-8, his own house at 452 Warrigal Road, Ashburton of 1930-2, and Bradoc House, 32-38 George Street, East Melbourne of 1933. His offices were located at 317 Collins Street (*Argus* 9 April 1938).

Robert Ellis

Architect Robert C. Ellis designed the modern St Bernadette's Church 1961-62 (HO181 Banyule), 89-91 Bond Street, Ivanhoe, in a modernist style. No other examples of his work are known.

Description & Integrity



Figure 7. Aerial view of the subject site, indicated in red. St Michaels' Primary School is to the west (right) of the hall. (Source: Nearmap, 2019)

St Michael's Parish Hall was built in a Romanesque Revival style with a Spanish Mission influence. It is of red brick with a tiled roof and faces onto High Street, with a rectangular plan entered via a tower. A row of windows runs along the eastern elevation, while to the western side a veranda runs the length of the original building.

The roof is a jerkin-head gable, with a terracotta stop for the ventilation ridge running along the ridgeline. The jerkin-head gable extends over the centre of the façade with timber eaves and brackets, adding an Arts & Crafts touch to the detailing. A cross sits atop the pyramidal cap of the tower, which is also roofed in terracotta tiles. The tower roof overhangs the walls with broad timber eaves. The roof and eave treatment demonstrates the Spanish Mission style much used by O'Connor. A brick Lombard Band runs under the eaves of the tower (Figure 8), which is more characteristic of Romanesque decorative treatment.

A wheel window is centrally located on the gabled façade, a detail that is typical of (Romanesque Italian) Lombardic architecture, with tracery of spokes radiating from the central boss which is moulded with an Alisee cross (commonly found in early Medieval art). The window is constructed of pressed cement. The Foundation Stone is located beneath this central wheel window (Figure 8).

Brick piers on the northeast corner are decorated with cement arch mouldings with Latin crosses (Figure 9). The details are repeated in the brick piers along the side of the building, with multi-paned sash windows with painted concrete lintels and sills. Along the west side of the hall is a veranda supported on four slender concrete columns. Under the eaves runs a six-course continuous lintel. Two doors underneath sets of triple pivot sashes originally opened from the hall onto the veranda. At least one original sash window can be seen from the street at the west side of the tower. The door has been replaced with a modern timber and glazed door with side light, and

ASHBURTON

unsympathetic contemporary door lights have been placed on either side of the entrance. A set of steps with a low concrete bannister leads from the street level to the door.

Cement moulded detail of a Cross Potent rising from foliage is located within the brick arched tympanum with keystone ornament. The wheel window is framed with four similar keystone ornaments.

There is a recent services box on the front façade adjacent to the steps, concealed by a timber slat screen (Figure 8). The hall is set within landscaped grounds to the north (front) façade and a small grotto at the eastern side (Figure 11). The grotto runs part way down the length of the hall and is separated from a rear carpark by a metal paling fence and gate. The site has otherwise been developed. The original low red brick fence has been partially demolished and replaced with a taller grey brick fence and black palisade gate, however a section of the red brick fence that connects the hall to the former presbytery on the corner remains towards the east. A concrete path and bluestone edging links the two through a garden, with a grotto encasing a statuette of the Virgin Mary (Figure 11).



Figure 8. View of the front façade of the hall. (Source: Trethowan Architecture 2018)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 9. Detail of concrete arch mouldings with cross on pier and bracket under eave. (Source: Trethowan Architecture 2018)



Figure 10. View along the eastern side of the hall, showing veranda. (Source: Trethowan Architecture 2018)



Figure 11. View along the eastern side of the hall behind the grotto towards the upper level extension. (Source: Trethowan Architecture 2018)

ASHBURTON



Figure 12. View of the west side of the hall showing windows and decorated piers. (Source: Trethowan Architecture 2018)

Comparative Analysis

PJ O'Connor in Boroondara

The only known work by PJ O'Connor in the municipality is his own house (1930) at 452 Warrigal Road, Ashburton (HO417). The house uses his favoured Spanish Mission style, with rendered walls and hipped roofs punctuated by a decorative tower (Figure 14). The house has arched openings in an arcade-like arrangement on the facade. The house shares a dominant tower entry, with overhanging pyramid capped tower, with the church hall, but otherwise adopts a strong Spanish mission residential style in its form and detailing. The tower makes an interesting visual connection between the architect's local residence and his work for the Catholic church in the area.

The subject site clearly demonstrates the application of PJ O'Connor's characteristic style in the local context, illustrating the architect at work in his own parish.



Figure 13. St Mary's Presbytery. (Source: Heritage Victoria)



Figure 14. 452 Warrigal Road, Ashburton (HO417). (Source: Heritage Victoria)



Figure 15. St Roch's Catholic Church, Glen Iris. (Source: Heritage Victoria)

PJ O'Connor outside Boroondara

PJ O'Connor was a prolific ecclesiastic architect, and numerous examples of his work have been recognised and protected on Heritage Overlays outside Boroondara. Several notable examples display characteristics that can be found in St Michael's Parish Hall in Ashburton.

An example of his residential work is the St Mary's presbytery, 1931, Malvern (within HO419 Stonnington). The presbytery is a California Bungalow with Arts & Crafts and Colonial Revival elements, with prominent nested gables and a broad colonnaded veranda (Figure 13).

St Mary's Immaculate, Ascot Vale (HO400 Moonee Valley), demonstrates the Romanesque style in red brick, with wheel window and corbel table as well as a grotto feature in the landscape. St Therese's in Wendouree (1938) adopts the Spanish Mission style but includes an arched doorway and tympanum with foliage and cross detailing similar to the hall in Ashburton. The church includes a grotto with a statuette of the Virgin Mary as a contributory aesthetic feature of its landscape of grottos, statues and shrines.

St Roch's Catholic Church, Glen Iris (HO351 Stonnington) is architecturally significant as the only known example of a Spanish Mission church in Stonnington, and one of the very few built in Victoria. The design is aesthetically significant for its restrained and elegant, use of elements of the Spanish Baroque (Figure 15). St Roch's is at a larger scale than the subject property with typically Spanish Mission rendered walls and slender arched windows. The subject property is an example of O'Connor's work in the Romanesque style and demonstrates the breadth of his stylistic ability.

Both these examples are single-purpose churches, whereas the subject building served as a combined church, school and hall until the 1950s. The subject property is unusual for combining design elements of both churches and halls in a functionally successful building that has continued to serve the community even as its use has changed over time.

ASHBURTON



Figure 16. St Mary's Immaculate, Ascot Vale.
(Source: Victorian Heritage Database)

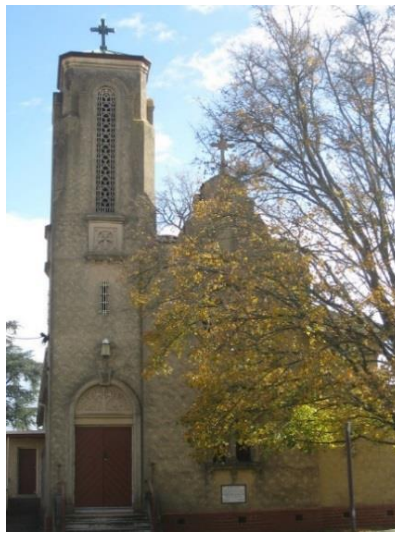


Figure 17. St Therese's, Wendouree. (Source: Victorian Heritage Database)



Figure 18. Grotto at St Mary's Immaculate, Ascot Vale. Source: Victorian Heritage Database



Figure 19. Grotto at Sienna Convent, Camberwell.
Source: Context 2017.

Interwar Romanesque Revival in Boroondara

The Sienna Convent, c.1939 (HO724), Camberwell, including a chapel, was designed by Sydney architect Hamleto Agabiti of Agabiti & Milane. Constructed of cream bricks with manganese dressings and terracotta, the building is significant for its unusual 'Lombardic Byzantine' style. It also features an unusual blue terracotta dome. While comparable to the subject site as a Romanesque building, it differs in its scale as an entire convent and chapel complex, and for its Byzantine Revival elements such as the dome. By comparison, the subject site is more domestic in scale with a multifunctional space. Rather than the Byzantine dome and rounded forms, the subject site uses a square tower and capped roof. The Sienna Convent also incorporates contributory landscape elements including a similar grotto with statuette of the Virgin Mary as part of its setting.

The Canterbury Presbyterian Church, 1927 (HO680), Canterbury, is significant for its combination of interwar medieval revival styles, emphasising the Byzantine style with a dome and truncated cruciform plan. While different from the subject site as a single purpose church with its clerestoried central drum dome, it also exhibits similar elements of Romanesque design visible in the subject site, notably the moulded stringcourse with semicircle arch detail and corbel course under the gable.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 20. Siena Convent (HO724), Camberwell.
(Source: Context 2016)

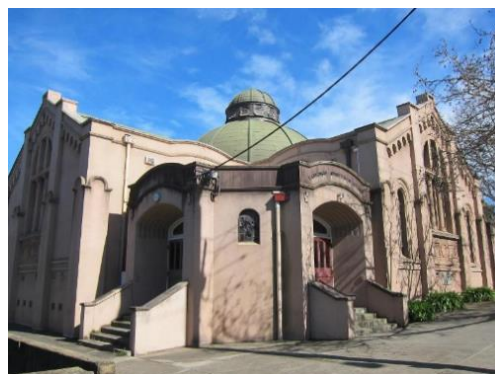


Figure 21. Canterbury Presbyterian Church (HO680). (Source: Context 2017)

Compared to these, the subject property, while more modest in scale, is nonetheless distinctive in its application of the Romanesque style to a smaller multi-purpose building. It does not display colonnades, such as at Siena Convent, or the cruciform plan of the Canterbury church, however it incorporates details appropriate to its smaller scale, including Lombard band, arched door with tympanum, wheel window. The decorative blind arcades seen at the subject site, were frequently used during the early period of Romanesque architecture, usually located on the exteriors of buildings.

According to John East, in his study of 'Australian Romanesque:'

The Melbourne architect Patrick J. O'Connor was already responsible for a couple of Romanesque churches in South Australia (see Chapter 8) when he designed St Michael's, Ashburton (1932-33, now part of St Michael's School) in a simple brick Lombardic style. Soon afterwards he designed a Catholic church for the isolated rural community of Werrimull (1933-34), built of limestone in a plain, sturdy Lombardic style. He followed this up with a large brick suburban church, St Mary of the Immaculate Conception, Ascot Vale (1934-38). Here again the dominant idea is Lombardic, but it is a sleek and modern design, marred only by an incongruous stone portico supporting a large statue. It was reported that the parish priest had considerable input to the design. (East 2016:116)

Interwar parish halls in Boroondara

The subject property compares well to other interwar parish halls in Boroondara. For example, the East Camberwell Baptist Church (1923, and hall 1925), 137 Highfield Road, Camberwell (interim HO719), adopts a similarly domestic scale and multiple usage. The church complex has been recognised as historically significant for its development as a complex connected to worship, education, and community activities from the interwar to post-war periods. The building uses red brick and terracotta roof tiles, with a projecting porch to form nested half-timbered gables. It exhibits decorative timber brackets and red brick piers and panels with bull-nosed capping and pipe railing. Compared to the subject property, it is more domestic in character, adopting fewer ecclesiastic details.

The Christ Church Memorial Hall at 2 Denham Street, Hawthorn (contributory within HO220), dates to the 1920s and has historical significance for its associations with Christ Church, the first Anglican Church built on the Hawthorn side of the Yarra River. The Memorial Hall has significance, also, for its associations with the prominent Hawthorn businessman, and philanthropist, Sir William McPherson. By comparison with the subject site, the hall is Gothic in character, but also presents a more domestic character to the street with the low hipped gable rooms on the street level and the gabled hall behind.

ASHBURTON



Figure 22. East Camberwell Baptist Church.
(Source: Context 2017)



Figure 23. 2 Denham Street Hawthorn, Christ Church Memorial Hall in HO220.
(Source: Google Maps)

Conclusion

St Michael's Parish Hall is distinctive in Boroondara as an interwar Romanesque church that was intended to also serve as a school. It operated in this way until the new St Michael's Memorial Church was built in 1953. Its history as a combined church and school during the period is also notable. Architecturally, church halls in the municipality typically adopt a domestic or Gothic Revival rather than Romanesque style. The subject property stands out for its asymmetric composition with dominant tower entry, and Lombardic details in brick. The hall is more strongly identified as a religious building compared to other halls, with its repeated Christian decorative motifs. The large multipaned windows and veranda, on the other hand, are more characteristic of a school building. It is significant as an example of PJ O'Connor's work in the municipality, particularly the prominent ecclesiastic architect's involvement in the life of his own parish where he resided and built his own home. Compared to church halls of a similar period, the subject property is well detailed and distinctive for its architectural design and Romanesque style.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Assessment Against Criteria

Criteria referred to in *Planning Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

St Michael's Parish Hall is historically significant as the first Roman Catholic Church in Ashburton. Its former usage is evident in the fabric, with a wheel window with Alisee Cross in the central boss; Cross Potent in the arched tympanum; Latin crosses repeated in the brick piers; and a cross atop the tower. The hall is also historically significant as the first St Michael's Parish School, which developed from the original building to encompass the broader site. The 1940s hall extensions are evidence of the expansion of the school in the post-war period, reflecting the booming population and establishment of the Ashburton Housing Commission estate at this time.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A

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

St Michael's Parish Hall is significant as a multi-purpose church and school from the interwar period. The combination of church and school elements in the design of the one building is unusual. The building includes multi-paned windows, side veranda, and concertina internal walls that are typical features of educational buildings of the period but unusual for churches. The hall is unusual in demonstrating characteristics of churches and schools but in an unusual combined form. Its Romanesque façade is more ecclesiastical in character. It is distinctive for its demonstration of Romanesque design and architectural style applied to a church hall.

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

St Michael's Parish Hall is aesthetically significant for its Romanesque design by prominent local architect PJ O'Connor, who was an influential ecclesiastic architect as well as a local parishioner in Ashburton. The hall demonstrates characteristics of Romanesque design with its overall large massing to the street, wheel window, Lombard band along the top of the tower, and semicircle arched tympanum over the doorway with cement render decoration. Christian symbols used in the decorative scheme testify to its former religious use and historical significance. The hall also demonstrates elements influenced by Spanish Mission Style such as broad eaves formed by the overhanging tower roof, and at the jerkin-head gable with timber brackets.

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

N/A

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

ASHBURTON

St Michael's Parish Hall maintains a strong association with the Roman Catholic community of Ashburton. The building served as the first Roman Catholic church in the suburb, prior to the construction of a new church in 1950s, at which point it continued to be used as a parish hall. It continues to be used as part of the adjacent St Michael's school, continuing its association with the Roman Catholic community and the St Michael's school community in Ashburton.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Statement of Significance*What is significant?*

St Michael's Parish Hall 268 High Street, Ashburton, 1933, is significant. The 1940s additions contribute to the significance of the place. Additions and alterations to the building after 1947 are not significant. The grotto contributes to the historic setting of the place.

How is it significant?

St Michael's Parish Hall is historically, architecturally and aesthetically significant to the City of Boroondara.

Why is it significant?

St Michael's Parish Hall is historically significant as the first Roman Catholic church of St Michael's parish, Ashburton. The hall also served as the first parish school and was extended in 1947 at a time of significant post-war growth in Ashburton with the foundation and expansion of the Ashburton Housing Commission estate. Both the 1933 Hall and its 1940s extensions served as a multipurpose church and school until the construction of the new St Michael's Memorial Church nearby in 1953. (Criterion A)

St Michael's Parish Hall is a particularly fine and outstanding local example of a church hall from the interwar period in Boroondara. It demonstrates Romanesque styling and Christian decorative scheme applied to a church hall. It is particularly distinctive as a multipurpose church and school building from the interwar period, with its dual use evident in the fabric through the ecclesiastical façade to the street with Christian detailing, combined with the multipaned windows and side veranda typical of a school building. (Criterion D)

St Michael's Parish Hall, designed by PJ O'Connor in 1933, is aesthetically significant for its demonstration of Romanesque design, with Lombard band on the tower; arch and tympanum over the doorway; central wheel window and dominant wall on the front façade, with moulded arched string courses on the piers. Other fine aesthetic elements include the different forms of cross motifs that testify to its former historical use as a church. The hall is also distinctive for its Spanish Mission influenced broad eaves formed by the overhanging pyramidal tower roof, and the projecting front clipped gable with timber brackets adding a touch of Arts & Crafts influence. (Criterion E)

St Michael's Parish Hall is significant for its association with the Roman Catholic community in Ashburton since the 1930, serving as the first church until the 1950s and later as the Parish Hall serving the adjacent primary school. (Criterion G)

Grading and Recommendations

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

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No

ASHBURTON

Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Context

References

Advocate, as cited.

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Context, 2010, Citation for St Roch's Catholic Church 198-200 Burke Rd Glen Iris, City of Stonnington.

East, J. 2016 *Australian Romanesque*, Brisbane, The University of Queensland.

Lee, Neville 2016, *The Story of Ashburton Through the Ages*, Ashburton, Vic.: Neville Lee.

Lovell Chen, 2009, 'Review of B Graded Buildings in Kew, Camberwell & Hawthorn', prepared for the City of Boroondara.

McConville, Chris 2008, 'Ashburton' in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 10 January 2019.

McGrath, Francis J., 1996, *An Australian Catholic Parish – The Story of St Michael's Ashburton 1946-1996*. Melbourne, FJ McGrath.

Nearmap, 2019 <https://www.nearmap.com.au>, accessed 16 January 2019.

Public Records Office of Victoria, as cited.

St Michael's Ashburton website, <https://smashburton.catholic.edu.au/>

Victorian Places 2015, 'Ashburton', 'Alamein' and 'Glen Iris', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 5 January 2019.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

St Michael's Memorial Church

Prepared by: Trethowan Architecture in association with Context

Address: 270 High Street, Ashburton

Name: St Michael's Memorial Church	Survey Date: 26 November 2018
Place Type: Community	Architect: CONARG (G. Hirsch)
Grading: Significant	Builder: Clements Langford Pty Ltd
Extent of Overlay: To title boundaries	Construction Date: 1953

**Historical Context**

The suburb of Ashburton, formerly located in the municipal area of the City of Camberwell, is centred on the commercial strip of High Street and is bounded by Gardiners Creek to the south, Warrigal Road to the east, and Baker Parade and Yuile Street to the north (McConville 2008). Ashburton, which includes the localities of Solway and Alamein, experienced its most intensive and significant development after World War Two (Built Heritage 2012:17).

Ashburton was the name given to the local railway station (formerly named Norwood) on the Outer Circle railway line in 1890 at the suggestion of Camberwell City councillor E Dillon. It was named after his birthplace in Ashburton Terrace in Cork, Ireland (McConville 2008; *Victorian Places* 2015). Up until the 1920s, the area from Gardiners Creek to the Outer Circle Railway was referred to as

ASHBURTON

Glen Iris, with the area from the railway line to Boundary Road referred to as Burwood until 2000. The postal districts of Ashburton and Ashburton South were declared in 1923 (Lee 2016:13).

Unlike most other suburbs then comprising the City of Camberwell, open land still existed in Ashburton in 1945, including a large area bounded by High Street, Ashburn Grove, and Warrigal Road that included the Ashburton Forest (Built Heritage 2012:133). Post-war development in this area was stimulated by the Housing Commission of Victoria, founded in 1938, which laid out its first residential estate at Port Melbourne and had soon established others at Preston, Brunswick, Coburg, Williamstown, Newport and six regional Victorian centres. The provisions of the *Housing Act 1943* allowed for the acquisition of sites for several large-scale suburban estates.

Much of Ashburton and nearby Holmesglen were identified as sites for substantial public housing estates after World War Two. In 1944 the Housing Commission acquired land for its proposed Ashburton estate of approximately 1000 houses. The land was mostly east of the railway line, at that stage closed but soon to be re-opened, and took in the Ashburton Forest. The Housing Commission estate was named after El Alamein, North Africa, the site of the battle which turned back the German army in 1942. World War Two events and locations were used to name streets in the suburb, including Tobruk Road, Liberator Street, Wewak Road and Victory Boulevard. In 1948 the railway line was extended from Ashburton to Alamein station to service the new estate; the line was subsequently named the Alamein line (*Victorian Places* 2015).

A number of building projects were undertaken to provide for the needs of the influx of people to the area. Ashburton Hall was converted for use as a picture theatre in the 1940s until a new purpose-built cinema, the Civic Theatre, designed by the architectural firm of Godfrey, Spowers, Hughes Mewton & Lobb, was built in 1948. The Ashburton Community Kindergarten opened in 1949. St Matthew's Anglican Church opened in High Street in 1947, the Salvation Army Citadel in Meaden Street in 1951 and the Church of Christ in St Georges Crescent opened in the 1950s (Lee 2016:16; Built Heritage 2012:113, 242). A new Baptist Church was built in 1959. The Ashburton Catholic parish was separated from Glen Iris parish in 1946 and a Catholic primary school, St Michael's, opened in that year. The Presbyterian Church opened in High Street in 1952 and the present St Michael's Memorial Church in High Street was built in 1955 (*Victorian Places* 2015; Built Heritage 2012:171). A primary school at Alamein opened in 1950 and a shopping centre was established opposite (*Victorian Places* 2015).

Today, Ashburton has an active shopping centre strip along High Street near the railway station. Ashburton Park and Warner Reserve have modern indoor and outdoor swimming pools and associated facilities. The Malvern Valley golf course is located on Gardiners Creek (*Victorian Places* 2015).

History

The Roman Catholic community in Ashburton began as an 'outpost' of the Parish of Glen Iris. Its priest, Father Patrick Roch Loughnan, celebrated Ashburton's first Holy Mass on Sunday, 11 December 1927, in the Ashburton Hall that was then on the corner of High and Johnston streets. The attendance was only 72 (McGrath 1996:1-2). The first church, constructed nearby at 268 High Street in 1932, doubled as a school. Father Loughnan celebrated the first mass there on Christmas morning 1932 and Cardinal Mannix blessed it in 1933 (McGrath 1996:4-5; *Advocate* 9 March 1933:18). This first Catholic church in Ashburton was given the name Saint Michael's. One of the Italian Salesian priests attached to the Glen Irish Parish, Father Michael Maiocco, became the pastor for Ashburton (McGrath 1996:6-7). It was not until 26 April 1946 that Ashburton became a parish. Father John Joseph Ryan, who had served as a Chaplain with the Australian Imperial Force, became the first parish priest (McGrath 1996:10).

The population of Ashburton boomed in the post-war period, particularly with the establishment of the Ashburton Housing Commission estate. By 1948, Father Ryan had raised over £9000 towards the parish costs, which at this time were dominated by the expenses of the new parish school (McGrath 1996:10-11). Once the debt had been mostly repaid, a new appeal was launched for the

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

construction of a new church. As Spiritual Director of the Catholic War Veterans' Association, Father Ryan wished for the new church to be a 'memorial' to the dead of both world wars (McGrath 1996:37). In 1953, parishioners raised £7588 towards the new church at a 'queen carnival' and Christmas fete (*Advocate* 17 December 1953:23). The cost of the new church was estimated to be £40,000 (*Advocate* 12 November 1953:23).

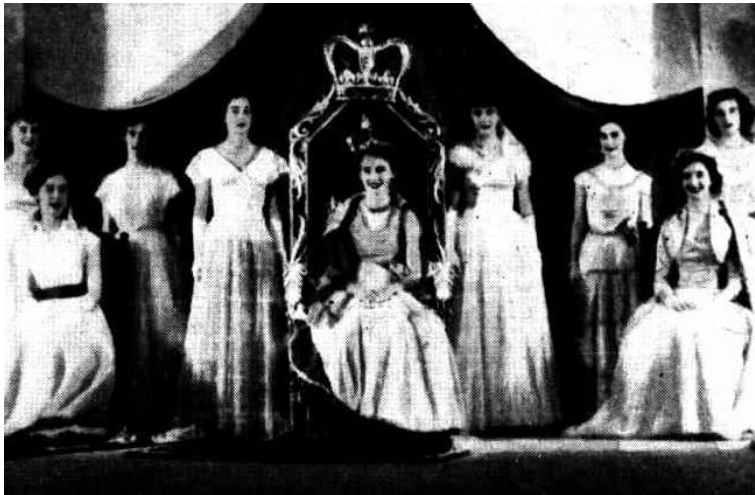


Figure 1. The 'Queens' of Burwood, Glen Iris, and Ashburton pictured at the Ashburton Queen Carnival. (Source: *Advocate* 17 December 1953:23)



Figure 2. Father John Joseph Ryan. (Source: McGrath 1996)

Grigore Hirsch's newly minted firm CONARG was chosen as the architect for the new church. The selected builder was Clements Langford Pty Ltd, the renowned Melbourne building company responsible for numerous prominent public buildings in the city, including the spires of St Paul's Cathedral (Richmond 2005).

Father Ryan took a great interest in supervising the construction of the new church but died of a heart attack on 18 March 1955, shortly before its completion. Archbishop Mannix presided over the Requiem Mass for Father Ryan in the old church, telling the hundreds who gathered and overflowed into the street that the 'splendid new church' nearby would 'remain a monument to him and to the generosity of his people of Ashburton' (McGrath 1996:38). It was not long before Archbishop Mannix returned to bless the new St Michael's Memorial Church on Sunday 15 May 1955 (McGrath 1996:39).

ASHBURTON

New Church of St. Michael, Ashburton

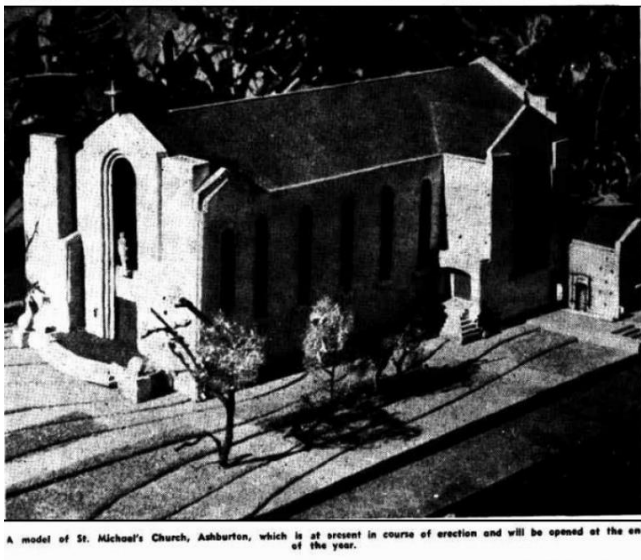


Figure 3. Model of the church pictured in 1954 in the *Advocate*. (Source: *Advocate* 10 June 1954:22)



Figure 4. Cardinal Mannix blesses the new church (left) and crowds gather at the opening of the new church in 1955 (right). (Source: McGrath 1996)

The interior of the church, including the seats, was furnished with funds raised from the Catholic families of the parish. The Tabernacle was donated by John Burke at a cost of £275, and had a door with a figure of a pelican feeding its young (McGrath 1996:42). The Crucifix over the altar was donated by Tommy and Betty Payne, with a figure carved of wood and copied from the crucifix of Limpias in Spain (McGrath 1996:42). The Stations of the Cross are carved wood from Italy. The cost of the altar was £1000 (McGrath 1996:41). To raise the funds for refurnishing the altar, a 'mammoth house party' was held at the home of Mr and Mrs Frank Daly on 27 May 1955. Money left by Father Ryan from his deferred Army pay also went to pay for the altar, which was made of marble sourced from three countries – white Sicilian table, facing and steps from Portugal, and predella and steps from New South Wales (McGrath 1996:42).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

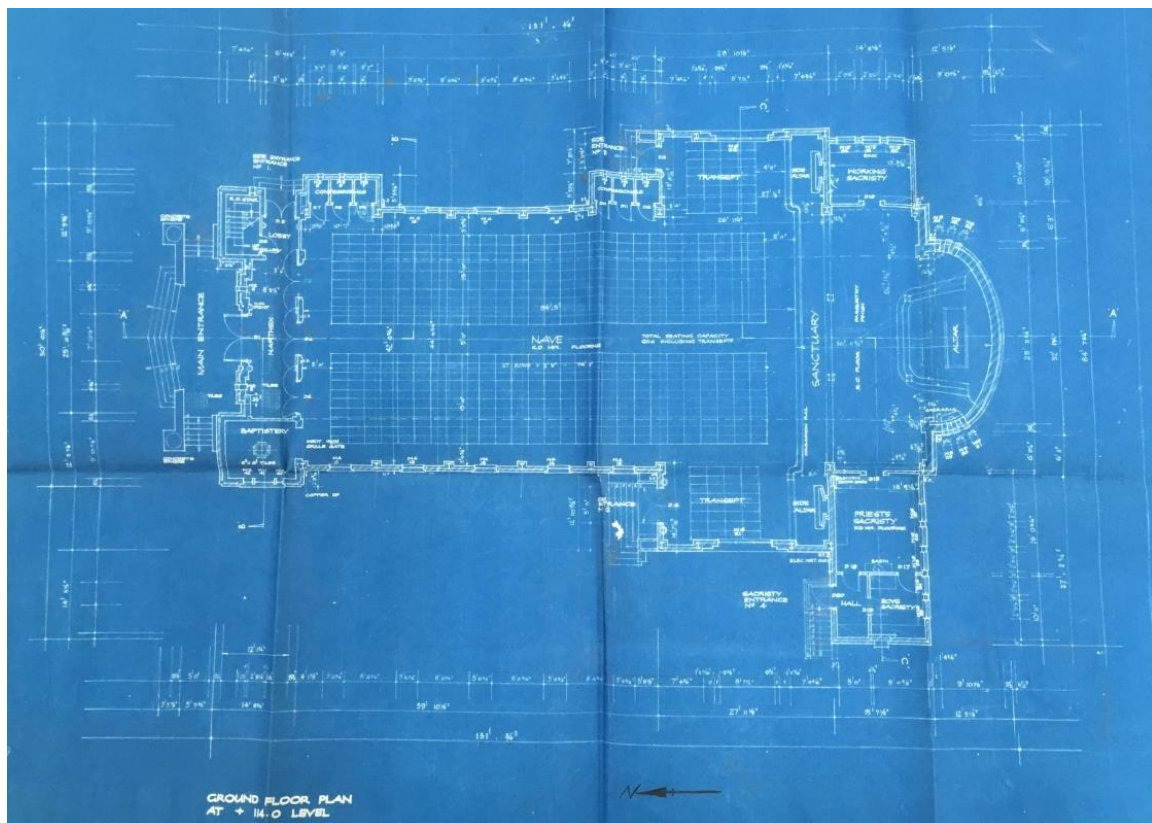


Figure 5. Detail of original plans for the church in 1953 by CONARG. (Source: Public Records Office of Victoria VPRS 7882/p1/1172/10064)

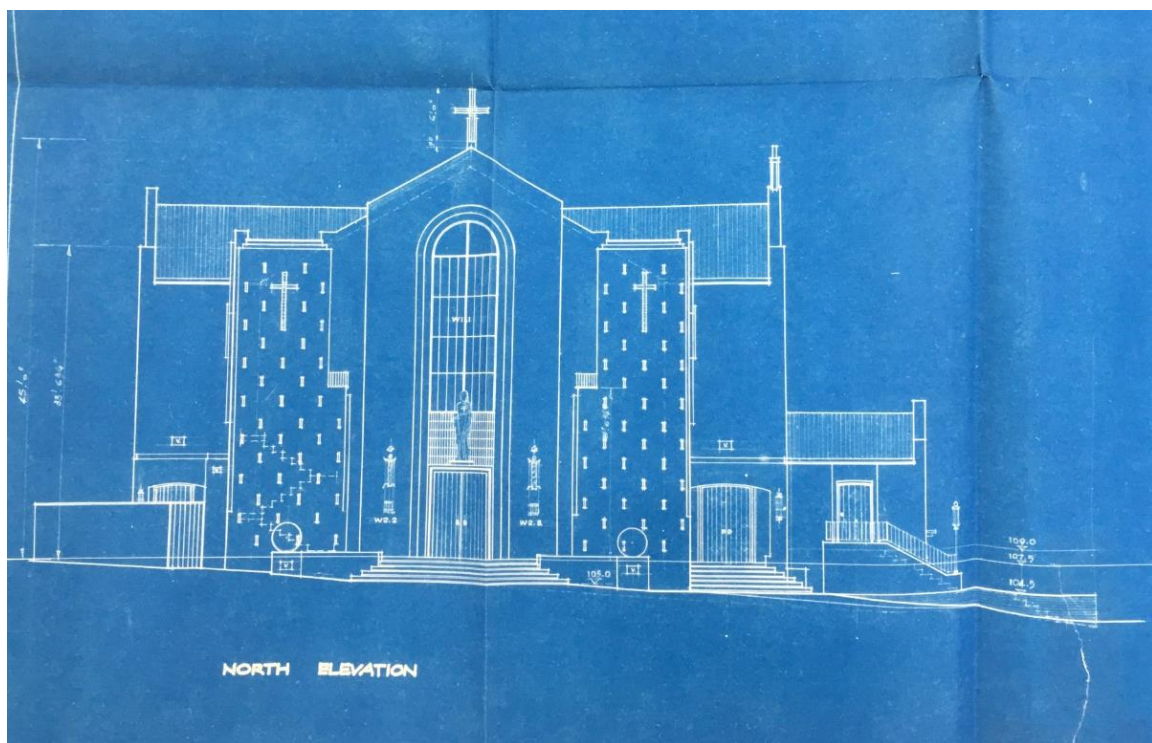


Figure 6. Detail of elevations by CONARG showing the front of the church. (Source: VPRS 7882/p1/1172/10064)

ASHBURTON



Figure 7. Original interior scheme in 1955. (Source: St Michael's Ashburton)



Figure 8. Cross section of the church across the sanctuary and sacristy. (Source: Public Records Office of Victoria VPRS 7882 p1/1172/10064)

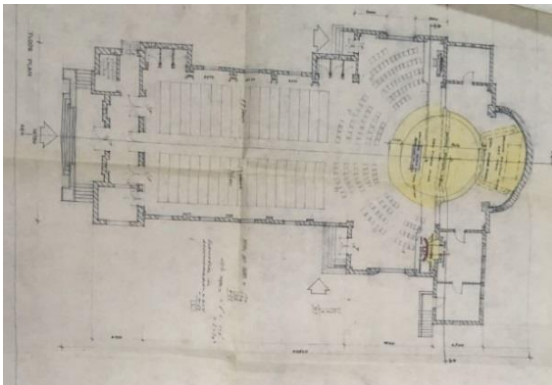


Figure 9. Plan of alterations to the interior of the church in 1975 by Kevin Petherbridge. (Source: Public Records Office of Victoria VPRS 7882 p1/1172/10064)



Figure 10. The altar after its relocation in 1975. Source: St Michael's Ashburton. (Source: McGrath 1996)

In 1975, architect Kevin Petherbridge was commissioned to make alterations to the setting of the altar (PROV VPRS 7882/P/0001). This involved the construction of a new timber floor on brick piers and round raised dais extending out of the apse. The renovation of the altar space to the round was connected to the Vatican II reforms attempting to modernise the church by strengthening the connection between the priest and the congregation. This frequently involved moving the altar sanctuary out of the apse and into the transept, such as at St Patrick's Cathedral in Melbourne in its 1970s reform (de Jong & Marcello, 2017). A small double toilet block was added to the rear of the church in 1983 (PROV VPRS 7882/P/0001) also by Petherbridge. The windows above the confessional were donated by parishioner Olga Tennison as a memorial to her husband, sourced from Gabriel Loire, Artist and Glassmaker of Chartres, France (McGrath 1996:128).

Grigore Hirsch and CONARG

Grigore Hirsch trained and worked as an architect in Romania before moving with his family to India in 1941. There, he continued to practice as an architect, including for the British Army. He became a British citizen prior to Indian independence and migrated to Australia in 1947. In 1953, he established CONARG, 'Contemporary Architecture Group'. His firm was responsible for a string of Catholic church buildings, starting with churches in Ashburton and Brunswick in 1953 and culminating with St Anthony's Shrine, Hawthorn in 1961. Hirsch's association with the Roman Catholic church reportedly began with his conversion to the faith whilst in India (Built Heritage

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

2017). CONARG's most notable non-ecclesiastic works included the Mirama Court Shopping Centre in Mitcham (1957); Sandringham Memorial Hospital, with J.H.E.Dorney (1957); high-rise flats in Lansell Road, Toorak (1962); and a small number of Modernist houses in the suburbs, including his family residence at 118 Glen Iris Road, Glen Iris (Built Heritage 2017).

Grigore Hirsch and CONARG designed several churches around Melbourne, but St Michael's Memorial Church was the first – designed the same year that Hirsch registered as an architect and formed CONARG. The second was St Bernard's in Brunswick, which attracted attention for its round form. CONARG designed a wide range of contemporary styled buildings around Melbourne in the post-war period, with an emphasis on Modern public, commercial and ecclesiastic buildings, predominantly using brick. CONARG's churches included St Bernard's Coburg (1957); St Josephs Chelsea (1956); and two in Boroondara - St Michael's Ashburton (1953) and St Anthony's Shrine (1961-69).

ASHBURTON

Description & Integrity

Figure 11. St Michael's Memorial Church, boundary shown in red. (Source: Google Maps 2018)

The church is a modern brick Romanesque Revival styled church oriented north-south. The front façade is symmetrical, with two square towers studded with impressed brick crosses, flanking a central gabled form. A large, tall, round-arched window with painted white metal frames and orange glass panes rises above a square, blue-painted timber doorway. A statue of Saint Michael slaying the dragon stands above the doorway. A contemporary metal frame and glass canopy projects above the doorway over the entrance. The canopy, while contemporary in design and materiality, is sympathetic in form. The shape of the canopy with its central high point and its projecting wings echoes the pitch of the central gable and its relationship with the two towers on either side. The church gable is crowned by a white painted timber Celtic cross.

Decorative elements include the pattern of indented brick crosses on each tower, corbelled course along the side elevations, and brick pattern on the rounded apse. The corbel table along the side elevations under the roof are a modern, simplified interpretation of a corbel table. Simple brick patterns similarly decorate the tympanum under the arched windows to the transept. The central façade's arched window is set within a simplified brick archivolt. The ornamental brickwork above the Sacristy door suggests a dripstone moulding. The external window sills are an accentuated stylisation of Norman window sills.

Internally, the church consists of a narthex, nave, transept, sanctuary and altar, with a rounded but flat roofed apse. The interior breaks with the traditional basilica form by excluding side aisles or chapels. Instead, the interior is remarkably open and dominated by rows of five tall arched stained-glass windows on each side. The altar and sanctuary, originally located in the apse, have been brought forward into the transept and set upon a rounded raised floor. A baptistery is located within the eastern tower, while a lobby and stair into the gallery is located in the west tower. Confessionals are located to the west of the nave. Secondary entrances are located off the transepts. Large single arched windows illuminate the transept on east and west. Rows of three arched windows illuminate the sanctuary. Rows of three tall narrow rectangular windows illuminate the apse, which is set within a recess separated from the Sanctuary by a large arch. A crucifix is set within the apse. The overall effect is strikingly simple, relying on material and form over

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

ornamentation. The concave ceiling is rendered light cream, the smooth texture contrasting with the cream brick walls. The windows along the nave are set within shallow recesses formed by brick pilasters and gently arched brick soffits. Stations of the Cross adorn the walls of the nave between the stained-glass windows. The timber seating is arranged in straight rows up to the transept, where portable seating may be arranged around the elevated sanctuary and altar.

The interior of the church has developed over time, with the most notable alteration occurring in 1975 to the sanctuary following the Vatican II reforms. A curved timber panelled wall with side altar and statuette of the Virgin Mary screens the new entry from the priest's sacristy into the sanctuary. The gallery above the narthex is lined in timber, its square and gentle arch forms mirroring the pattern of the pilasters and soffits that frame the nave windows. The organ is set in timber panelling within the eastern transept. The organ replaced another side altar in the east transept some time before 1975. The stained glass and statue of Saint Michael were added some time after the opening of the church, but in locations envisioned in the original plans, which saw a statue located over the doorway. The stained-glass windows are modern in their composition and style, while the statue adopts a more traditional sculptural style.

The priest's sacristy is entered via a stair and extends westwards. Another row of five arched windows pierce the southern elevation of the sacristy. The original side stairs and concrete spheres on either side of the main entrance have been removed and replaced with disabled access ramps. The long conical scroll-shaped lights that originally hung from the ceiling have been removed.

The composition of the church exterior and interior forms a cohesive design of stripped back, simplified Romanesque using distinctly modern materials and patterns. The repeated use of brick decorative elements emphasises the material. The quoin-like 'tooth' pattern that edges the transitions between the nave and apse, and the ceiling and apse, creates an interesting contrast between this textured materiality, and the contrasting smooth, light materiality of the apse and original sanctuary. The timber panels used in Petherbridge's 1975 alterations to the sanctuary and transept repeat the same rectangular pattern. Semicircular arches are characteristic of Romanesque architecture. Other characteristics evident in the church are the use of massive walls with limited or small openings, such as in the apse and in the towers. The overall mass of the building, without buttresses, is typically Romanesque. The use of piers or pilasters between arches, occurring on the interior; the ceiling is reminiscent of the barrel-vaulted ceiling. John East described St Michael's Memorial Church, Ashburton as 'an example of the style which might be called Post-Romanesque. The massing, the large arch of the façade with its stepped "mouldings," and the residual brick corbel table on the side elevations all clearly suggest Romanesque influence in a design which is otherwise very much of its time' (East 2016:121).

The church grounds are defined on the north and west by an original cream brick fence. The steps on the boundary have white painted metal balustrades. The landing to the front steps is 'pointed' outwards to the street. Contemporary landscaping surrounds the church, including a metal sculpture beside the church, and a car park to the rear. A Memorial Garden has been planted beside the church, with plaques memorialising deceased parishioners adorning the church wall near the sacristy door.

ASHBURTON



Figure 12. Detail of Sacristy entry showing brick detail over door suggesting a dripstone moulding, embossed brick crosses, and brick dentil pattern at top of the wall. Memorial Garden plaques on the left. (Source: Trethowan Architecture 2018)



Figure 13. Front view of the central façade, showing original door, with statue above, dominant brick massing, large central arched window within simplified archivolt. The steel and glass canopy is a recent addition. (Source: Trethowan Architecture 2018)

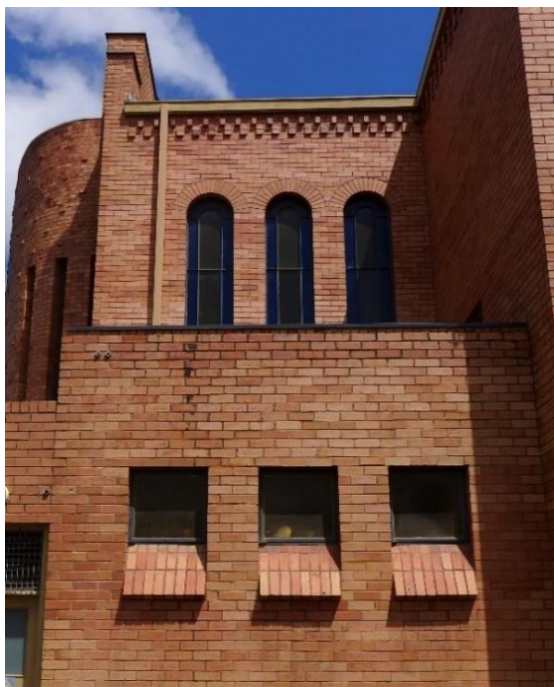


Figure 14. East side of the sanctuary walls. (Source: Trethowan Architecture 2018)

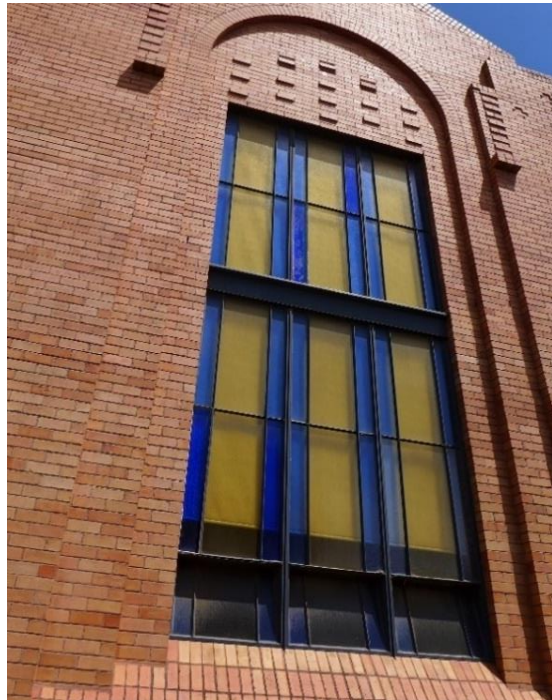


Figure 15. Window in the eastern transept. (Source: Trethowan Architecture 2018)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 16. The church viewed from within the carpark at the rear of the site. Note the Romanesque massing, decorative brick work in the tympanum over the transept window, and a corbel table under the roofline. The square toilet block in the foreground is a later addition. (Source: Trethowan Architecture 2018)



Figure 17. View of the apse and sacristy from the southwest. (Source: Trethowan Architecture)

ASHBURTON



Figure 18. View of the church from the northwest. (Source: Trethowan Architecture, 2018)

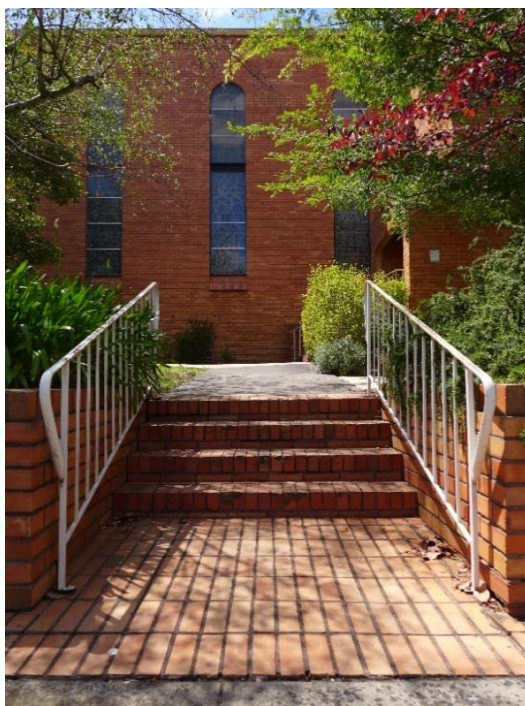


Figure 19. View of stair on the west with original balustrade. (Source: Trethowan Architecture, 2018)

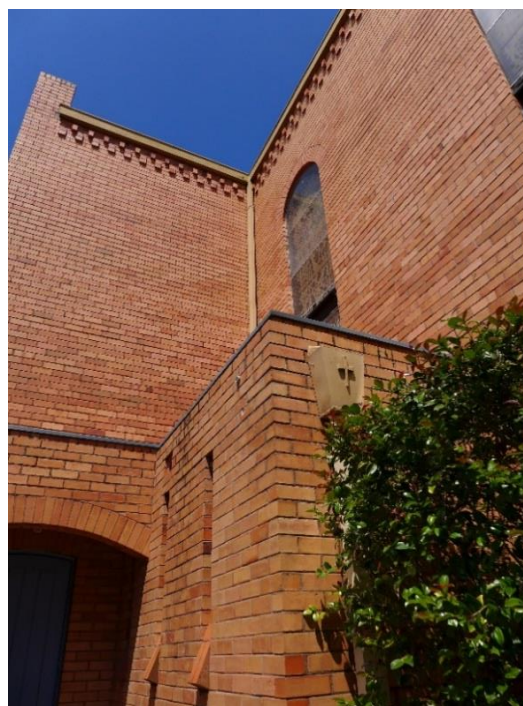


Figure 20. View showing brick dentil pattern and rainhead with cross. (Source: Trethowan Architecture, 2018)



Figure 21. Interior of the church looking along the nave towards the sanctuary. (Source: St Michael's Parish School)

Comparative Analysis

Churches by CONARG

St Bernard's in Coburg (Figure 22) was designed by CONARG in 1957. It is protected in the City of Moreland heritage overlay as an individual place, HO349. The round church at St Bernard's departs from the traditional basilica form typical of CONARG's other works. A brick relief cross appears on the façade, clerestory windows in the round, and a flat modern roof.

St Joseph's school in Chelsea (Figure 23) was designed by CONARG in 1956 and is protected as an individual place in the City of Kingston (HO35). The church is a traditional cruciform plan basilica with crossing transept and semicircular apse, with a Romanesque cathedral form including buttress piers and corbelled eaves. It displays CONARG's characteristic ecclesiastic roof end form of a triangle on square edged corners, and the use of tall arched windows with rendered arched lintel forms. The simple square door is framed by a grand arched recess with sculptural cross and stained glass window. Like St Joseph's, St Michael's Memorial Church uses a large central arched window form over the entry, however St Michael's Memorial Church eschews use of exterior render or concrete in favour of total use of brick in ornamentation. St Michael's Memorial Church is also distinguished by its symmetrical front towers.

St Anthony's Shrine was the culmination in a series of ecclesiastical projects by CONARG for the Catholic Church around Melbourne, combining modern and adapted traditional elements. St Anthony's Shrine has been recommended for the Heritage Overlay in Boroondara for its architectural significance as an outstanding example of the work of CONARG architects, and for its aesthetic characteristics combining Modern and Romanesque Revival ecclesiastical design. The church is particularly distinguished by its Lombard-style porch and sculpted doors. The church is the largest and most imposing of CONARG's churches.

ASHBURTON



Figure 22. St Bernard's, Coburg. (Source: Google Maps)



Figure 23. St Joseph's Chelsea. (Source: Google Maps)



Figure 24. St Anthony's Shrine, Hawthorn. (Source: Trethowan Architecture, 2018)

The subject property is important as the first of CONARG's churches, where many of the characteristics fully developed in St Anthony's Shrine were first explored, including the use of simplified Romanesque details expressed in brickwork. Despite its relatively smaller scale, St Michael's Memorial Church nonetheless presents as an imposing building in its context, with Romanesque massing. St Michael's Memorial Church is also distinguished by its curved apse and more traditional cruciform plan with transept. It is simpler, more suited to its Ashburton context, without the clerestory, side aisles and chapels of St Anthony's basilica. In terms of decoration and interiors, St Michael's Memorial Church also presents as more consistently modern. St Anthony's Shrine incorporates an unusual mixture of modern and traditional materials and decoration in the more flamboyant marble Lombard porch and sculpted doors. Internally, St Michael's Memorial Church is consistently modern in its aesthetic with its use of cream brick and render, with simplified, shallow arches and piers flanking the arched stained-glass windows, and a convex ceiling and arched apse emphasising simplicity of form over ornamentation. By contrast, St Anthony's Shrine interiors include Baroque-influenced altars, side chapels and statuary. St Anthony's painted barrel vaulted ceiling and mosaic sanctuary contrasts to the relatively unadorned ceiling and sanctuary of St Michael's Memorial Church. Compared to St Anthony's Shrine, St Michael's Memorial Church presents as more consistently modern in its aesthetic and representative of post-war suburban churches with their simple style and decoration.

St Michael's Memorial Church compares favourably to CONARG's other ecclesiastical works, being both representative of the group's general style and materials, while being distinguished from other examples both historically as the earliest church built by the group, and in terms of its styling. St Michael's Memorial Church is especially distinguished in CONARG's ecclesiastic work by the 'purity' of its vision, using brick so dominantly in form and decoration inside and out and applying a consistently modern interpretation of the Romanesque style throughout. St Michael's Memorial Church is important and distinctive as it shows the start of CONARG's ecclesiastical style, emphasising Revival over Modern elements, but using boldly contemporary materiality and simplified forms. The arch dividing the sanctuary and apse is particularly notable within, as are the tall windows and the barrel vaulted ceiling.

Post-war Modern and Revival churches in Boroondara

The church is one of few post-war or 'Late Romanesque' churches identified in Victoria (East 2016:121). It is an early relative to Saint Anthony's Shrine (1961-2), also in Boroondara, which marked the high point of Hirsch's 'idealistic attempt to reconcile the medieval and the modern' (East 2016:121). The comparison with Saint Anthony's Shrine has been discussed above. According to John East (2016:49):

There were only a handful of Romanesque churches built in Victoria after the war. The most interesting is St Michael's Catholic Church, Ashburton (1954-55), designed by G.M. Hirsch's Contemporary Architectural Group (CONARG). This was a very modern church, but the massing was typically Romanesque and the brick mouldings of the façade arch, and the residual brick corbel table on the side elevations, suggest that the intention was still Romanesque.

St Faith's Anglican Church at 8 Charles Street, Glen Iris, is a Modernist church in the municipality, and is registered at the state level in the Victorian Heritage Register (H2254). It was designed by architects Mockridge, Stahle and Mitchell, and built in 1957-58 (VHD), with a distinctive rounded form evocative of the early Christian fish symbol. It is constructed of contrasting materials: pale brick and stonework, slate roof and central copper spire. St Michael's Memorial Church is subtly Modern in its overall design, instead distinguished by its application of modern materials to the traditional Romanesque basilica form with transept.

St Paul's Anglican Church, Kew East, was designed in 1960 by architects Earle & Bunbury (Built Heritage 2012:171). The church is hexagonal in shape with hipped tent-shaped roof supported on external columns. A large crucifix towers above it in place of a traditional church spire. The design is distinctively modern, mirroring the more 'round' congregational space of post-war protestant church design. The complex comprises modern church and two earlier church halls. It has been recommended for the Boroondara Heritage Overlay by the Kew East Heritage Gap Study.

The Ashburton Baptist Church built in 1959, is a more modest suburban church also built using brick, but in a more Modern design with asymmetrical façade and window forms. The Ashburton Baptist Church has been subjected to numerous and sizeable additions and alterations that have changed the setting and presentation of the church. By comparison, the subject property is more intact and to a more stylistically cohesive design, historical rather than internationalist in its reference.

The 1968 Church of SS Cyril & Methodius in Kew (Figure 28) is within HO143 Barry Street Precinct, Kew (Built Heritage 2012:40). The Church of SS Cyril and Methodius (1968) takes a modern International style design approach with a steep glass gable form and brick entry on a podium accessed from the street via a broad concrete stair. Like other Modern churches, such as St Paul's Kew East and St Faith's Glen Iris, SS Cyril & Methodius embraces pure geometric forms, in this case the use of the triangle in its front façade. St Michael's Memorial Church is distinguished from these modern designs however by its embrace in modern materials of Romanesque revival style rather than Modernist styles, internationalist styles or geometric forms. A similar comparison can be made with the Chinese Methodist Church at Summerhill Road (Figure 27) which has been

ASHBURTON

proposed for the Heritage Overlay by the Glen Iris Heritage Gap Study. By comparison, the subject property uses a revival rather than internationalist style.

As a group, modern post-war churches in Boroondara display an eclectic character, ranging from Revival styles evoking traditional basilica forms, to the modern 'round' church and various iterations of a Twentieth Century International Style. Such post-war churches are not well represented on the Heritage Overlay. St Michael's Memorial Church compares favourably to other post-war churches in the municipality in terms of its architectural qualities, notably its distinctive simplified Romanesque Revival characteristics in a suburban setting.



Figure 25. St Paul's Anglican Church, corner of Windella Avenue and Hale Street, Kew East. (Source: St Paul's Anglican Church, Kew East)



Figure 26. Ashburton Baptist Church, 8 Y Street, Ashburton. (Source: Google Maps)



Figure 27. Chinese Methodist Church at Summerhill Road, Glen Iris. (Source: Trethowan Architecture, 2018)



Figure 28. Church of SS Cyril & Methodius, 19 A'Beckett Street, Kew. (Source: Google Maps)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Assessment Against Criteria

Criteria referred to in *Planning Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

St Michael's Memorial Church is historically significant for its association with the growth of the Roman Catholic Church in Ashburton, which was particularly strong in this area of the municipality. The Parish's early priests played an important role in the community during Ashburton's formative years. The association between Father Ryan and the Catholic War Veterans Association led to the church being dedicated as a memorial church to the Second World War. The connection between the Catholic Parish and the Housing Commission Estate was also strong, with the growth in the estate swelling the congregation's numbers and making possible the construction of a large and imposing church for this area.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A

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

St Michael's Memorial Church is a significant example of a modern, post-war church in Boroondara designed by G. Hirsch's contemporary architecture group, 'CONARG'. The church is significant for its Romanesque Revival style among post-war churches, adapting the style to modern materials. The church demonstrates elements of a traditional church plan with narthex, nave, transept and sanctuary, but dispenses with the side aisles and chapels. The church uses a Romanesque form expressed in readily available post-war materials, in this case red brick. Its decorative elements are similarly expressed using brick rather than stone or render. The emphasis on materiality over ornamentation is typically modern.

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

St Michael's Memorial Church exhibits characteristics of the Romanesque style applied in modern post-war materials and aesthetics. It includes simplified brick dentil patterns in place of the traditional corbel table, arched windows with Norman sills, buttress piers, simplified brick archivolt over the large arched windows to the front and transept, curved apse, and characteristically Romanesque massing. Rows of large arched stained-glass windows with modern stylised designs contribute to the simplified modern ecclesiastic aesthetic.

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

N/A

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

ASHBURTON

St Michael's Memorial Church is socially significant for its association with the Roman Catholic community of Ashburton. This association is evident in the fabric, with furnishings as well as the church funded by community donations and bequests, and the Memorial Garden attached to the side of the church. The church has been the continuous focus of the Parish community's spiritual life since its construction in 1953.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Statement of Significance*What is significant?*

St Michael's Memorial Church, 270 High Street in Ashburton, designed by CONARG and constructed in 1953, is significant.

How is it significant?

St Michael's Memorial Church is of historical, architectural, aesthetic, and social significance to the City of Boroondara.

Why is it significant?

St Michael's Memorial Church is historically significant as a post-war church representing the growth of the municipality's outer suburbs in the mid twentieth century. The Roman Catholic Church was particularly influential in this area of the municipality. The connection between the Catholic Parish and the Housing Commission Estate was also strong, with the growth in the estate swelling the congregation's numbers and making possible the construction of a large and imposing church for this area of the municipality. (Criterion A)

St Michael's Memorial Church is architecturally significant as a particularly well-designed example of a post-war modern church in Boroondara. Its design by CONARG is notable for its modern interpretation of Romanesque Revival in the post-war period, and for its combination of traditional and modern elements. The church demonstrates elements of a traditional church plan with narthex, nave, transept and sanctuary, but dispenses with the side aisles and chapels. The church uses a Romanesque form expressed in readily available post-war materials, in this case red brick. Its decorative elements are similarly expressed using brick rather than stone or render. The emphasis on materiality over ornamentation is typically modern. (Criterion D)

St Michael's Memorial Church is aesthetically significant for its intact and distinctive design by CONARG. It demonstrates characteristics of Romanesque Revival comprising sheer massing of form and massive walls. It applies modern interpretations of traditional Romanesque elements such as the brick dentil pattern in place of a corbel table, archivolts, dripstone moulding, stylised and simplified in brick. The rows of large stained-glass windows contribute to the modern ecclesiastic aesthetic. (Criterion E)

St Michael's Memorial Church is socially significant for its association with the Roman Catholic religious community in Ashburton. The association is evident in the fabric, with furnishings and decorative elements provided by parishioners and their families in Ashburton. (Criterion G)

Grading and Recommendations

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

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No

ASHBURTON

Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By
Context

References

ABC News 2017, 'Ashburton locals protest against moved to develop public housing for profit', 25 March 2017, <https://www.abc.net.au/news>, accessed 10 January 2019.

Advocate, as cited.

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Fowler, Lyle 1948, 'Houses on the Ashburton Estate built by the Housing Commission of Victoria', State Library of Victoria (SLV) Harold Paynting collection, accessed online 10 January 2019.

Fowler, Lyle 1948, 'Prefabricated concrete houses designed by Leith & Bartlett for the Housing Commission of Victoria, Ashburton Estate', State Library of Victoria (SLV) Harold Paynting collection, accessed online 10 January 2019.

Lee, Neville 2016, *The Story of Ashburton Through the Ages*, Ashburton, Vic.: Neville Lee.

McConville, Chris 2008, 'Ashburton' in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 10 January 2019.

Victorian Places 2015, 'Ashburton', 'Alamein' and 'Glen Iris', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 5 January 2019.

Built Heritage Pty Ltd, "CONARG Architects", Dictionary of Unsung Architects, www.builtheritage.com.au.

East, J. 2016 *Australian Romanesque* Brisbane, The University of Queensland.

De Jong, Ursula, & Marcello, Flavia, 2017, 'Fitted for Sacred Use: Vatican II and Modernism in the physical, social and ritual space of three Australian churches', SAHANZ 2017 Annual Conference Proceedings.

Richmond, Mark 2005, 'Langford, Clements (1853 - 1930)', *Australian Dictionary of Biography*, Supplementary Volume, Melbourne University Press.

McGrath, Francis J., 1996, *An Australian Catholic Parish – The Story of St Michael's Ashburton 1946-1996*. Melbourne, FJ McGrath.

Public Records Office of Victoria, as cited.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

House

Prepared by: Trethowan Architecture in association with Context

Address: 1 Keyes Street Ashburton

Name: House	Survey Date: 26 November 2018
Place Type: Residential	Architect: --
Grading: Significant	Builder: Robertson Building Industry Service
Extent of Overlay: To title boundaries	Construction Date: 1950

**Historical Context**

The suburb of Ashburton, formerly located in the municipal area of the City of Camberwell, is centred on the commercial strip of High Street and is bounded by Gardiners Creek to the south, Warrigal Road to the east, and Baker Parade and Yuile Street to the north (McConville 2008). Ashburton, which includes the localities of Solway and Alamein, experienced its most intensive and significant development after World War Two (Built Heritage 2012:17).

Ashburton was the name given to the local railway station (formerly named Norwood) on the Outer Circle railway line in 1890 at the suggestion of Camberwell City councillor E Dillon. It was named after his birthplace in Ashburton Terrace in Cork, Ireland (McConville 2008; *Victorian Places* 2015).

ASHBURTON

Up until the 1920s, the area from Gardiners Creek to the Outer Circle Railway was referred to as Glen Iris, with the area from the railway line to Boundary Road referred to as Burwood until 2000. The postal districts of Ashburton and Ashburton South were declared in 1923 (Lee 2016:13).

Unlike most other suburbs then comprising the City of Camberwell, open land still existed in Ashburton in 1945, including a large area bounded by High Street, Ashburn Grove, and Warrigal Road that included the Ashburton Forest (Built Heritage 2012:133). Post-war development in this area was stimulated by the Housing Commission of Victoria, founded in 1938, which laid out its first residential estate at Port Melbourne and had soon established others at Preston, Brunswick, Coburg, Williamstown, Newport and six regional Victorian centres. The provisions of the *Housing Act 1943* allowed for the acquisition of sites for several large-scale suburban estates.

Much of Ashburton and nearby Holmesglen were identified as sites for substantial public housing estates after World War Two. In 1944 the Housing Commission acquired land for its proposed Ashburton estate of approximately 1000 houses. The land was mostly east of the railway line, at that stage closed but soon to be re-opened, and took in the Ashburton Forest. The Housing Commission estate was named after El Alamein, North Africa, the site of the battle which turned back the German army in 1942. World War Two events and locations were used to name streets in the suburb, including Tobruk Road, Liberator Street, Wewak Road and Victory Boulevard. In 1948 the railway line was extended from Ashburton to Alamein station to service the new estate; the line was subsequently named the Alamein line (*Victorian Places* 2015).

In March 1945, the Holmesglen Munitions Factory, which bordered Gardiners Creek, was converted to enable the mass manufacture of 962 concrete houses designed by architects Leith & Bartlett, some of which were destined for the Ashburton estate (Lee 2016:17). Excavations for the first 163 dwellings on the estate began in 1946 (Built Heritage 2012:242). The residences comprised a combination of single-storey concrete or brick houses, with clusters of walk-up flat blocks. Single-storey concrete flats for the elderly were also constructed (Built Heritage 2012:242). Of the 830 houses built by the early 1950s, approximately 40 per cent were brick veneer and the remainder constructed of concrete (Built Heritage 2012:134). Residents of the estate were typically families of ex-servicemen from inner suburbs or else European immigrants previously housed in the neighbouring Holmesglen Migrant Hostel (Lee 2016:17). A large public reserve, today's Warner Reserve, was laid out in the middle of the estate.



Figure 1. A prefabricated concrete house designed by architects Leith & Bartlett for the Housing Commission of Victoria, Ashburton Estate, 1948. (Source: Fowler 1948, SLV)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 2. Houses on the Ashburton Estate built by the Housing Commission of Victoria in 1948. (Source: Fowler 1948, SLV)

The Housing Commission estate brought new business to the Ashburton shopping strip, located between Munro Avenue and the railway station. The shopping centre was substantially rebuilt after 1950, and after Chadstone shopping centre opened at Malvern East in 1960 local traders upgraded displays, improved parking and diversified outlets, ensuring the success of the centre (McConville 2008). Industry was also attracted to the area, including the Nicholas Ltd factory designed by architect D G Lumsden and built in Ashburton in 1955 (Built Heritage 2012:232).

Today, Ashburton has an active shopping centre strip along High Street near the railway station. Ashburton Park and Warner Reserve have modern indoor and outdoor swimming pools and associated facilities. The Malvern Valley golf course is located on Gardiners Creek (Victorian Places 2015).

ASHBURTON

History

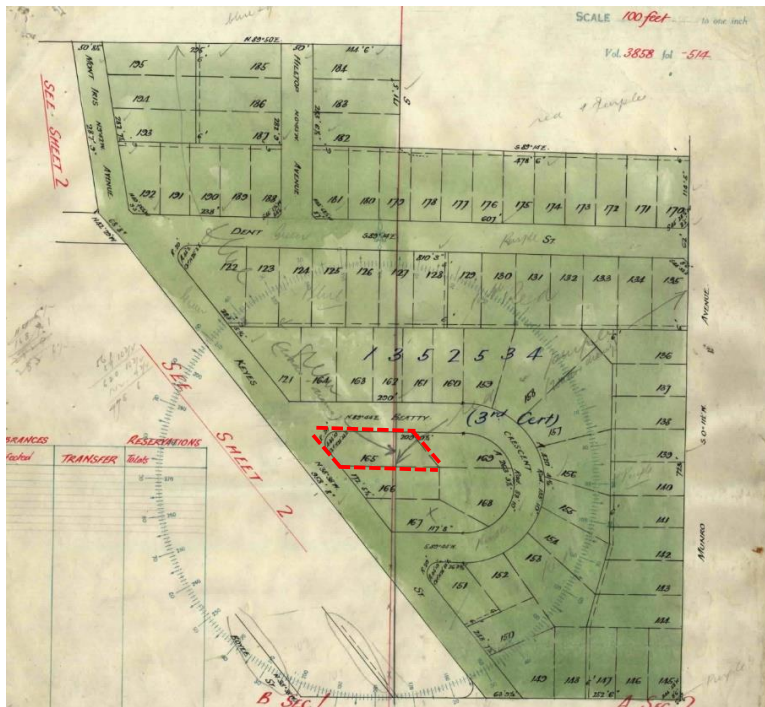


Figure 3. Certificate of Title Vol 3858 Folio 514 showing the allotment subdivision of the environs of the subject site (indicated in red). (Source: Land Victoria)

In 1899, William Henry Crocker purchased forty acres of land within Crown Allotment B of the Boroondara Parish in Glen Iris (CT: V2142 F278). This property covered the modern-day area bound by Albion Road and Munro Avenue. In 1914, the land was purchased by Charles Du Plan Lloyd (Figure 3), an insurance broker (CT: V3858 F514). Lloyd subdivided the property and sold it as smaller blocks in the 1920s and 30s. In 1939, the site that was to become 1 Keyes Street was purchased by John Thornton, a Melbourne investor, but remained an empty lot in the 1940s (Figure 4) (MMBW Detail Plan No 2747, 1946). In 1950, the subject site was purchased by Ian Keith McDiarmid (1908-1983), who built a brick house containing six rooms on the property (BP 5978).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

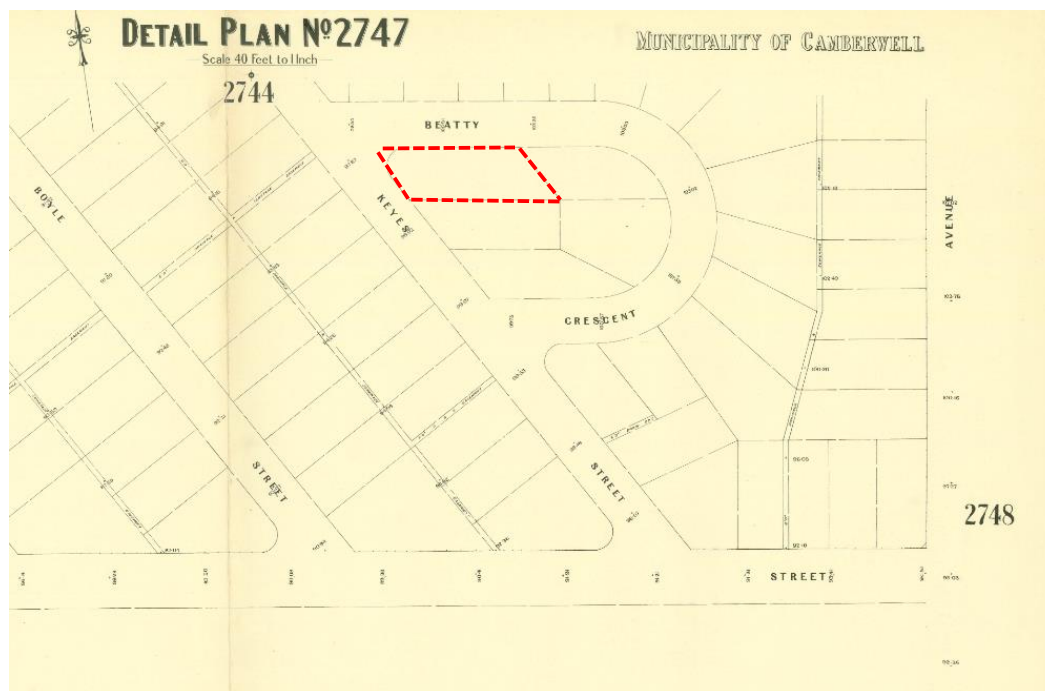


Figure 4. MMBW Plan No 2747 showing the block at 1 Keyes Street (indicated in red) in 1946. (Source: State Library of Victoria)

McDiarmid, born in Bairnsdale, Victoria, in 1908, was trained as a plumber. He married Edna Muriel Morgan in 1934 and served with the Civilian Constructional Corps during World War Two until his discharge in 1944 (NAA, B4218, CV102343). McDiarmid made further additions to the house throughout the 1950s, including garages and toilet facilities (BP). The McDiarmids lived at the house until Edna's death in 1970 when Ian sold the property to Andreas and Sofoulla Michael, who added an additional study to the rear of the house in 1976 (BP 58626). The property was purchased by Giuseppe and Rosa Alescio in 1980 (CT:V6319 F735).

Description & Integrity

The subject property is a triple fronted blonde brick Waterfall style (a 1940s development of the streamline Moderne style) house on a dark glazed manganese brick plinth (Figures 5 and 6). Each bay features a dark painted steel framed window with curved glass. A frosted glass window with a floral motif next to the front door appears original (Figure 6). Window sills are of an angled manganese brick, similar to the bricks used in the plinth. A chimney is asymmetrically placed in the front elevation providing a strong vertical break in the otherwise low horizontal forms. The chimney also incorporates curves in its buttresses, and is capped with the same manganese brick as the plinth (Figure 5). The front entrance porch is reached via curved steps and detailed with dark painted metalwork, the whole is of crazy paving that matches the front fence (Figures 6 and 8). The series of curves in both plan and detail are accented by the bands of dark manganese brick, and dark painted steel window frames and metalwork act the porch, typical of the Waterfall style.

ASHBURTON



Figure 5. View of the façade of the house showing waterfall chimney and hipped roof. (Source: Trethowan Architecture 2018)



Figure 6. The entry porch, with floral motif frosted glass in the adjacent window and ironwork pier and balustrade. (Source: Trethowan Architecture 2018)



Figure 7. View of the porch, round bay and waterfall chimney. (Source: Trethowan Architecture 2018)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

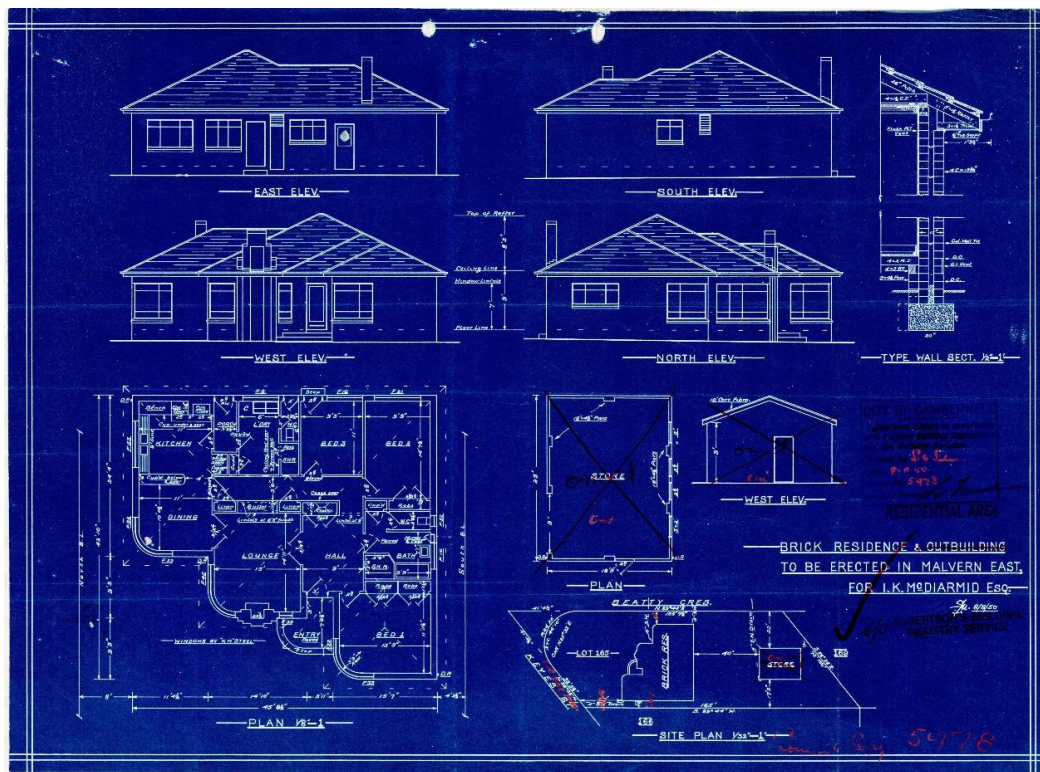


Figure 8. Original approved plans for 1 Keyes Street, 1950. The proposed store and brick fence have been omitted to comply with post-war restrictions. The chimney has also been varied during construction. (Source: BP 5978)

The glazed tile roof comprises a hipped gable with a porch incorporated into the main section. Over the curved windows, the deep eaves project to a sharp corner (Figure 5). The porch roof is supported by a decorative steel ribbon column which matches the low balustrade of the porch (Figure 6). The steps and porch are finished in crazy paving, which is continued into the edging of the garden beds, providing the house a generous garden setting in its original layout. The front boundary fence (Figure 9) continues across up to the frontage of 3 Keyes Street and then forks to mark the boundary between the two properties through the front setback. The fence is topped with decorative steel panels that match the porch balustrade. The fence along the Beatty Crescent side boundary has been altered. The height of the pillars has been increased and the original steel panels have been replaced by powder coated panels of tubular steel topped with decorative treatment similar to the original panels.

To the rear, a large garage was constructed by McDiarmid in 1953 and finished to match the house. The parapet uses a curving stepped motif reminiscent of the stepped plan of the house and form of the Waterfall chimney (Figure 10).

The home is intact externally with some later additions to the rear, visible when viewed from Beatty Street, that do not undermine its integrity or significance. The original crazy paved fence and garage that matches the house are intact and contribute to a high level of integrity across the site.

ASHBURTON



Figure 9. Detail of the curve of the fence along Keyes Street. (Source: Trethowan Architecture 2018)



Figure 10. The garage parapet echoes the chimney. (Source: Trethowan Architecture 2018)

Comparative Analysis

In the immediate post-war period, shortages and restrictions on materials dictated the size and appearance of houses in Australia. Between 1945 and 1952, these restrictions enforced a pragmatic approach on home building. These restrictions severely limited what was possible. From August 1945, for example, no building permit would be issued for any house with an estimated cost of more than £1,200.

Within a year, new limits restricted the maximum area of a house, and garages would not be granted a permit. Additional regulations in 1949 reduced the minimum allowable ceiling height in a further attempt to save on bricks. The costs associated with building continued to climb exponentially as demand fuelled a labour shortage. Government restrictions on housing were lifted in 1952, but the economic factor would remain in place for many years to come. These factors would influence the development of a 'powerful conformity of form' that architects would 'learn to hate' (Goad:3/5).

The typical suburban house came to be characterised by its stripped appearance, limited to the essentials: A hipped roof, an L-shaped plan, a concrete canopy as a porch, single double-hung sash windows, a simple chimney and eaves 'given a digger haircut' (Goad:3/1).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

SMALL HOMES SECTION HOUSE No. V319



WOULD YOU LIKE THIS HOUSE?

Would you like to live in this trim "L-shaped" house, above? Or would you perhaps prefer a house looking more like the one sketched below, all other things being equal?

We do not suggest that we know which house you would choose, but we do know this—if you are an average Melbourne home builder it is 10 to one that you will pick the top house.

This is not to suggest that you would necessarily be right and others who picked the lower house would necessarily be wrong. But it would indicate at least that you were a little more alert to current decorative trends.



Popularity of the L-shape **.... OR MAYBE THIS?**

new. But it is doubtful whether posterity will applaud today's home builder who insists on an "L-shape" merely because it seems to be the done thing.

The home builder, however, may pick the L-shape for more thoughtful reasons. He may prefer it because it has a simpler structural form than the confused and compressed house in the lower sketch. He may appreciate its clean-cut lines and freedom from extraneous ornament.

He may note that its spreading form gives it some character and distinction not apparent in a house that has grown like spoonfuls of thick porridge thrown on a plate.

But once he appreciates all this there is no reason, of course, to stay with the "L."

T, L, M or E shaped plans might be equally or more suitable, according to conditions of the land and the requirements of the owner's family.

This is the significant aspect of the popularity of the

the latest devices, the colors, wasted space as the upper, and details which make a house look like a house.

Figure 11. Robin Boyd's Small Homes Service comparing one of the service designs with the typical house that dominated the suburbs in 1950. (Source: *Age* 10 May 1950:6)

In spite of the associated costs, once restrictions were lifted, home ownership surged in the 1950s. 'Happiness and a home on a quarter-acre block were inseparable and compulsory goals for the post-war couple' (Goad:4/1). Suburbs expanded around the idea of the single-family home as an ideal, and life began to be more influenced by the United States, the source of designs for cars, household appliances, materials, films, television programming (when it arrived in Australia in 1957), and the concept of 'casual living'. In cheaper estates, the L-shaped plan typified the post-war house. Alternatively, a 'waterfall' façade 'gave a fashionable lift to several estates' around the area such as North Balwyn (Butler 1991:20).

1 Keyes Street is a substantial house that represents one of the leading suburban home types described above, incorporating flowing curves and detail expression through material and colour. The 'Waterfall' style contrasted to the cube forms of Modern architecture, instead characterised by curved and cylindrical forms, including 'walls, windows and balconies, all sweeping around corners' and named after the descending curves often used to decorate chimneys (Cuffley 1993:118). Three steps, bays or parallel lines were often used in the designs.

Post-war Waterfall style houses are not well represented on the Heritage Overlay in Boroondara. A comparable triple fronted post-war brick house is at 28 Holroyd Street in Kew (HO313), constructed c.1942, likely just before the strongest restrictions on non-essential building were brought into place. Like 1 Keyes Street, it is a single-storey, triple-fronted house with a stepped frontage emphasised by curved windows at the corners (Figure 12). Subtle variations in the styling of the house, however, point to the earlier construction date. Where the subject property has the eaves of a hipped roof minimising its use of brick, 28 Holroyd Street is parapeted with lines of contrasting brick highlighting the horizontal nature of the streamlined Moderne design, with an additional contrast and banding used between the windows on the Holroyd Street elevation. The porch at 28

ASHBURTON

Holroyd Street is supported on Ionic order columns which, while slender, do not capture the lightness-to-the-point-of-vanishing of the steel ribbon columns at the subject property. 1 Keyes Street compares favourably with 28 Holroyd Street as an example of a post-war Waterfall house, with a comparable curved bay plan but with more detailed Waterfall style chimney, ironwork porch and crazy paving landscaping.

62 Stevenson Road, Kew (HO525), c1956 uses the same material palette as the subject property but is an evolution towards the more modern designs championed by Boyd, with bigger windows and simplified floor plan (Figure 13). Compared to the subject property, it lacks the Waterfall style curved windows, chimney, and use of bichrome brick. The roof is a simple, tiled gabled form with applied concrete canopy reflective of its later design and evolved style compared with 1 Keyes Street, which features a complex, hipped roof that extends over the entry to form an eave porch entrance. The use of delicate metalwork for the low fence and entrance details is similar to that found at 1 Keyes Street. While both houses demonstrate decorative features and elements typical of post-war housing 62 Stevenson Street is a more simple form indicative of aesthetic evolution (and influence of Robin Boyd) rather than the economic restrictions that drove the stripped use of the style at the subject property and other, earlier examples.

The Roy Newton House, Glen Iris (HO385), is of local historical and architectural significance as a two-storey prototype for what is now known as the 'Post-war Vernacular' housing that dominated Australian suburbs after World War II (Figure 14). It is one of the earliest and key examples within Boroondara which demonstrate the adoption of this new direction in suburban housing style. Architecturally, the Newton house design is skilled in balancing the inherent weight of tile and brick cavity wall construction with a series of robust details and solid scaling. The design shows a sense for the richness of its contemporary materials and exploits this in a vivid manner. Both the Roy Newton House and the subject property utilise brick for aesthetic purposes. At 1 Keyes Street contrasting bichrome brickwork is used to create a horizontality and distinction between the heavy, dark plinth and the lightness of the cream bricks above. The mottled richness of the clinker bricks at the Roy Newton House provide depth and aesthetic interest through material and without applied detail. Both homes use contrasting painted window frames and timber details. Both feature a traditional hipped tiled roof with eaves, and elegant metal lacework for fences and gates. The subject property is more traditionally domestic, as a single-storey form in a garden setting. The Roy Newton House demonstrates an evolution of aesthetic and form and stands out as a prototype design.

Examples of Waterfall style post-war housing proposed for precincts within the heritage overlay in Kew East include that at 82 Kilby Road (Figure 15). The subject property however is a more intact and representative example than these contributory graded houses. For example, the house at 82 Kilby Road demonstrates Waterfall fence and stair but is less representative of the style, combining Old English Revival characteristics and lacking the round bays. 'Skyscraper Moderne' rather than Waterfall chimney profiles are visible at the post-war houses at 9 and 61 Munro Street. The post-war house at 1515 Old Burke Road demonstrates a bold Waterfall style chimney but has been heavily altered.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 12. 28 Holroyd Street, Kew (HO313), c.1942. (Source: Lovell Chen 2005)



Figure 13. 62 Stevenson Road Kew (HO525, 1956) is graded significant to the Clutha Estate. (Source: Google Maps 2016)



Figure 14. The Roy Newton House, 177 Glen Iris Road, Glen Iris, (HO385). (Source: Lovell Chen 2005)



Figure 15. 82 Kilby Road, Kew East. (Source: Google Maps)

Conclusion

The subject property compares favourably to other triple-fronted and post-war houses in the municipality. While representing well the typical suburban house of the period with its curved brick composition and roofline, and metal lacework, it is distinguished as an early and outstanding example of the Waterfall style demonstrated by its combination of three curved glass windows, corner location, matching garage, and fine waterfall chimney. The composition of crazy paving steps, landscaping and garden provides an authentic setting to the house, and it appears to retain original decorative frosted glass to the entry. The four projecting cornered eaves add to its aesthetic appeal.

ASHBURTON

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

N/A

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A

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

1 Keyes Street is a fine example of the types of homes built in Boroondara during the post-war period that were shaped by building restrictions but nevertheless sought aesthetic refinement. It is an early example of a Waterfall style house that incorporates curved bays with curved glass, chimney and windows, accented by dark painted metalwork, window frames and manganese brick against the cream brick construction. 1 Keyes Street retains good integrity including original garden layout, front fence and complementary garage. 1 Keyes Street is representative of optimistic post-war 'dream homes' crafted within the limitations of post-war material restrictions.

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

1 Keyes Street is significant for demonstrating typical aesthetic characteristics of suburban Waterfall design that, despite post-war building restrictions, incorporates expensive features such as multiple curved glass windows. It is significant for its use of polychrome brick, triple-fronted plan with curved corner glazing, and a pitched tiled roof with projecting corner eaves that form an incorporated entrance porch. The simple, restrained design is planned to address its corner site and is enlivened by the Waterfall chimney, metal lacework, crazy paving steps and fence, and matching garage. 1 Keyes Street retains its original appearance, setting and details, and provides a fine example of optimistic post-war housing in Boroondara.

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

N/A

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

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Statement of Significance*What is significant?*

The house at 1 Keyes Street, 1950, is significant. Its garage, front fence and garden setting contribute to its significance. Additions and alterations made after 1953 are not significant.

How is it significant?

1 Keyes Street is aesthetically and architecturally significant to the City of Boroondara.

Why is it significant?

The house at 1 Keyes Street is a significant example of a post-war house in Boroondara that sought aesthetic refinement through Waterfall styling, crafting the suburban 'dream home' within the limitations imposed by post-war restrictions. (Criterion D)

The house at 1 Keyes Street is a fine and early example of aesthetic characteristics of Waterfall home design, reflecting post-war 'dream home' optimism tempered by building restrictions. The house exhibits curves in its triple fronted plan, corner glazing, chimney details, and a pitched tiled roof with projecting corner eaves forming an entrance porch. The cream brick construction is accented by dark manganese brick and dark brown painted metalwork and window frames. The simple, restrained design is planned to address its corner site and is enlivened by the waterfall chimney, metal lacework, crazy paving steps and fence, and matching garage. 1 Keyes Street retains its original appearance, setting and details, and provides an outstanding example of Waterfall style, post-war housing in Boroondara. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an Individually Significant place.

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By
Context

ASHBURTON

References

ABC News 2017, 'Ashburton locals protest against moved to develop public housing for profit', 25 March 2017, <https://www.abc.net.au/news>, accessed 10 January 2019.

Age, as cited.

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Butler, Graham, 1991, *Camberwell Conservation Study*, V.2.

Cuffley, Peter, 1993, *Australian Houses of the Forties and Fifties*, Five Mile Press.

Fowler, Lyle 1948, 'Houses on the Ashburton Estate built by the Housing Commission of Victoria', State Library of Victoria (SLV) Harold Paynting collection, accessed online 10 January 2019.

Fowler, Lyle 1948, 'Prefabricated concrete houses designed by Leith & Bartlett for the Housing Commission of Victoria, Ashburton Estate', State Library of Victoria (SLV) Harold Paynting collection, accessed online 10 January 2019.

Goad, Philip, & Willis, Julie, 2012, *Encyclopedia of Australian Architecture*, Cambridge University Press.

Land Victoria, Certificates of Title, as cited.

Lee, Neville 2016, *The Story of Ashburton Through the Ages*, Ashburton, Vic.: Neville Lee.

McConville, Chris 2008, 'Ashburton' in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 10 January 2019.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library of Victoria.

National Archives of Australia, Allied Work Council, Victoria Branch (1942-1945), Personal files for members of the Civil Constructional Corps enlisted in Victoria; B4218, McDIARMID Ian Keith, CV102343.

Victorian Places 2015, 'Ashburton', 'Alamein' and 'Glen Iris', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 5 January 2019.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Victorian house

Prepared by: Context

Address: 10 Marquis Street, Ashburton

Name: Victorian house	Survey Date: 3 May 2019, 5 March 2020
Place Type: Residential	Architect:
Grading: Significant	Builder: Leopold C. Payne
Extent of Overlay: To title boundaries	Construction Date: c1891

**Historical Context**

The suburb of Ashburton, formerly located in the municipal area of the City of Camberwell, is centred on the commercial strip of High Street and is bounded by Gardiners Creek to the south, Warrigal Road to the east, and Baker Parade and Yuile Street to the north (McConville 2008). Ashburton, which includes the localities of Solway and Alamein, experienced its most intensive and significant development after World War Two (Built Heritage 2012:17).

Ashburton was the name given to the local railway station (formerly named Norwood) on the Outer Circle railway line in 1890 at the suggestion of Camberwell City councillor E Dillon. It was named after his birthplace in Ashburton Terrace in Cork, Ireland (McConville 2008; *Victorian Places* 2015). Up until the 1920s, the area from Gardiners Creek to the Outer Circle Railway was referred to as

ASHBURTON

Glen Iris, with the area from the railway line to Boundary Road referred to as Burwood until 2000. The postal districts of Ashburton and Ashburton South were declared in 1923 (Lee 2016:13).

Development to 1914

In 1838, squatters Robert Allan and William Logie took up three square miles of land on the west side of a waterway called Kooyongkoot (later renamed Gardiners Creek) on the traditional lands of the Woiwurrung people. They named the pastoral run Allan's Creek (Spreadborough and Anderson 1983:259.)

Gold discoveries increased the demand for land in the colony of Victoria and consequently runs leased by squatters were subdivided and sold. Crown land auctions occurred in the Boroondara Parish from 1850. As part of the survey process for the land sales, a public reserve was set aside on Gardiners Creek in 1853. The reserve, swampy and flood prone in places, was situated on deep water holes and crossing places on the creek. Although the name Gardiners Creek was in use by 1840, Kooyongkoot Creek was also used until the early 1900s (Malvern Historical Society 2005; *Port Phillip Gazette* 14 October 1840:2; *Victorian Places* 2015).

The area on which the suburb of Ashburton developed, Crown Allotments 137A, 137, 138A, 138, 139, 140 and 141 in the Parish of Boroondara, was sold in 1852-53 (see Figure 1).

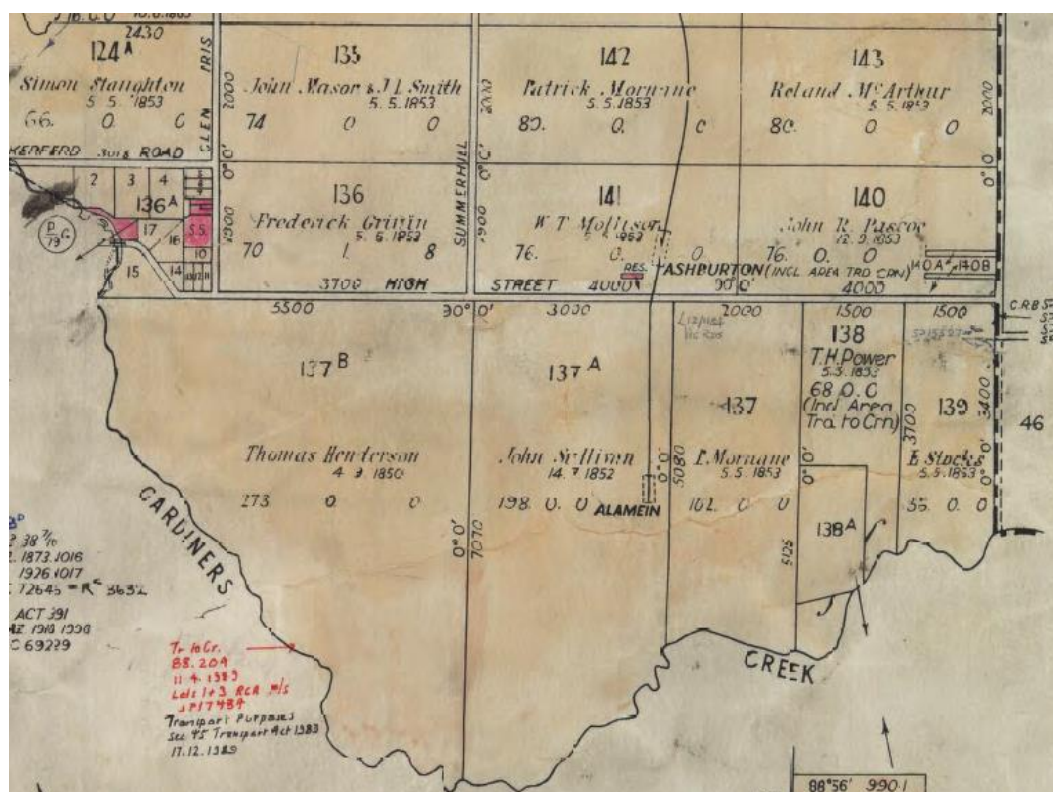


Figure 1. Showing Allotments 137A, 137, 138A, 138, 139, 140 and 141, Parish of Boroondara, on which Ashburton developed. The township of Glen Iris is shown subdivided on Allotment 136A and the railway line and stations at Ashburton and Alamein are also shown. (Source: Boroondara Parish Plan 1973)

Because the Ashburton area was not situated on a main thoroughfare, little development occurred during the 1860s and 1870s when the district comprised mainly farms, orchards and market gardens overlooking the Gardiners Creek valley. Stock routes existed on high ground and some settlers earned a living from cutting timber from the red gum and box forests and carting it to Melbourne for firewood (*Victorian Places* 2015). According to a journalist of the time, in the 1860s High Street consisted of an abattoir at one end, a blacksmith's forge at the other, with a continuation of bog holes in between (cited in Lee 2016:6).

Twickenham Estate, comprising 18 allotments of 6 acres to 268 acres between High Street and Gardiners Creek, was subdivided on Crown Allotment 137A in 1878 ('Plan of the Twickenham Estate' 1878, SLV).

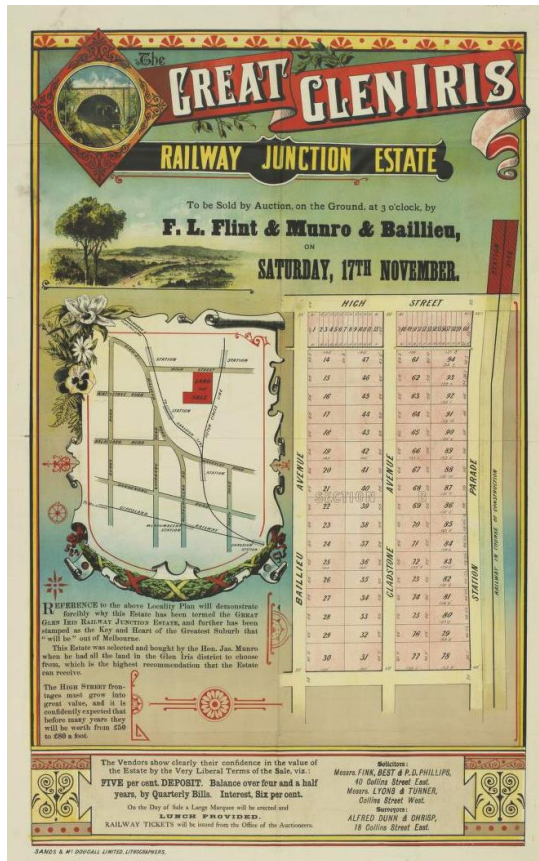


Figure 2. Great Glen Iris Railway Junction Estate, Ashburton, 1888, comprising what are now Ward Street and Highgate Grove. (Source: SLV 1888?)

With the land boom of the late 1880s and the anticipated arrival of the Outer Circle Railway Line, a number of residential estates were subdivided in the area. These included the Great Glen Iris Railway Junction Estate (see Figure 2) created by developers Flint and Munro and bounded on the north by High Street and to the east by the railway line, and auctioned in two sections in 1888 (McConville 2008; *Oakleigh Leader* 24 November 1888:7). Similarly, the High Street Railway Estate was subdivided adjacent to the local railway station that was mooted as part of the construction of the Outer Circle Railway Line (see Figure 3). All 108 lots in the estate sold at auction in August 1888 (*Age* 21 August 1888:6).

ASHBURTON

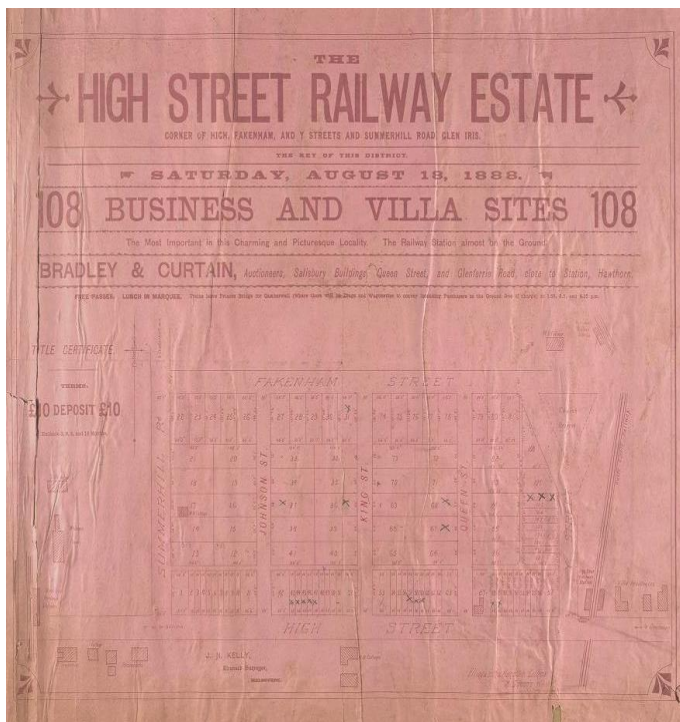


Figure 3. High Street Railway Estate plan, 1888, comprising what are now Aitchison Avenue, Duke Street, and Marquis Street. (Source: Dyer Ltd 1888, SLV)

The Outer Circle Railway Line, opened in 1890-91, connected East Malvern to Fairfield, via Ashburton, Balwyn and Kew East. Ashburton Station was opened on 30 May 1890 to the north of High Street under the name of Norwood, taken from Norwood Road (now Toorak Road). The station was renamed Ashburton in December 1890. Because the railway line joined the Outer Circle line a little east of Glen Iris, it was subsequently truncated when the northern half of the Outer Circle line was closed from 1893. Ashburton became the southern terminus of the Outer Circle Line in 1895 when the Ashburton to Oakleigh line was closed. The Camberwell to Ashburton section was closed on 1 May 1897 but reopened on 4 July 1898 (City of Boroondara 2019). The train was popular with picnickers visiting the popular Ashburton Forest, which overlooked Gardiners Creek.

By the early 1890s, market gardeners William and Paulina Gallus had opened a store in Fakenham Road and John Lee had opened a store next to the Ashburton railway station (Lee 2016:10-11). For the most part, however, because the Outer Circle railway opening coincided with the major economic downturn of the 1890s depression, only limited residential and commercial development took place in the Ashburton area.

A number of infrastructure projects established in the first decades of the twentieth century initiated some further development of the Ashburton area. The Outer Circle railway line between Deepdene and Ashburton, with a new interchange station at East Camberwell, was re-opened in May 1900 and serviced by a one-carriage steam train known as the 'Ashy Dasher'. In 1910, a bridge over Gardiners Creek to access the Darling Railway Station was opened at Dunlop Street, and replaced by a concrete structure in 1925 (Lee 2016:15). In 1913 the City of Camberwell commenced a program of providing electric street lighting (Lee 2016:14). These events facilitated further subdivision of residential estates. The Twickenham Estate, for example, was re-subdivided in 1907 (the estate's developers had earlier lobbied for the opening of the Dunlop Street bridge) and the Ashburton Station Estate was subdivided in 1916. Building activity and further development, however, were interrupted by World War One.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

History

By 1888, the site of 10 Marquis Street, Ashburton, was being auctioned off as part of the 'High Street Railway Estate'. Advertisements for the Estate at that time declared that the 108 business and villa sites for sale were 'the most important' in this 'charming and picturesque locality' ('High Street Railway Estate' 1888). The advertisement also notes that the High Street Railway Station (now known as Ashburton Station) was 'almost on the ground'. The blocks were being sold for a £10 deposit ('High Street Railway Estate' 1888). At that time, the present-day Marquis Street was named Queen Street, while the parallel Duke Street was named King Street. The names of King and Queen streets persisted until 1929, when they were both simultaneously changed (S&Mc 1929, 1930).

Leopold Charles Payne purchased lot 71 of the subdivision on 7 January 1890. On the Certificate of Title, Payne is listed as a builder and the City of Camberwell rate books indicate that by November 1891, two houses had been erected on lot 71, and both were owned by Leopold Charles Payne (CT: V2224 F761, RB). It is assumed that Payne built both villas as both Leopold Charles Payne and Francis Edward Payne were listed in the rate books as contractors (RB), and the two houses have identical chimneys. Both men were also listed as carpenters in the Electoral Rolls: Leopold Charles Payne in 1903 (ER 1903). Other owners of lots in the 'Railway Station Estate' in 1891 included the Hawthorn brick manufacturers and builders, Augustus Fritsch and J. Holzer (RB 1891).

The 1891 Rate Books show that the house inhabited by Francis Payne had a net annual value of £20, whilst the house inhabited by Leopold had a net annual value of £30 (RB). This would indicate that Francis Payne was living in the smaller villa, which is now 12 Marquis Street, while Leopold Payne lived in the subject site. Leopold Payne retained ownership of both villas on the one title (CT: V2224 F761). 12 Marquis Street was formally subdivided from the subject site in 1925 (CT: V2224 F761).

The 1891 Rate Books also indicate that at the time of rating, Payne's two villas were the only houses on Marquis (then Queen) Street, and that much of the Railway Station Estate remained undeveloped (RB). The MMBW detail plan of 1927 also indicates that much of the High Street Railway Estate remained undeveloped, with the majority of construction having occurred along Fakenham Road (MMBW Detail Plan No. 3168, 1927). The development of the estate may have been hindered by the financial slump of the 1890s, the vicissitudes of the Outer Circle Railway line, and later by the First World War.

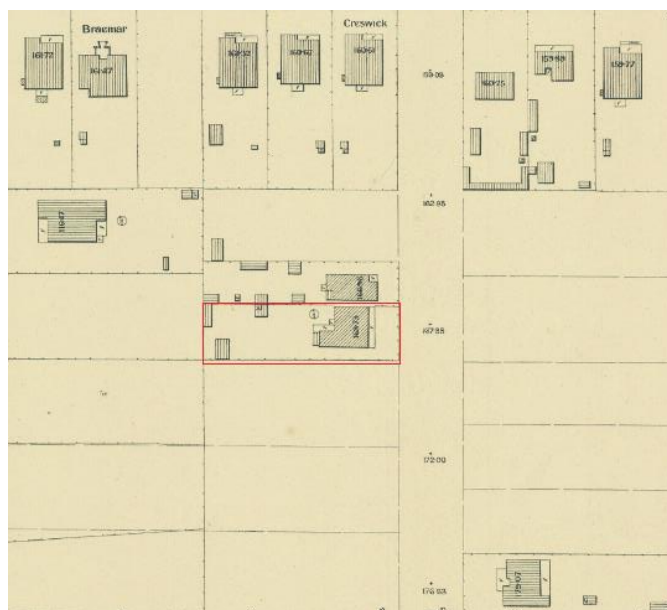


Figure 4. MMBW Detail Plan No. 3168, showing the subject site in 1927 (source: State Library Victoria)

ASHBURTON

The site was purchased by the War Service Homes Commission in May 1920, and was transferred to Stanley Charles Rankin, a builder, in September 1921 (CT: V4328 F466). Rankin had seen service in both the Boer War and the First World War, where he had fought at Gallipoli (*Canberra Times* 26 April 1966: 3). An advertisement for the sale of the house in 1933 described it as being a double-fronted brick house with five rooms, a stable and a shed. The house was sewered and had running water and electric lighting by then, and was noted as being recently renovated (Age, 15 March 1933: 2). The house was not actually sold until 1937 (CT: V4328 F466).

The house maintained its original form until 1988, when it was renovated. This left the layout of the front four rooms untouched, however the rear lean-to was demolished to make way for an extension to the rear of the house. A carport was built at the same time on the side of the house (BP 86531). The existing condition plans show that front verandah had its current configuration, with paired posts around the central entry. It also shows an 'existing outbuilding', but this is in a different position to those shown on the 1927 MMBW plan, so is a later introduction. (None of the outbuildings shown on the 1927 plan survive.)

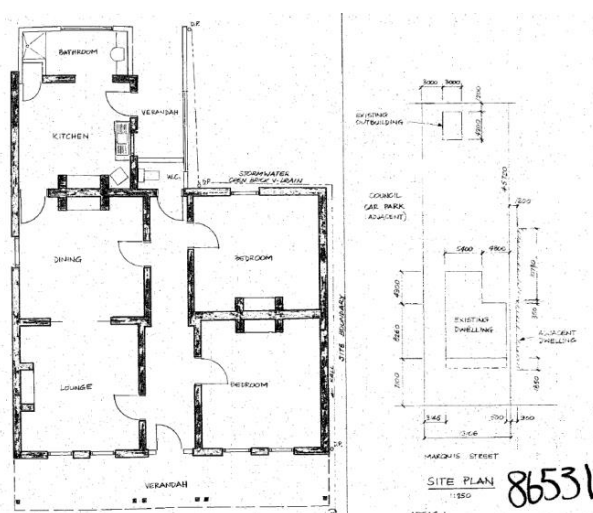


Figure 5. Existing conditions plan of the house and site in 1988, prior to construction of the rear extension and side carport. (City of Camberwell BP 86531/1988)

Description & Integrity

The house at 10 Marquis Street, Ashburton, is a double-fronted Victorian Italianate house. Constructed of brick, the front façade is finished in ruled render. The two front chimneys have a polychrome brick shaft with cement render plinth and moulded cornice. The house displays many characteristic features of this style, including an M-hipped roof (a hipped roof with a long transverse ridge and rear valley gutter), bracketed eaves, a symmetrical front façade with pairs of long double-hung sash windows surrounding the central front door, and a front verandah that sits below the eaves, resting on chamfered timber posts. The posts are paired on either side of the front entrance. While the chamfered posts are very typical of the Victorian period, the simple ladder-back frieze and the expressed structure of the corner brackets indicate a transition to Federation-era materiality and detail.

While standard in size and massing, the house has a high quality of detail consistent with a builder's own home. This includes the reeded stop-chamfering to the window reveals, the run moulding beneath the paired eaves brackets, and the patterned brickwork of the front chimneys.

As noted in the history, a rear extension was constructed around 1988, and the original kitchen and associated verandah were demolished at this time. The extension itself has more than doubled the size of the house, but it is single-storey and has a completely separate roof, so it is highly legible as

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

a later intervention and the junction is low impact. The carport appended to the south side elevation of the house is highly visible, and copies the timberwork of the front verandah. While having more of a visual impact, it is entirely reversible. The timber picket front fence is also recent in date, but sympathetic to the house. New Colorbond roof cladding was installed in 2019, replacing non-original corrugated steel. In addition, the roof framing of the verandah has been reconstructed and a concrete slab floor introduced, though the posts (apart from their bases and capitals) and fretwork appear to be original.

It should be noted that the house next door, at 12 Marquis Street, was also considered as a potential group listing with No. 10, due to their shared history, but found to be too altered. Its front verandah has been rebuilt in a different form, integrated with a carport, and it has a quite a prominent upper-storey extension.

Comparative Analysis

In its architectural design, the house at 10 Marquis Street is in keeping with many Contributory-grade Victorian houses in HO precincts in Boroondara suburbs such as Hawthorn. It is clear that it is not of architectural or aesthetic significance on a municipality-wide scale. The closest examples that are Significant in the Boroondara Heritage Overlay are the large polychrome brick Victorian Italianate houses at 189-193 Auburn Road, Hawthorn (HO433-HO435), and 32 Grove Road, Hawthorn (Significant in HO220), a rendered house distinguished by its render ornament and timber verandah detail at 44 Wattle Road, Hawthorn (HO137), a simple rendered house distinguished by the use of a return verandah at 60 Wattle Road, Hawthorn (HO38), a typical rendered house distinguished by its large block at 7 Elphin Grove, Hawthorn (HO425), and a single-fronted timber cottage which is considered a fine example of a popular type at 2 Doona Avenue, Kew (Significant in HO150).



Figure 6. 44 Wattle Road, Hawthorn, built early 1880s. (Source: M Gould, 1992)



Figure 7. 60 Wattle Road, Hawthorn, built c1886-87. (Source: M Gould, 1992)

ASHBURTON



Figure 8. 7 Elphin Grove, Hawthorn, built 1887-88. (Source: Lovell Chen, 2005)



Figure 9. 2 Doona Avenue, Kew. (Source: P Sanderson, 1988)

While not in the City of Boroondara, a house of a similar age with very similar verandah fretwork is found in Maryborough. Christ the King Anglican Rectory at 93 Clarendon Street, Maryborough, of c1890, has the same ladder-back frieze, brackets of crossed timber battens, and chamfered timber posts.



Figure 10. 93 Clarendon Street, Maryborough. Note similar verandah detail. (Source: Context 2020)

While modest in the Boroondara context, 10 Marquis Street is, however, a rare survivor of the early settlement in this part of Boroondara. In the street-by-street survey of the suburb of Ashburton in 2019, only four Victorian-era buildings were identified. Of these four, two were considered too altered and were not assessed further. Both of them are in the same part of Ashburton and were built as part of the early development of the High Street Railway Estate. The first, 9 Duke Street, is a simple timber double-fronted house whose verandah has been rebuilt in a new form (a return added to it) and a timber hood added to the front window. The second, 12 Marquis Street, was mentioned in the history as it was constructed by the same builder as No. 10. Its front porch has been entirely rebuilt (and also encompasses a new carport), a visually intrusive double-storey extension has been constructed though several rooms back, and the polychrome brickwork has been sloppily repointed with a wrong-coloured and over-hard mortar.

Apart from 10 Marquis Street, the other Victorian-era house chosen for full assessment is 7 Vears Road. It is located further to the east, and illustrates a different early theme in Ashburton's early development, that of orcharding. The first section of this house was built around 1885 (and certainly by 1889), with new brick wing built in front c1899-1902. This front wing is very intact, while the c1885 timber wing is somewhat less so.

Together these two houses illustrate two different aspects of Ashburton's foundations: agricultural followed by suburbanisation made possible by plans for the Outer Circle Railway Line. Both are typical of their time but largely intact, certainly to an extent that they are tangible illustrations of the suburb's early history.

ASHBURTON

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

The c1891 house at 10 Marquis Street is of historical significance as a tangible illustration of Ashburton's earliest suburban development. With the land boom of the late 1880s and the anticipated arrival of the Outer Circle Railway Line, a number of residential estates were subdivided in the area. This included the High Street Railway Estate, subdivided in 1888, in which 10 Marquis Street is located. Its Victorian-era origins are illustrated by its typical double-fronted Italianate house form, with ruled render walls, M-profile hipped roof, corniced chimneys, bracketed eaves, double-hung sash windows with stop-chamfered reveals, and a front verandah with stop-chamfered posts and simple timber fretwork.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

The house at 10 Marquis Street is one of only four Victorian-era houses identified in Ashburton, and one of the two most intact. It is a rare surviving place demonstrating the early development of this suburb.

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A

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

N/A

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

N/A

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

N/A

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

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Statement of Significance*What is Significant?*

The house at 10 Marquis Street, Ashburton, is significant. It was constructed c1891 by builder Leopold Charles Payne as his home.

The front fence (including the lych gate), carport and rear extension are not significant.

How is it significant?

The house at 10 Marquis Street is of local historical significance to the City of Boroondara.

Why is it significant?

The c1891 house is of historical significance as a tangible illustration of Ashburton's earliest suburban development. With the land boom of the late 1880s and the anticipated arrival of the Outer Circle Railway Line, a number of residential estates were subdivided in the area. This included the High Street Railway Estate, subdivided in 1888, in which 10 Marquis Street is located. Its Victorian-era origins are illustrated by its typical double-fronted Italianate house form, with ruled render walls, M-profile hipped roof, corniced chimneys, bracketed eaves, double-hung sash windows with stop-chamfered reveals, and a front verandah with stop-chamfered posts and simple timber fretwork. (Criterion A)

The c1891 house is of rarity value as one of a very small number of Victorian-era houses to survive in Ashburton, which demonstrate the early development of this suburb. (Criterion B)

Grading and Recommendations

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

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Graeme Butler

ASHBURTON

References

Age, as cited.

'Ashburton Station Estate' 1916, State Library of Victoria (SLV) Haughton collection, accessed online 6 January 2019.

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Canberra Times, as cited.

City of Boroondara 2019, 'Local history trails: Outer Circle Railway Anniversary Trail', <https://www.boroondara.vic.gov.au>, accessed 4 January 2019.

City of Camberwell. Building Permit 86531 for 10 Marquis Street, Ashburton, dated 29 September 1988 (BP).

City of Camberwell Municipal Rate Books (RB), as cited.

Commonwealth Electoral Rolls, 1905, 1921.

Dyer Ltd 1888, 'High Street Railway Estate', State Library of Victoria (SLV) Dyer collection of auctioneers' plans, Melbourne and suburbs, and Batten & Percy collection, accessed online 4 January 2019.

'Great Glen Iris Railway Junction Estate (High and [Dent] Streets, Station [Ward Street] Parade, Baillieu [Highgate Grove] Avenue)' 1888?, State Library of Victoria (SLV) Batten & Percy collection, accessed online 10 January 2019.

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

Lee, Neville 2016, *The Story of Ashburton Through the Ages*, Ashburton, Vic.: Camberwell Historical Society, Camberwell.

McConville, Chris 2008, 'Ashburton' in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 10 January 2019.

Malvern Historical Society Inc 2005, 'Local Names', <http://home.vicnet.net.au>, accessed 2 January 2019.

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library Victoria.

Oakleigh Leader, as cited.

Parish Plan Boroondara 1973, Department of Crown Lands and Survey, Victoria.

'Plan of the Twickenham Estate' 1878, State Library of Victoria (SLV) Map collection, accessed online 10 January 2019.

Port Phillip Gazette, as cited.

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

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Spreadborough, Robert, and Anderson, Hugh, eds, 1983, *Victorian Squatters*, Ascot Vale, Vic.: Red Rooster Press.

Victorian Places 2015, 'Ashburton', 'Alamein' and 'Glen Iris', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 5 January 2019.

ASHBURTON

Pyrus Park

Prepared by: Context

Address: 7 Vears Road, Ashburton

Name: Pyrus Park	Survey Date: May 2019
Place Type: Residential	Architect:
Grading: Significant	Builder: unknown
Extent of Overlay: To title boundaries	Construction Date: c1885; c.1899-1902

**Historical Context**

The suburb of Ashburton, formerly located in the municipal area of the City of Camberwell, is centred on the commercial strip of High Street and is bounded by Gardiners Creek to the south, Warrigal Road to the east, and Baker Parade and Yuile Street to the north (McConville 2008). Ashburton, which includes the localities of Solway and Alamein, experienced its most intensive and significant development after World War Two (Built Heritage 2012:17).

Ashburton was the name given to the local railway station (formerly named Norwood) on the Outer Circle railway line in 1890 at the suggestion of Camberwell City councillor E Dillon. It was named after his birthplace in Ashburton Terrace in Cork, Ireland (McConville 2008; *Victorian Places* 2015). Up until the 1920s, the area from Gardiners Creek to the Outer Circle Railway was referred to as Glen Iris, with the area from the railway line to Boundary Road referred to as Burwood until 2000. The postal districts of Ashburton and Ashburton South were declared in 1923 (Lee 2016:13).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Development to 1914

In 1838, squatters Robert Allan and William Logie took up three square miles of land on the west side of a waterway called Kooyongkoot (later renamed Gardiners Creek) on the traditional lands of the Woiwurrung people. They named the pastoral run Allan's Creek (Spreadborough and Anderson 1983:259.)

Gold discoveries increased the demand for land in the colony of Victoria and consequently runs leased by squatters were subdivided and sold. Crown land auctions occurred in the Boroondara Parish from 1850. As part of the survey process for the land sales, a public reserve was set aside on Gardiners Creek in 1853. The reserve, swampy and flood prone in places, was situated on deep water holes and crossing places on the creek. Although the name Gardiners Creek was in use by 1840, Kooyongkoot Creek was also used until the early 1900s (Malvern Historical Society 2005; *Port Phillip Gazette* 14 October 1840:2; *Victorian Places* 2015).

The area on which the suburb of Ashburton developed, Crown Allotments 137A, 137, 138A, 138, 139, 140 and 141 in the Parish of Boroondara, was sold in 1852-53 (see Figure 1).

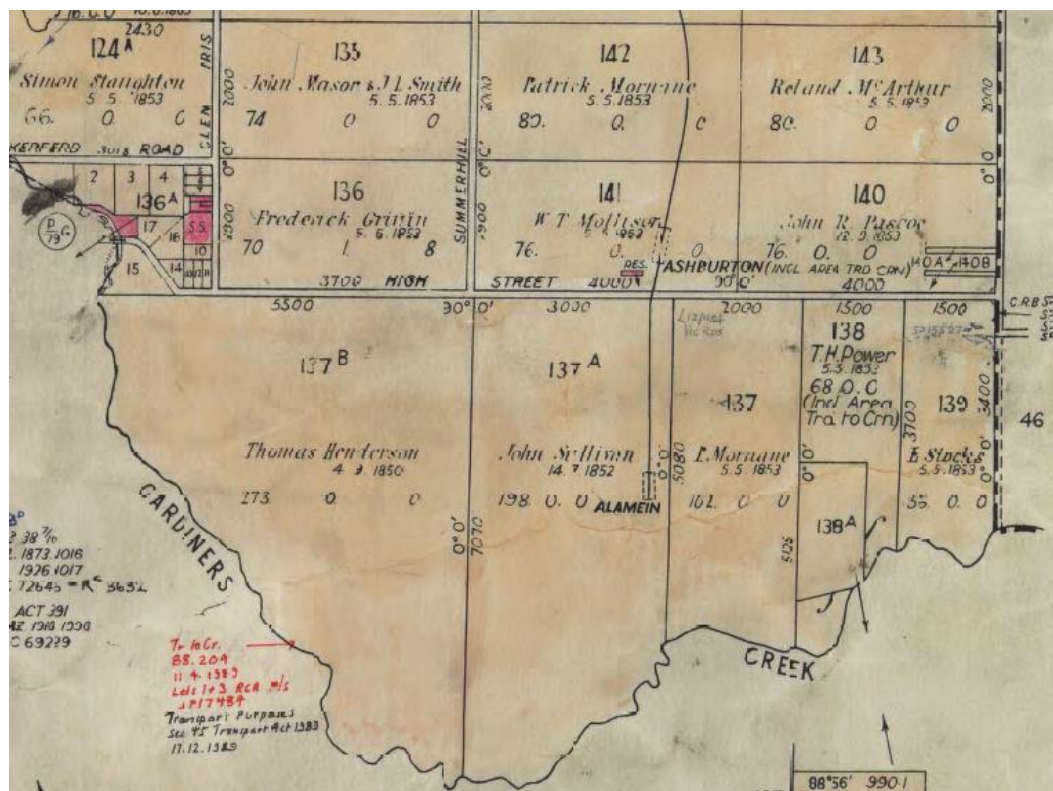


Figure 1. Showing Allotments 137A, 137, 138A, 138, 139, 140 and 141, Parish of Boroondara, on which Ashburton developed. The township of Glen Iris is shown subdivided on Allotment 136A and the railway line and stations at Ashburton and Alamein are also shown. (Source: Boroondara Parish Plan 1973)

Because the Ashburton area was not situated on a main thoroughfare, little development occurred during the 1860s and 1870s when the district comprised mainly farms, orchards and market gardens overlooking the Gardiners Creek valley. Stock routes existed on high ground and some settlers earned a living from cutting timber from the red gum and box forests and carting it to Melbourne for firewood (*Victorian Places* 2015). According to a journalist of the time, in the 1860s High Street consisted of an abattoir at one end, a blacksmith's forge at the other, with a continuation of bog holes in between (cited in Lee 2016:6).

Twickenham Estate, comprising 18 allotments of 6 acres to 268 acres between High Street and Gardiners Creek, was subdivided on Crown Allotment 137A in 1878 ('Plan of the Twickenham

ASHBURTON

Estate' 1878, SLV). A group of three buildings were shown on the auction map, on a 262-acre block adjoining Gardiners Creek, but no nineteenth-century buildings are known to survive on the estate.



Figure 2. Great Glen Iris Railway Junction Estate, Ashburton, 1888, comprising what are now Ward Street and Highgate Grove. (Source: SLV 1888?)

With the land boom of the late 1880s and the anticipated arrival of the Outer Circle Railway Line, a number of residential estates were subdivided in the area. These included the Great Glen Iris Railway Junction Estate (see Figure 2) created by developers Flint and Munro and bounded on the north by High Street and to the east by the railway line, and auctioned in two sections in 1888 (McConville 2008; *Oakleigh Leader* 24 November 1888:7). This subdivision was revised in 1923, with new street names, and no pre-1920s houses were built or survive in it. Similarly, the High Street Railway Estate was subdivided adjacent to the local railway station that was mooted as part of the construction of the Outer Circle Railway Line (see Figure 3). All 108 lots in the estate sold at auction in August 1888 (*Age* 21 August 1888:6).

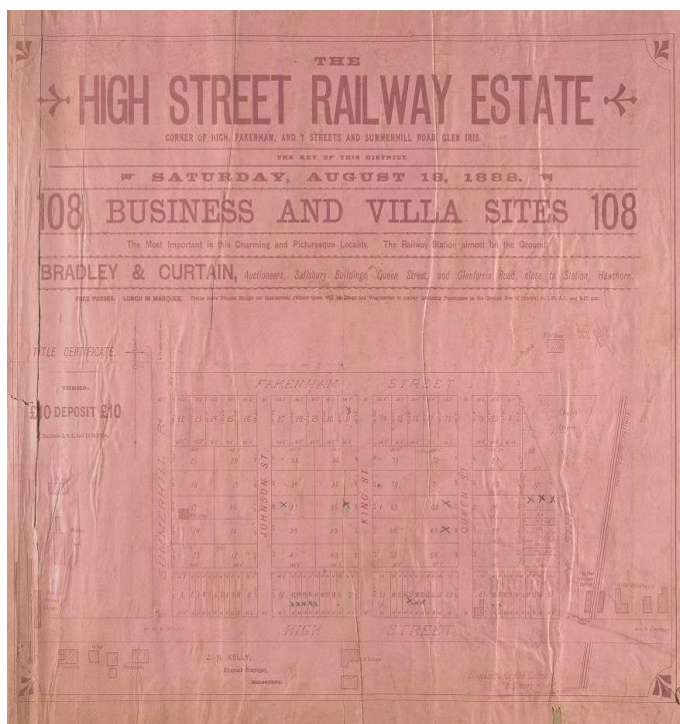


Figure 3. High Street Railway Estate plan, 1888, comprising what are now Aitchison Avenue, Duke Street, and Marquis Street. (Source: Dyer Ltd 1888, SLV)

The Outer Circle Railway Line, opened in 1890-91, connected East Malvern to Fairfield, via Ashburton, Balwyn and Kew East. Ashburton Station was opened on 30 May 1890 to the north of High Street under the name of Norwood, taken from Norwood Road (now Toorak Road). The station was renamed Ashburton in December 1890. Because the railway line joined the Outer Circle line a little east of Glen Iris, it was subsequently truncated when the northern half of the Outer Circle line was closed from 1893. Ashburton became the southern terminus of the Outer Circle Line in 1895 when the Ashburton to Oakleigh line was closed. The Camberwell to Ashburton section was closed on 1 May 1897 but reopened on 4 July 1898 (City of Boroondara 2019). The train was popular with picnickers visiting the popular Ashburton Forest, which overlooked Gardiners Creek.

By the early 1890s, market gardeners William and Paulina Gallus had opened a store in Fakenham Road and John Lee had opened a store next to the Ashburton railway station (Lee 2016:10-11). For the most part, however, because the Outer Circle railway opening coincided with the major economic downturn of the 1890s depression, only limited residential and commercial development took place in the Ashburton area.

A number of infrastructure projects established in the first decades of the twentieth century initiated some further development of the Ashburton area. The Outer Circle railway line between Deepdene and Ashburton, with a new interchange station at East Camberwell, was re-opened in May 1900 and serviced by a one-carriage steam train known as the 'Ashy Dasher'. In 1910, a bridge over Gardiners Creek to access the Darling Railway Station was opened at Dunlop Street, and replaced by a concrete structure in 1925 (Lee 2016:15). In 1913 the City of Camberwell commenced a program of providing electric street lighting (Lee 2016:14). These events facilitated further subdivision of residential estates. The Twickenham Estate, for example, was re-subdivided in 1907 (the estate's developers had earlier lobbied for the opening of the Dunlop Street bridge) and the Ashburton Station Estate was subdivided in 1916. Building activity and further development, however, were interrupted by World War One.

ASHBURTON

Market Gardens and Orchards

The following is extracted from the Boroondara Thematic Environmental History (Built Heritage, 2012:81-82):

Fruit and vegetable farming has had a significant impact on the development of the study area, both in terms of providing a booming local industry and shaping the way that the suburbia has formed around it. ... [P]astoral activity in what became the City of Camberwell was initially characterised by planting of broad-acre crops, notably hay and, to a lesser extent [sic], wheat. Census figures quoted by Blainey indicate that, during the summer of 1860-61, Camberwell's orchards and market gardens comprised only around 200 acres – less than one-fifth of the area of land that was devoted to hay, and considerably less than that devoted to wheat. In contrast to Hawthorn, where the number of fruit and vegetable farms began to decline from the 1860s, the reverse took place in Camberwell. During that decade, the district's acreage of hay was halved, and more and more land was turned over to market gardens and orchards. By 1880, these sorts of farms comprised almost 10% of Camberwell's land. As with Hawthorn's Chinese market gardens, some of Camberwell's fruit and vegetable farms survived into the twentieth century. Market gardens and orchards could be found in Deepdene, for example, in the 1920s. In Ashburton, market gardens still existed between present-day Ashburn Grove and Warrigal Road, south of High Street, until as late as the 1940s, when the land was acquired by the Housing Commission of Victoria for its new estate. Little evidence remains of market gardens in the study area, although one former site on the Yarra River at Kew – the Studley Park Vineyard – at least retains a related use.

History

In 1885 W.H. Jenkin was listed as occupant of a five-acre site with a house on 'High Street Road' in the City of Camberwell Rate Books (no locality is given); Samuel Jenkin was listed as the owner of this house (RB 1885). Samuel Jenkin also owned other houses and land in the vicinity in the early 1880s. William Jenkin owned the subject site from at least 1889.

Certificates of title show that William Henry Jenkin, fruit grower, purchased the initial land parcel in High Street in May 1889, when the locality was defined as Burwood (CT: V2142 F311). The rate books were amended on 28 August 1889 to reflect William Jenkin's ownership of the land (RB 1888-89). At this time, Jenkin was rated for a timber house and five acres of land, which reflects the same land size on the certificate of title (RB 1888-89, CT: V2142 F311). This corresponds to the rear timber section of the house that remains at the northern end of the current dwelling, and would have formerly faced Vears Road. William Henry Jenkin and his brother Samuel Jenkin had been resident in the vicinity of the subject site for several years previously. It is likely that Jenkin used the site as an orchard; he was an active fruit-grower in the 1890s. He was an entrant, for example, in the 1897 Somerville Show (*Mornington Standard*, 18 March 1897, p. 1).

An 1898 article about a neighbouring orchardist, Mr F.W. Vear, notes that reticulated water from the Yan Yean reservoir was available for agriculture by that time, and that cherries, apricots and pears grew best in the area, having replaced apples (*Leader* 9 Jul 1898:14).

The certificate of title shows that Jenkin owned the land until 1902, when it was sold to the Catanach family (RB 1888, CT: V2142 F311). The rate book from 1899 had been altered to show the Catanachs' ownership of the site, and Jenkin can be seen clearly crossed out (RB 1899). The rate books in 1899 show that the site was still occupied by a timber dwelling only (RB 1899).

By 1902, the house had been expanded to a brick and timber house of 9 rooms, with Catanach listed as owner. The newer brick portion of the house was oriented towards the original High Street frontage and was built between 1899 and 1902 (RB 1902). The mix of brick and timber construction, as well as the atypical floor plan of the home, and other information included in the building permit records, indicates that the timber house originally occupied by Jenkin was retained, with the brick section being added (BP). The timber section, is the earliest part of the home, dating from 1885 or earlier.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

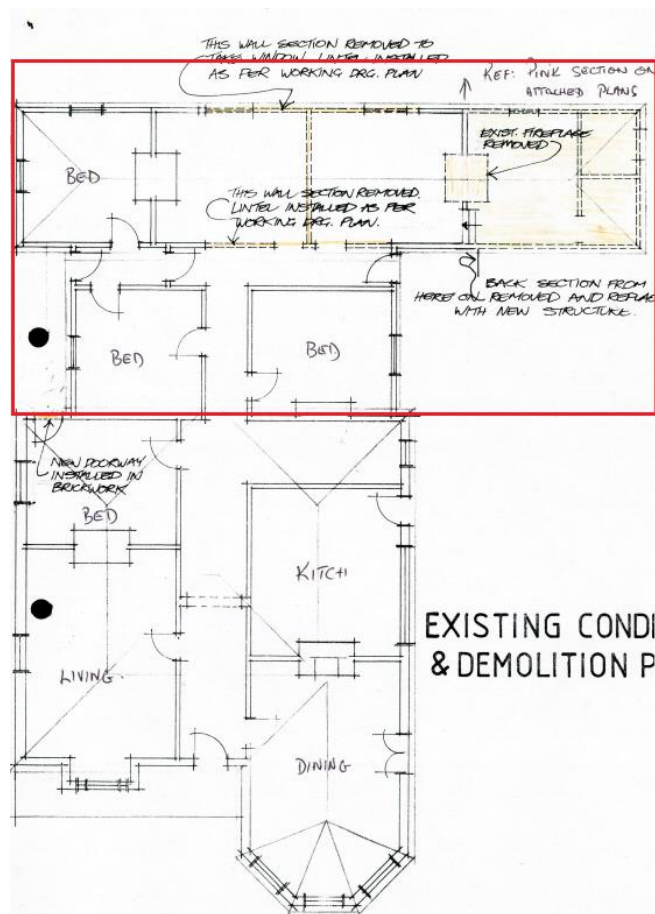


Figure 4. Floor plan for 7 Years Road, Ashburton, with original timber section in red. (Source: City of Camberwell, Building Permit, 1987)

The Catanach family were well known Melbourne jewellers, having founded their long-standing jewellery business in 1874. Catanach's produce the Caulfield Cup and other trophies for the Victorian Racing Club, and the business continues to operate in Armadale (Catanachs, 2019).

In 1913 William Dickinson Wilson and his family moved from East Melbourne to this house (Pers. comm., current owner, 2019), and in July 1919 W.D. Wilson purchased the property. W.D. Wilson was a highly regarded botanist and agriculturalist. He had graduated with a B.S. from the University of Tasmania in 1906, and was later a lecturer at Dookie Agricultural College, then Principal of Longerenong Agricultural College. The State Library of Victoria holds a collection of photos taken by Wilson c1906-1915 at the Dookie Agricultural College. While residing in Ashburton, Wilson was an assistant curator at the Melbourne Technological Museum (predecessor of the current Melbourne Museum).

ASHBURTON



Figure 5. Portrait of William and Charlotte Wilson, c1910s. (Source: Collection of Ken Gunn)



Figure 6. William Wilson's brother, Charlie, on the verandah of the timber wing facing Vears Road. (Source: Collection of Ken Gunn)

W.D. Wilson also continued to run a pear and apricot orchard at this property, supplying fruit to the Jam Factory in Prahran and exporting to England (Pers. comm., current owner, 2019). At this time the house was given the name 'Pyrus Park' (CT: V2142 F311). 'Pyrus' is the scientific name for pear tree, so the name reflects the crop grown at this orchard.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 7. William and Charlotte's daughters, Kathleen and Ida, in the Pyrus Park orchard. (Source: Collection of Ken Gunn)

Wilson died in 1932, leaving the property to his wife, Charlotte. Charlotte Wilson subdivided the land in 1935, selling the orchard to Robert Poulter (CT: V2142 F311). Poulter's ownership of the land is reflected in the naming of Poulter Street, which borders the subject site; this road runs through the land that Poulter had purchased. Smaller portions of the land facing High Street were subdivided in 1940 and 1945, both being sold to Ian Fraser Robson (CT: V2142 F311). Charlotte Wilson transferred ownership of the remaining land and house to her daughter, Kathleen Gunn, in 1945 (CT: V2142 F311).



Figure 8. The Pyrus Park house, viewed from the south-east from High Street, after the orchard was sold and converted to market gardens. The Wilson-Gunn family and friends are playing tennis next to the house. (Source: Collection of Ken Gunn)

During ownership by Kathleen (nee Wilson) and her husband Frederick Gunn, she hosted a meeting of local residents at the house in 1947 'called by the Rev. C.H. Zercho, Vicar of St Oswald's, Glen Iris, to discuss possible plans for Anglican activities in Ashburton' (Holt 1997:10). This soon led to the creation of the Church of St Matthew's, for which the house is considered a

ASHBURTON

foundational place. Part of the 50th anniversary celebrations of St Matthew's were held at Pyrus Park (Pers. comm., current owner, 2019).



Figure 9. Detail of the east elevation of the Pyrus Park house, after sale of orchard in 1935 (and prior to 1980s alterations to timber wing seen at left). (Source: Collection of Ken Gunn)

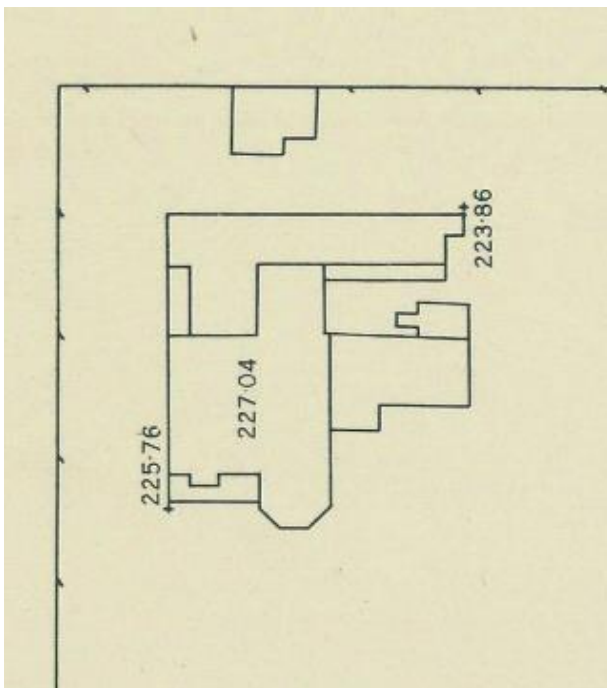


Figure 10. MMBW Detail Plan No 3173, dated 1948, showing the subject site with outbuildings. (Source: State Library Victoria)

Kathleen Gunn maintained ownership of Pyrus Park until her death in 1982 (CT: V6796 F138). A further portion of the land, with frontages to High Street and Vears Road, was subdivided and sold in 1961, reducing the subject site to its present size (CT: V6796 F138). These subdivisions reduced the site's street frontages to Vears Road and Poulter Street, however the brick portion of the house is clearly oriented towards its original High Street frontage. The land was left to Kathleen Gunn's two sons, Kenneth and Ronald Gunn, and correspondence contained in the building permit records indicate that Kenneth Gunn maintained ownership of the site thereafter (BP).

The front brick portion of the house has remained without notable alterations. The timber section at the rear of the property was altered in 1987 to accommodate a 'granny flat' (BP). The work included

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

an extension of the timber structure to its rear (east), as well as internal alterations and the removal of a rear chimney stack. It was at this time that the deck along the northern length of the timber portion was added, with a bullnose verandah (BP). The hallway leading from the brick portion of the home through to the timber section was also blocked off, making the 'granny flat' a separate dwelling (BP). The current owner notes of this work:

'The original timber house circa 1885 was substantially rebuilt and extended in 1987. The scullery was demolished, although the old underground brick well [cistern] for water storage under the scullery was retained. The roof pitch and width of the old building was maintained, however the building was restumped, and new materials replaced the old materials. The exceptions were the retention of one bedroom window facing Vears Road, the front door and one fireplace. The verandah facing Vears Rd ... was completely rebuilt using new materials. The verandah facing Poulter Street is new.'

An open carport was constructed on the western side of the house in 2000 (BP). This carport is visible from both Vears Road and Poulter Street. Applications were made by the homeowner to construct a fence in 1983, at a height of 1.8 metres. The plans included large piers for the gates. A modern timber picket fence had been constructed, however, in a more simplified form than shown in the submitted plans (BP). The outbuilding abutting Poulter Street that is shown in the MMBW plan from 1948 is no longer extant and nor is the wing on the east side of the brick house (MMBW Detail Plan No. 3173, 1948).

Finally, the slate roofing of the c1900 front wing of the house has been renewed on all but the east side, most windows have been replaced in-kind as have the etched ruby glass sidelights to the front door (Pers. comm., current owner, 2019).

Description & Integrity

Pyrus Park is located on a large block at the south-east corner of Vears Road and Poulter Street. As noted in the history, the c1899-1901 front wing faces High Street, but the south part of the block has been subdivided off - creating 335, 357 and 1/359 High Street - cutting the house off from High Street. It still retains, however, an extensive front garden containing a number of mature trees, including a very tall Monterey Pine located at the south-west corner of the block.

ASHBURTON



Figure 11. The current extent of 7 Vears Road, with land subdivided off to the south just visible. The original c1885 house is outlined in green, while that of the c1899-1901 brick front wing is shown in red. (Source: Nearmaps, 2019, as annotated by Context)

The front wing is two rooms deep with an asymmetrical front (south) façade featuring a canted bay to the east side and a front verandah beside it. The projecting canted bay sits below a semi-hexagonal roof joined to the principal M-hipped roof, all clad in slates (renewed). It has three red brick corbelled chimneys. Ogee-profile rafter tails are just visible below the eaves, instead of the enclosed eaves more typical of the Italianate style. This may reflect the relatively late date of the wing, as early Federation houses were also being built at the turn of the century, and they frequently featured exposed rafters.



Figure 12. The front façade of the c1899-1901 brick front wing. The canted bay is just visible to the right. (Source: Context 2019)

The walls of the house are of tuckpointed red brick, with brown Hawthorn brick dressings (segmental window arches and bands at window sill and head level). The corners of the canted bay also feature slender barley-twist colonnettes. This same type of colonnettes divide the front window beneath the verandah from sidelights. All windows to the front window are double-hung sashes (single panes). The front door was not sighted.

The front verandah has a hipped roof with a straight profile. The corrugated iron is of recent date. The verandah posts are slender Corinthian columns, typical of Victorian Italianate houses, and the combined bracket and frieze cast iron is a poplar floral pattern.

The west side elevation is of red brick with plain jointing (light grey mortar, no tuckpointing), as was typical for secondary elevations. The two windows have red brick flat arches, bluestone sills, and one-over-one sash windows.

The original house of c1885 is attached to the rear of the front brick wing. Its front façade faces Vears Road (west). It is a timber house clad in weatherboards with a hipped roof clad in (recent) corrugated steel. Both the wall height and overall roof height are lower than the later brick wing, indicating its more modest, early origins.

Judging from the roof form, and the 1987 plan (see Figure 4), the house was originally L-shaped, with a long (four-room) wing along the north side and a shallow (one or possibly two-room) wing to the south. The room on the north side projects somewhat, creating the classic asymmetric Italianate front façade with a front verandah along the recessed south side. The projecting front room has a hipped roof, and a corbelled brick chimney set behind the front room, on the ridge.

ASHBURTON



Figure 13. West (original front) façade of the c1885 house. Note the asymmetrical façade, concave verandah, and two-over-two sash window. (Source: Context, 2019)

The timber weatherboards appear to be square edged. The window beneath the front verandah has a moulded surround and has two-over-two, indicative of its early date. While the roof of the verandah has been reclad, its shallow concave profile is likely to be original.

There have been cumulative changes to the c1885 timber house, though its origins are still legible. These include replacement of the front (west) verandah posts and cast-iron ornament, replacement of the window on the projecting front room with a small three-over-three sash window, the creation of a bullnose verandah along the north elevation, and most likely the addition of Victorian-era timber brackets beneath the eaves (as these extend around the north side). The 1987 works included demolition of a room at the rear and associated chimney, creation of new openings along the north side elevation, and the construction of an extension in place of the demolished rear room, as detailed in the History. A carport has also been constructed on the west side of the house, partially obscuring views to the c1885 house.

Comparative Analysis

In its architectural design, the house at 7 Vears Road is in keeping with many Contributory-grade Victorian houses in HO precincts in Boroondara suburbs such as Hawthorn. It is clear that it is not of architectural or aesthetic significance on a municipality-wide scale.

There are examples of single-storey Italianate villas with a canted projecting bay, like the c1899-1901 brick wing, that are Significant in the Boroondara Heritage Overlay for a variety of reasons. A number of them have rendered brick walls, as was common in the 1880s. These include 43 Auburn Road (in HO91), 5 Rosslyn Street (HO118), 70 and 76 Kinkora Road (in HO152), all in Hawthorn, and 37 Mayston Street (HO463) in Hawthorn East. Significant face brick examples of this house type date from the 1890s, when harder bricks were available. All Significant examples feature bichrome or polychrome brickwork. Two of them are more substantial in size, with return verandahs: 25 Hawthorn Grove, Hawthorn, of 1896 (in HO152), and 161 Cotham Road, Kew, of

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

1891-92 (HO284). Another, of similar size to 7 Vears Road, is distinguished by a tower: 27 Anderson Road, Hawthorn East (HO430).

The two most similar houses, in scale, materials and details are 74 Kinkora Road and 50 Hawthorn Grove, Hawthorn (both in HO152). The 1894 house at 74 Kinkora Road is attributed to architect William Tappin, and is distinguished by 'adventurous' polychrome brickwork, and elaborate render mouldings to the eaves. It is also part of an intact group of six matching villas, with a variety of wall finishes and details (Gould, 1992).



Figure 14. 74 Kinkora Road, 2009. (Source: www.realestate.com.au)

The 1891 house at 50 Hawthorn Grove is significant for its associations with a local dairying family as well as 'an example of the comfortable villas in garden settings built as investments' (Gould, 1992). This house also has unusual polychrome brick detailing. The verandah cast-iron (posts, frieze, brackets) are identical in pattern to those at 7 Vears Road. Overall, both of these houses are somewhat more elaborately embellished than 7 Vears Road.



Figure 15. 50 Hawthorn Grove, Hawthorn, 2014. (Source: Jellis Craig)

ASHBURTON

On the other hand, the c1885 timber house and the c1899-1901 brick wing comprise a rare survivor of the early settlement in this part of Boroondara. In the street-by-street survey of the suburb of Ashburton in 2019, only four Victorian-era buildings were identified. Three of them are further west and were built as part of the early development of the High Street Railway Estate. Two of these three were considered too altered and were not assessed further. The first, 9 Duke Street, is a simple timber double-fronted house whose verandah has been rebuilt in a new return form and a timber hood added to the front window. The second, 12 Marquis Street, is a polychrome brick single-fronted house. Its front porch has been entirely rebuilt (and also encompasses a new carport), a visually intrusive double-storey extension has been constructed though several rooms back, and the polychrome brickwork has been sloppily repointed with a wrong-coloured and over-hard mortar.

The third house in the High Street Railway Estate is 10 Marquis Street of 1891. It was chosen for full assessment as a largely intact Victorian-era house which represents the early suburbanisation of Ashburton made possible by plans for the Outer Circle Railway Line. It represents another popular form of the Victorian Italianate style: a block (flat) fronted symmetrical house with rendered walls.

In contrast, 7 Vears Road, the fourth Victorian house, illustrates a different theme in Ashburton's early development, that of orcharding. Together these two houses illustrate two different aspects of Ashburton's foundations. Both are typical of their time but largely intact, providing tangible illustrations of the suburb's early history.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

Pyrus Park is historically significant as a tangible illustration of Ashburton's agricultural past, as it was an orcharding house from the 1880s to the 1930s. Agricultural pursuits were the first type of development in Ashburton (and the former Burwood), predating suburban development that began only in the late 1880s when the Outer Circle Line was announced. The house was first owned by Samuel Jenkin, a gardener, with the initial house built as early as 1885, when Jenkins was rated for a timber house. From 1885 or earlier it was occupied by his brother, William Henry Jenkin, a fruit grower, and then transferred to William in 1889. The house was expanded with a brick front wing shortly after 1899, around the time ownership transferred to the Catanach family. They were prominent jewellers with stores in Melbourne, and their occupation illustrates the transition of the area to well-heeled suburban living. From 1913 to 1932, botanist and agriculturalist William Dickson Wilson had a pear and apricot orchard here, reflected by the name 'Pyrus Park'. The two phases of the house illustrate the change from a modest farmhouse (the timber wing) to the more substantial brick front wing with its asymmetrical Italianate form and decorative details seen in the more developed western suburbs of Boroondara.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

Pyrus Park is one of only four Victorian-era houses identified in Ashburton, and one of the two most intact. The c1885 timber wing is the earliest of the four houses. It is a rare surviving place demonstrating the early development of this suburb.

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A

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

The brick Italianate front wing of the house is a representative example of Victorian-era residential development seen frequently in Boroondara's western suburbs (particularly Hawthorn and Kew). As it does not have features that would distinguish it from the typical Victorian Italianate house in Boroondara, it is not considered to reach the threshold of municipal-wide local significance under this criterion.

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

N/A

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

N/A

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

N/A

ASHBURTON

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

Statement of Significance

What is Significant?

Pyrus Park at 7 Vears Road, Ashburton, is significant. The house was constructed in two stages, with an original timber house of c1885 facing Vears Road, and a later brick front wing of c1899-1901 facing High Street. It is set behind a large front garden with mature trees (reduced in size somewhat from its original High Street boundary).

The house is significant to the extent of its c1885 and c1899-1901 fabric. Later additions, outbuildings, and the carport are not significant.

How is it significant?

Pyrus Park is of local historical significance to the City of Boroondara.

Why is it significant?

Pyrus Park is historically significant as a tangible illustration of Ashburton's agricultural past, as it was an orcharding house from the 1880s to the 1930s. Agricultural pursuits were the first type of development in Ashburton (and the former Burwood), predating suburban development that began only in the late 1880s when the Outer Circle Line was announced. The house was first owned by Samuel Jenkin, a gardener, with the initial house built as early as 1885, when Jenkins was rated for a timber house. From 1885 or earlier it was occupied by his brother, William Henry Jenkin, a fruit grower, and then transferred to William in 1889. The house was expanded with a more substantial brick front wing shortly after 1899, around the time ownership transferred to the Catanach family. They were prominent jewellers with stores in Melbourne, and their occupation illustrates the transition of the area to well-heeled suburban living. From 1913 to 1932, botanist and agriculturalist William Dickson Wilson had a pear and apricot orchard here, reflected by the name 'Pyrus Park'. The two phases of the house illustrate the change from a modest farmhouse (the timber wing) to the more substantial brick front wing with its asymmetrical Italianate form and decorative details seen in the more developed western suburbs of Boroondara. (Criterion A)

Pyrus Park is one of only four Victorian-era houses identified in Ashburton, its c1885 wing is the earliest of the four, and overall it is one of the two most intact. It is a rare surviving place demonstrating the early development of this suburb. (Criterion B)

Grading and Recommendations

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

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register	No

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

<i>Is the place included on the Victorian Heritage Register?</i>	
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Context

References

Age, as cited.

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Catanach's 2019, *Our Background*, <https://www.catanachs.com.au>, accessed online 6 February 2019.

City of Boroondara 2019, 'Local history trails: Outer Circle Railway Anniversary Trail', <https://www.boroondara.vic.gov.au>, accessed 4 January 2019.

City of Camberwell. Building Permit Card for 7 Vears Road, Ashburton (BP).

City of Camberwell Municipal Rate Books (RB), as cited.

Dyer Ltd 1888, 'High Street Railway Estate', State Library of Victoria (SLV) Dyer collection of auctioneers' plans, Melbourne and suburbs, and Batten & Percy collection, accessed online 4 January 2019.

Holt, Margaret 1997, *Like Living Stones: a history of St Matthew's*, Ashburton.

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

Leader (Melbourne), as cited.

Lee, Neville 2016, *The Story of Ashburton Through the Ages*, Ashburton, Vic.: Camberwell Historical Society, Camberwell.

McConville, Chris 2008, 'Ashburton' in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 10 January 2019.

Malvern Historical Society Inc 2005, 'Local Names', <http://home.vicnet.net.au>, accessed 2 January 2019.

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library Victoria.

Mornington Standard, as cited.

ASHBURTON

Oakleigh Leader, as cited.

Parish Plan Boroondara 1973, Department of Crown Lands and Survey, Victoria.

'Plan of the Twickenham Estate' 1878, State Library of Victoria (SLV) Map collection, accessed online 10 January 2019.

Port Phillip Gazette, as cited.

Spreadborough, Robert, and Anderson, Hugh, eds, 1983, *Victorian Squatters*, Ascot Vale, Vic.: Red Rooster Press.

Victorian Places 2015, 'Ashburton', 'Alamein' and 'Glen Iris', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 5 January 2019.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

House

Prepared by: Trethowan Architecture in association with Context

Address: 45 Yuile Street, Ashburton

Name: House	Survey Date: 26 November 2018
Place Type: Residential	Architect: --
Grading: Significant	Builder: C. Cameron
Extent of Overlay: To title boundaries	Construction Date: 1939-1941

**Historical Context**

The suburb of Ashburton, formerly located in the municipal area of the City of Camberwell, is centred on the commercial strip of High Street and is bounded by Gardiners Creek to the south, Warrigal Road to the east, and Baker Parade and Yuile Street to the north (McConville 2008). Ashburton, which includes the localities of Solway and Alamein, experienced its most intensive and significant development after World War Two (Built Heritage 2012:17).

Ashburton was the name given to the local railway station (formerly named Norwood) on the Outer Circle railway line in 1890 at the suggestion of Camberwell City councillor E Dillon. It was named after his birthplace in Ashburton Terrace in Cork, Ireland (McConville 2008; *Victorian Places* 2015). Up until the 1920s, the area from Gardiners Creek to the Outer Circle Railway was referred to as

ASHBURTON

Glen Iris, with the area from the railway line to Boundary Road referred to as Burwood until 2000. The postal districts of Ashburton and Ashburton South were declared in 1923 (Lee 2016:13).

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people and residents began moving out of the city proper to new suburbs. In the 1920s, Ashburton still comprised mainly dairy farms, market gardens and orchards with cars and carts travelling along High Street towards Glen Iris station and the tram terminus, but an influx of people and development at this time, accompanied by an economic boom, brought changes to the rural character of the Ashburton area (McConville 2008).

Sewerage was supplied to Ashburton in the mid to late 1920s and a number of estates were subdivided in the area in the same decade: Waverley Golf Links Estate opened in 1922 (and re-opened in 1938); the Great Glen Iris Railway Junction Estate re-opened in 1923; the Ashburton Terminus Estate opened in 1924; an estate located between High Street and Dent Street opened in 1926 (Figure 1) and reopened in 1934 as the Tower Hill Estate; and the New Township Estate opened in 1927. Ashburton Heights, bounded by Dent Street, Munro Street, High Street and Lexia Street, developed by Clarence Gladstone Ward in 1926, featured concrete roads (Lee 2016:14).

The Ashburton shopping strip was surveyed in the 1920s and, by the mid-1920s, a few rows of bungalows and Mediterranean villas had been built down the slopes from the High Street shopping strip. The Ashy Dasher train was electrified in 1924 (Lee 2016:12, 17). The Ashburton Post Office opened on 15 December 1927; Ashburton primary school opened in 1928; and the Ashburton Hall in High Street, opened in 1927 by the Progress Association, served as a meeting place for the community as well as housing Catholic and Presbyterian church services (*Victorian Places* 2015).

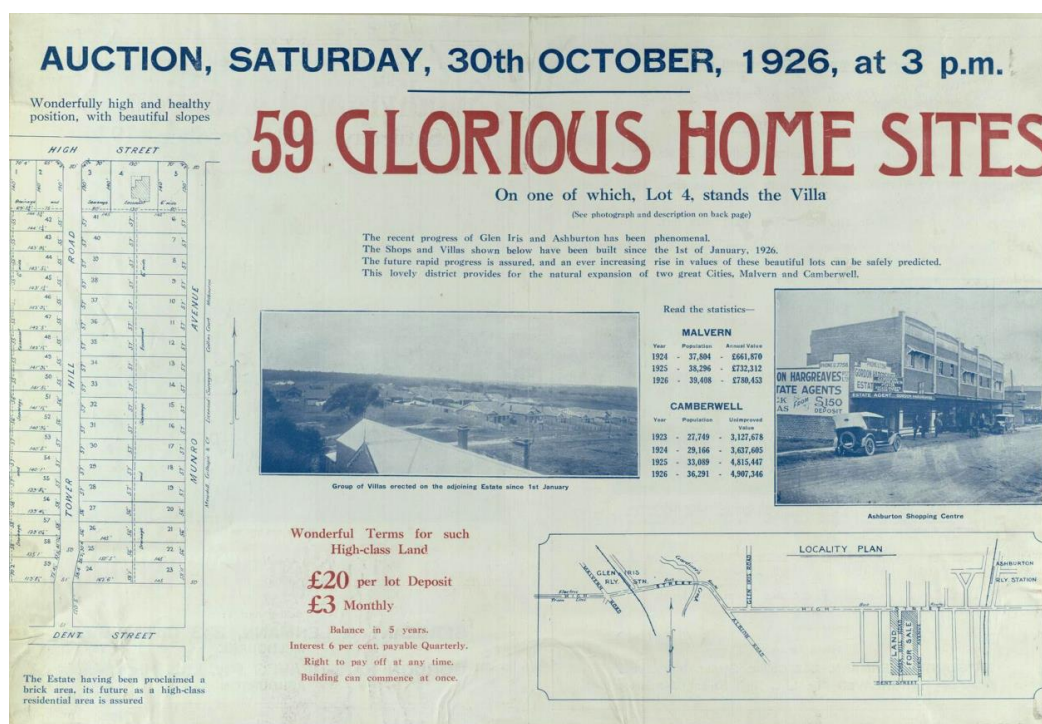


Figure 1. Estate plan for 59 home sites bounded by High Street, Munro Avenue, Dent Street and Tower Hill Road, Ashburton, 1926. Views include houses built on the adjoining estate (LHS) and Ashburton shopping centre (RHS). (Source: SLV 1926)

Today, Ashburton has an active shopping centre strip along High Street near the railway station. Ashburton Park and Warner Reserve have modern indoor and outdoor swimming pools and associated facilities. The Malvern Valley golf course is located on Gardiners Creek (*Victorian Places* 2015).

History

In 1925, Michael Mornane, a solicitor, owned part of Crown Allotments 141, 142 and 145. Mornane subdivided the land and sold them as smaller blocks in the subsequent years. In 1939, builder and developer Colin Stewart Cameron and his wife Edith, both of George Street, Camberwell, purchased the sites at 39, 41 and 45 Yuile Street (CT: V5060 F958). Within the same year, Cameron applied to build a single-storey brick veneer residence with six rooms on each site (BP 12031). He submitted a further proposal for the construction of a brick garage in 45 Yuile Street in the following year (BP 12595). However, the house, as well as those at Nos. 39 and 41, was not completed until 1941, when all three properties were listed by the Sands and McDougall Directory for the first time (S&Mc 1941). Joseph Blair, a bank employee, bought the property in 1940 (CT: V6342 F958), and became the first owner and occupant of 45 Yuile Street (S&Mc 1941).

The property was sold several times in the 1940s and 50s. In 1955, it was purchased by Antonio and Nunziata Rinaudo (CT: V6342 V958), who contracted a W Gianchino to add a brick sun room to the house in 1964 (BP 35299).

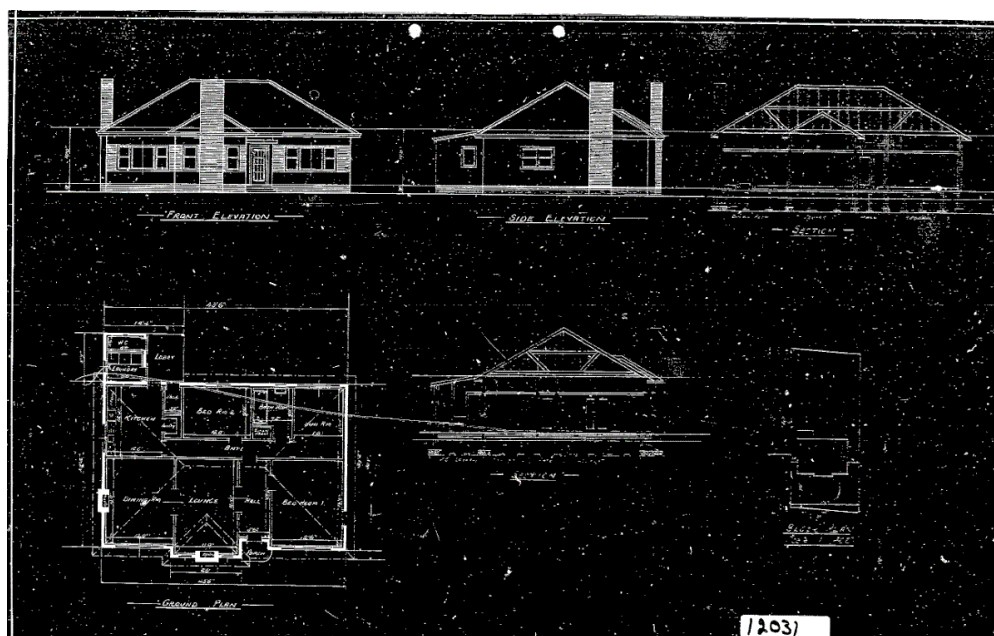


Figure 2. Builder's plans for 45 Yuile Street, dated 1939. (Source: BP 12031)

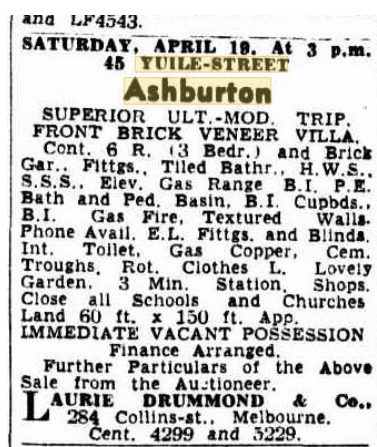


Figure 3. Sale notice, 1952, for 45 Yuile Street, Ashburton. (Source: Age 12 April 1952:17)

ASHBURTON

Description & Integrity

Figure 4: Aerial view showing the extent of the property at 45 Yuile Street. (Source: Google Maps)

The house is a polychrome brick house with asymmetrically placed entry porch and a centrally placed rendered Moderne chimney in front of a hipped terracotta tile roof. The upper and lower bands of brickwork are red-blue clinker brick, and the central area is of cream in a common bond. The cream and clinker bands are separated by double running bands of dark brown Roman bricks. The porch columns are of layered alternating cream bricks and dark brown Roman bricks. The porch has a curved and grooved concrete canopy that is painted white. The overall effect of the banded porch columns and 'up-to-date' brickwork is strongly Dudokian. The window lintels are also of white painted concrete. The steel window frames are painted blue.

The bands of bricks contribute towards a horizontal orientation that is characteristic of Moderne styling. This is augmented by the horizontal banding on the chimney, and brickwork along the front fence. The smooth stucco finish of the chimney is characteristically Moderne, as is the rounded edge of the porch canopy with horizontal groove. Alternating bands of light and dark colour reinforce a Moderne character. White rendered lintels above the windows match the prominent white guttering around the eaves and the canopy.

The driveway at the east of the site (Figure 7) leads to a garage in matching cream, clinker and dark Roman brick bands. The garage appears original but altered by the insertion of timber framed glazed doors. The garden setting includes crazy paving in the porch and garden beds. The front fence is original and continues the cream and clinker brick motif, forming a simply detailed crenelated wall with an elegant metal gate (Figures 7 and 8).

The house is externally intact and demonstrates a high level of integrity retaining original elements such as the fence, garage and crazy paving. Modern alterations including a security screen door and glazed doors to the garage do not undermine the significance of the place.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 5: Detail of the Moderne styled chimney.
(Source: Trethowan Architecture 2018)



Figure 6: Detail of the entry porch with curved ridged canopy supported by bichrome banded brick columns.
(Source: Trethowan Architecture 2018)



Figure 7: View down the driveway showing original fence, gate and posts.
(Source: Trethowan Architecture 2018)

ASHBURTON



Figure 8: Detail of the fence. (Source: Trethowan Architecture 2018)

Comparative Analysis

The house at 45 Yuile Street is an outstanding example of a builder-designed house incorporating Moderne and polychrome brick characteristics popular in at the end of the interwar period. There are other, comparable examples in the municipality of houses from this transitional period of the Second World War, influenced by Moderne or Dudokian styles. Moderne style is a subset of Art Deco, emphasising surface treatments and streamline elements, particularly horizontal and/or vertical composition, sometimes in combination. Colour, ornament and curves were also characteristics of the style compared to more austere Modernism. The house is particularly notable for its up-to-date brickwork and horizontal lines that suggests a more 'Dudokian' style applied to a domestic setting. Willem Marinus Dudok (1884-1974) was an internationally influential Dutch architect whose distinctive style was well established by the 1920s, consisting of exposed brick, asymmetrical compositions, often in rectangular or block form and strong horizontal elements such as bands, canopies and long windows. His most renowned building is the Hilversum Town Hall (1924-31). The Hilversum Town Hall incorporates different coloured bricks in horizontal bands, brick piers and white canopies. The MacRobertson Girls' High School at Albert Park, South Melbourne, built in 1934, was heavily influenced by the design and helped introduce the style into Australia.

38 Berkeley Street, Hawthorn, (HO16) is architecturally significant for the rare use of streamlined design for a single dwelling in Melbourne and the unusual use of dark manganese glazed bricks (Figure 9). 38 Berkeley Street is an alteration (c.1939) to an earlier house by Sydney, Smith and Ogg. Like the subject house, it emphasises horizontality through contrasting lines of coloured brick and rendered bands. 38 Berkeley Street embraces Moderne curves in brick and glass in contrast to the flat planes of the subject site, which limits its use of curves to the canopy over the porch. The subject property's striking front chimney is more Moderne than 38 Berkeley Street's more traditional chimney forms that give away the older house within.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

1 Montana Street, Glen Iris (HO393) was built in 1941, and is of local historical and architectural significance (Figure 10). It is a fine and relatively intact example of a distinctly Moderne house of the type that appeared in Boroondara in the late 1930s. The house takes advantage of the wedge-shaped site, incorporating a series of interesting building forms and materials such as its parapet roof and the extensive use of glazed manganese brick to all facades. It is also of some significance for its planning, specifically in its articulation of a bi-nuclear plan comprising two separate wings around a central entrance area. While the subject property lacks the defining bold parapet form of 1 Montana Street, it incorporates a bolder grooved curved canopy, and similar window panes. The subject site is also distinguished again by its three colours of bricks and brick piers in the porch whereas 1 Montana Street takes a more restrained brick colour palette. 1 Montana Street adopts a stronger rectangular form in line with Dudokian style, but lacks the exuberant alternating colours and textures of the brickwork of the subject property.

1205 Burke Road, Kew (HO279), was built in 1939. It is of local historical and architectural significance as a fusion of Moderne architectural imagery with more standard building techniques that appeared in Boroondara in the late 1930s and early 1940s. 1205 Burke Road is a two-storey, double-fronted brick house with horizontal cream-rendered bands (Figure 11). The pitched, terracotta tiled roof is interrupted by a sweeping rendered band forming a projecting parapet. This detail is mirrored in the curved rendered balcony, accentuated by contrasting coloured horizontal lines, and complemented by sharply curving windows. A wide chimney in dark brick provides a stark vertical element projecting above the façade. The overall composition is simple and domestic but with a strong sense of streamlined movement. While the scale of the properties is different, they share a prominent squared chimney with a strong vertical upward movement and contrasting horizontal band. At the double-storey house this contrast is created by the balcony intersection with the chimney, and at the subject property by the light brick band that runs across the facade. Both 1205 Burke Road and the subject property retain their original brick fences, with complementary stylistic details that contribute to the character of the whole. The glazed brick fence at 1205 Burke Road features contrasting render strips and sweeping curves, although the original mild-steel gate appears to have been lost. Both properties successfully demonstrate the restrained, yet assured, application of Moderne style character in a domestic setting. 1205 Burke Road is a larger scale property that almost takes on the appearance of a duplex or block of flats. The subject property, on the other hand, has the scale, form and character of a single-family dwelling.

11 Wellington Street, Kew (Significant within HO529 Queen Street Precinct) was built in 1943. It is of local historical and architectural significance as a good and highly externally intact example of duplex apartment design dating from the World War Two period, featuring typical overall form, solid demeanour, accentuated entrance stair and use of materials (Figure 12). It is distinctive for its use of large panels of contrasting coloured brickwork across the façade, a feature commonly found on cinemas of the time. The property retains its original garages and front fence, complete with mild-steel gates. The brickwork at the subject property features a comparable pattern of a light band between medium bands, defined by darker brick lines but the subject site is more detailed and incorporates a greater variety of detail. At the subject property, the banded polychrome brick is applied to a single-storey dwelling that uses a rendered chimney rather than brick for its vertical element. The accentuated stair at 11 Wellington and the rendered chimney at the subject property both form strong, contrasting vertical elements that enliven the main façade. The areas of rendered lines introduce additional colour and texture which is lacking at 11 Wellington Street. Both properties have matching garages and fences to their respective designs and feature domestic pitched, tiled roofs which aid in integrating the Moderne design into the existing residential streetscape.

The house at 2 Beatrice Street, Burwood (Figure 13), is a Moderne house built over 1940-41, with rectangular massing constructed of cream brick with horizontal concrete bands and hoods over the windows. The house has been described as Dudokian in its cubist form and brickwork, with an interplay of rectangular and curved forms. The subject property shares the horizontal banding over the windows and incorporates a curved form into the entry porch within an otherwise strongly rectangular form. The house at 2 Beatrice Street however adopts a parapet and flat roof form.

ASHBURTON

While more rectangular and classically 'Dudokian' in terms of form, it lacks the decorative brickwork evident in the subject property.

28 Holroyd Street, Kew (Significant within Yarra Boulevard Precinct, Kew - HO530) is of local historical and architectural significance as a representative and externally intact example of a brick parapeted Moderne styled house (Figure 14). It embraces the curved elements of the Moderne, with three curved bays typical of the Waterfall style that became popular in the 1940s and 1950s. Its facade incorporates richly detailed brickwork and a strong horizontality. It contrasts modern steel-framed windows with more traditionalising elements such as the Ionic columns. Similar to the subject site, the house at 28 Holroyd Street is complemented by a matching original low brick fence along both frontages which retains wrought iron pedestrian gates. 28 Holroyd Street, like the subject property, adopts a horizontal brick pattern. It is striking for its bichrome brick curved parapet, and a curved canopy over the porch. The subject property's porch is more Dudokian in its striped bichrome brick columns when contrasted to the more traditional Ionic columns at 28 Holroyd Street and is also grooved.



Figure 9: 38 Berkeley Street, Hawthorn (HO16).
(Source: Meredith Gould 1992)



Figure 10: 1 Montana Street, Glen Iris (HO393).
(Source: Lovell Chen, 2005)



Figure 11: 1205 Burke Road, Kew (HO279). (Source: Lovell Chen 2005)



Figure 12: 11 Wellington Street, Kew (HO529).
(Source: Lovell Chen 2005)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 13: 2 Beatrice Street, Burwood (HO370).
Source: Victorian Heritage Database.



Figure 14: 28 Holroyd Street, Kew (HO530). (Source: Lovell Chen 2005)

Conclusion

The subject property stands out among comparable examples of houses constructed in Boroondara around the time of the Second World War. It is notable for its high level of polychrome brick detailing. The 'Dudokian' banding to the porch columns under the curved canopy is particularly distinctive. The white Moderne styled chimney and horizontal banding adds textural interest to the contrasting colours of the light, medium and dark brick, in an unusual combination of Moderne and 'Dudokian' influences. The combination of differently coloured, shaped and textured bricks in the pattern of the walls and piers is strongly Dudokian.

ASHBURTON

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

N/A

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A

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

The house at 45 Yuile Street is an outstanding example of a house built around the time of the Second World War, adopting popular Moderne and Dudokian stylistic elements to a domestic setting by a builder-designer. It is particularly distinguished for its use of decorative polychrome and bichrome brickwork. The house at 45 Yuile Street is a competent example of the domestic application of the Moderne style.

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

The house at 45 Yuile Street is distinguished by the strong horizontality of its polychrome brickwork; porch with striped bichrome brickwork piers and grooved curved canopy; and its centrally located rendered Moderne chimney with dark bands. The combination of brickwork with white rendered surfaces adds textural interest to the contrasting colours of the light, medium and dark brick. The combination of differently coloured, shaped and textured bricks in the pattern of the walls and piers is Dudokian in style. The horizontality of the banded brickwork of the piers and front façade is contrasted by a strongly vertical, white rendered, projecting chimney, accentuated by horizontal grooves painted in a dark colour. The matching garage at the rear and front fence contribute to the aesthetic consistency.

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

N/A

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

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Statement of Significance*What is significant?*

The house at 45 Yuile Street, with its matching garage and fence, is significant.

How is it significant?

45 Yuile Street is aesthetically and architecturally significant to the City of Boroondara.

Why is it significant?

45 Yuile Street is an outstanding example of a house built by a builder-developer around the time of the Second World War, combining and adapting popular Moderne and Dudokian stylistic elements to a domestic setting. It is particularly distinguished for its use of decorative polychrome brickwork. (Criterion D)

45 Yuile Street is distinguished by the strong horizontality of its polychrome brickwork; porch with striped bichrome brickwork piers and grooved curved canopy; and its centrally located rendered Moderne chimney with dark bands. The combination of brickwork with white rendered surfaces adds textural interest to the contrasting colours of the light, medium and dark brick. The combination of differently coloured, shaped and textured bricks in the pattern of the walls and piers is Dudokian in style. The horizontality of the banded brickwork of the piers and front façade is contrasted by a strongly vertical, white rendered, projecting chimney, accentuated by horizontal grooves painted in a dark colour. The matching garage at the rear and front fence contribute to the aesthetic consistency. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an Individually Significant place.

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By
Context

ASHBURTON

References

'59 glorious home sites' 1926, State Library of Victoria (SLV) Haughton collection, accessed online 10 January 2019.

Age, as cited.

Building permit card for 39 Yuile Street, Ashburton (BP).

Building permit card for 41 Yuile Street, Ashburton (BP).

Building permit card for 45 Yuile Street, Ashburton (BP).

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Gould, Meredith 1992, *Hawthorn Heritage Review*

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

Lee, Neville 2016, *The Story of Ashburton Through the Ages*, Ashburton, Vic.: Neville Lee.

Lovell Chen 2005, *Review of B Graded Buildings in Kew, Camberwell and Hawthorn*, City of Boroondara,

McConville, Chris 2008, 'Ashburton' in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 10 January 2019.

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

Victorian Places 2015, 'Ashburton', 'Alamein' and 'Glen Iris', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 5 January 2019.

APPENDIX E – PRECINCT DEFERRED FOR FUTURE CONSIDERATION

The proposed precinct in the following citation has been deferred for future consideration and it was not adopted by the Urban Planning Special Committee on 6 July 2020.

ASHBURTON

High Street Ashburton Commercial Precinct

Prepared by: Context Pty Ltd

Address: 162-216 and 225-259 High Street, Ashburton

Name: High Street Ashburton Commercial Precinct	Survey Date: January 2019
Place Type: Commercial	Architect:
Grading: Significant	Builder: various
Extent of Overlay: See precinct map	Construction Date: 1925-1957

**GRADING**

CONTRIBUTORY

NON-CONTRIBUTORY

EXISTING HERITAGE OVERLAY

PRECINCT BOUNDARY

Historical Context

The suburb of Ashburton, formerly located in the municipal area of the City of Camberwell, is centred on the commercial strip of High Street and is bounded by Gardiners Creek to the south, Warrigal Road to the east, and Baker Parade and Yuile Street to the north (McConville 2008). Ashburton, which includes the localities of Solway and Alamein, experienced its most intensive and significant development after World War Two (Built Heritage 2012:17).

Ashburton was the name given to the local railway station (formerly named Norwood) on the Outer Circle railway line in 1890 at the suggestion of Camberwell City councillor E Dillon. It was named

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

after his birthplace in Ashburton Terrace in Cork, Ireland (McConville 2008; *Victorian Places* 2015). Up until the 1920s, the area from Gardiners Creek to the Outer Circle Railway was referred to as Glen Iris, with the area from the railway line to Boundary Road referred to as Burwood. The postal districts of Ashburton and Ashburton South were declared in 1923 (Lee 2016:13).

Interwar development

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people and residents began moving out of the city proper to new suburbs. In the 1920s, Ashburton still comprised mainly dairy farms, market gardens and orchards with cars and carts travelling along High Street towards Glen Iris station and the tram terminus, but an influx of people and development at this time, accompanied by the economic boom of the time, brought changes to the rural character of the Ashburton area (McConville 2008).

Sewerage was supplied to Ashburton in the mid to late 1920s and a number of estates were subdivided in the area in the same decade: Waverley Golf Links Estate opened in 1922 (and re-opened in 1938); the Great Glen Iris Railway Junction Estate re-opened in 1923; the Ashburton Terminus Estate opened in 1924; an estate located between High Street and Dent Street opened in 1926 (see Figure 1) and reopened in 1934 as the Tower Hill Estate; and the New Township Estate opened in 1927. Ashburton Heights, developed by builder Clarence Gladstone Ward in 1926, featured concrete roads (Lee 2016:14).

The Ashburton shopping strip was surveyed in the 1920s and, by the mid 1920s, a few rows of bungalows and Mediterranean villas had been built down the slopes from the High Street shopping strip (shops and residences built by 1926 can be seen in Figure 1). The Ashy Dasher train was electrified in 1924 (Lee 2016:12, 17). The Ashburton Post Office opened on 15 December 1927; Ashburton primary school opened in 1928; and the Ashburton Hall in High Street, opened in 1927 by the Progress Association, served as a meeting place for the community as well as housing Catholic and Presbyterian church services (*Victorian Places* 2015).

Some development continued into the 1930s. Camberwell Council purchased land at the corner of High Street and Vears Road and, by 1932, had established Ashburton Park (Lee 2016:15). St Michaels Catholic Church was constructed in High Street in 1932, the Baptist Church built in Y Street in 1934, and the Methodist Church in Ashburn Grove in 1935 to a design by architects R M & M H King. The Ashburton Dairy was established by the Stocks family in High Street c1937 (Built Heritage 2012:81). However, for the most part, the economic depression of the 1930s slowed development in the area. Gardiners Creek was straightened in sections at this time by men on sustenance (welfare payments) (City of Boroondara 2018).

ASHBURTON

AUCTION, SATURDAY, 30th OCTOBER, 1926, at 3 p.m.

Wonderfully high and healthy position, with beautiful slopes

59 GLORIOUS HOME SITES

On one of which, Lot 4, stands the Villa
(See photograph and description on back page)

The recent progress of Glen Iris and Ashburton has been phenomenal.
The Shops and Villas shown below have been built since the 1st of January, 1926.
The future rapid progress is assured, and an ever increasing rise in values of these beautiful lots can be safely predicted.
This lovely district provides for the natural expansion of two great Cities, Malvern and Camberwell.

Read the statistics—

MALVERN		
Year	Population	Annual Value
1924	37,884	£941,870
1925	38,296	£732,312
1926	39,408	£730,453

CAMBERWELL		
Year	Population	Unimproved Value
1923	27,749	3,127,678
1924	29,166	3,637,685
1925	33,689	4,815,447
1926	36,291	4,967,346

Wonderful Terms for such High-class Land
£20 per lot Deposit
£3 Monthly
Balance in 5 years.
Interest 6 per cent, payable Quarterly.
Right to pay off at any time.
Building can commence at once.

The Estate having been proclaimed a brick area, its future as a high-class residential area is assured

Group of Villas erected on the adjoining Estate since 1st January

Ashburn Shopping Centre

LOCALITY PLAN

Figure 1. Estate plan for 56 home sites bounded by High Street, Munro Avenue, Dent Street and Tower Hill Road, Ashburton, 1926. Views include houses built on the adjoining estate (LHS) and Ashburn shopping centre (RHS). (Source: '56 glorious home sites' 1926)

Post-war development

Unlike most other suburbs then comprising the City of Camberwell, open land still existed in Ashburton in 1945, including a large area bounded by High Street, Ashburn Grove, and Warrigal Road that included the Ashburton Forest (Built Heritage 2012:133). Post-war development in this area was stimulated by the Housing Commission of Victoria, founded in 1938, which laid out its first residential estate at Port Melbourne and had soon established others at Preston, Brunswick, Coburg, Williamstown, Newport and six regional Victorian centres. The provisions of the *Housing Act 1943* allowed for the acquisition of sites for several large-scale suburban estates.

Most of Ashburton and nearby Holmesglen were identified as sites for substantial public housing estates after World War Two. In 1944 the Housing Commission acquired land for its proposed Ashburton estate of approximately 1000 houses. The land was mostly east of the railway line, at that stage closed but soon to be re-opened and took in the Ashburton Forest. The Housing Commission estate was named after El Alamein, north Africa, the site of the battle in 1942 which turned back the German army. World War Two events and locations were used to name streets in the suburb, including Tobruk Road, Liberator Street, Wewak Road and Victory Boulevard. In 1948 the railway line was extended from Ashburton to Alamein station (named in 1947) to service the new estate; the line was subsequently named the Alamein line (*Victorian Places* 2015).

The Housing Commission estate brought new business to the Ashburton shopping strip, located between Munro Avenue and the railway station. The shopping centre was expanded and upgraded after 1950, and after Chadstone shopping centre opened at Malvern East in 1960, local traders upgraded displays, improved parking and diversified outlets, ensuring the success of the centre (McConville 2008). Industry was also attracted to the area, including the Nicholas Ltd factory designed by architect D G Lumsden and built in Ashburton in 1955 (Built Heritage 2012:232).

The provision of services continued in later years with a library designed by architect Daryl Jackson opened in High Street, Ashburton, in 1980 (Built Heritage 2012:191).

Today, Ashburton has an active shopping centre strip along High Street near the railway station. Ashburton Park and Warner Reserve have modern indoor and outdoor swimming pools and associated facilities. The Malvern Valley golf course is located on Gardiners Creek (*Victorian Places* 2015).

Precinct history

High Street was formed as part of the survey of the Parish of Boroondara in 1838. According to a journalist in the 1860s, High Street at that time consisted of an abattoir at one end, a blacksmith's forge at the other (see Figure 2), with a continuation of bog holes in between (cited in Lee 2016:6). The Gardiner Road Board and Boroondara Road Board carried out some limited gravelling of High Street in 1861-62, and formed and metalled it in 1864 (Lee 2016:7).

By 1892, John Lee had opened a store in High Street, next to the Ashburton railway station (Lee 2016:11).



Figure 2. Showing Fisher's shoeing forge at 328-330 High Street, in operation by the 1860s. (Source: 'Fisher's Shoeing Forge, 328-330 High Street, Ashburton', undated)

The High Street Commercial Precinct was developed on and adjacent to the 1888 Great Glen Iris Railway Junction Estate. The 1888 estate subdivision plan included commercial lots fronting the southern side of High Street (see Figure 3), however these were not developed until the 1920s and 1930s, during a period of consolidated residential estate development in the area.

ASHBURTON



Figure 3. Great Glen Iris Railway Junction Estate, Ashburton, 1888. ('Great Glen Iris Railway Junction Estate' 1888?)

The development of the subject precinct reflects the development phases of the Ashburton area more generally, with shops constructed in two main stages: during the interwar years of the 1920s and 1930s; and after World War Two, in the 1950s.

Interwar development

In 1923 the Great Glen Iris Railway Junction Estate was revised by surveyor, E L G Cresswell, with streets renamed: Baillieu Avenue became Highgate Grove; Gladstone Avenue became Lexia Street; Station Parade became Ward Street; and Station Street became Dent Street (Butler 1997).

Part of the estate redevelopment included the surveying of the Ashburton Heights Estate, developed by builder Clarence Gladstone Ward in 1926 to the immediate west of Glen Iris Railway Junction Estate. Ashburton Heights incorporated Dent Street, the eastern side of Munro Street, High Street and Highgate Grove. By August 1926, Ward had built 20 houses in the Ashburn Heights Estate, all brick five- or six-roomed residences with garages (*Herald* 6 August 1926:18). Ward also built five shops in High Street (Lee 2016:14).

By the mid 1920s, the subject precinct in the Ashburton shopping centre comprised a real estate agent, Gordon Hargreaves, at 243 High Street in premises built by 1925 (see Figure 4), and a store (Lee 2016:11).



Figure 4. Showing Gordon Hargreaves Real Estate building at 243 High Street in 1925. (Source: Mawby 2018)

By 1926, C G Ward had built shops and dwellings at 245 and 249 High Street (BP; 'Ashburton Shopping Centre' 1926). Because of their architectural symmetry, the shops and dwellings at 247, 251 and 253 High Street are likely to have been constructed by Ward in the same period (construction dates and builder details for these properties are not noted in the available City of Camberwell building cards) (see Figures 5 and 6) ('Ashburton Shopping Centre' 1926).



Figure 5. Showing Gordon Hargreaves Real Estate building at 243 High Street, and five shops and dwellings at 245-253 High Street, in 1926. (Source: 'Ashburton Shopping Centre' 1926)

Additional shops in the High Street precinct were erected in the late 1920s: numbers 184-186 in 1927 for V M Smith; number 194 in 1928 by a Mr Eddy; number 235 by builder H Fudge for butcher J T Hepburn; and number 259 by builder W Eddy in 1928 (BP).

By 1930 on the northern side of High Street in the subject precinct, the following businesses were in operation between Marquis Street and Y Street travelling in a easterly direction: the Commercial Bank; James Hepburn butcher (number 235); G Hargreaves Pty Ltd estate agents (number 243);

ASHBURTON

Walter Hooper confectioner; Miss G Turner fancy goods; Mrs D Cooney draper (number 251); Mrs K D Ross fruiterer; T S A McCausland chemist; Edward Lee boot repairer (number 257); and A E Richards ironmonger (number 259) (BP; S&MC 1930).

By 1930 on the southern side of High Street in the subject precinct, travelling in a easterly direction between Highgate Grove and Lexia Street, the following businesses operated: H Wetherall plumber; H G Johnston garage (number 192); and A O Bilson grocer (likely 194 High Street); between Lexia and Ward streets, Mrs I Logan operated a newsagent (BP; S&MC 1930).



Figure 6. Showing five two-storey brick shops and dwellings (273-281 High Street – not part of the subject precinct) under construction in Ashburton shopping centre in 1934. Part of the subject precinct, believed to be 245-253 and 259 High Street, constructed in the 1920s, is shown outlined in red. (Source: ‘Tower Hill Estate’ 1934)

A number of shops with dwellings were constructed in the subject precinct in the 1930s.

On the southern side of High Street, builders R A Dixon and Sons constructed shops at numbers 180-182 in 1937; L E Newman at numbers 196-204 in 1938 and numbers 206-212 in 1939; and number 214 was built in 1931 for owner Isabella Logan (BP).

By 1927 builder R A Dixon was operating as R A Dixon and Sons from the Nicholas Building in Swanston Street, Melbourne. In that year, the firm was noted for having constructed the Mayfair Esplanade Theatre, St Kilda, additions to the Kew Asylum and the Mont Park Sanatorium and was in the course of building a new chapel at Geelong Grammar School, Corio (*Herald* 6 June 1928:14). When R A Dixon died in 1932, an obituary described him as ‘one of Melbourne’s leading builders’ who began his building career in Ballarat, moved to Western Australia, and then to Melbourne c1909. In addition to the projects mentioned above, his contracts, with his sons, included the construction of the Masonic Club in Flinders Street, accommodation for boarders at Scotch College, and the dining hall at Geelong College. He held positions in a number of Masonic Lodges (*Herald* 14 July 1932:29). By 1935, the Dixon building business was operating from Hawthorn (*Age* 30 March 1935:16).

On the northern side of High Street, R A Eddy built shops and dwellings at numbers 225-229 in 1939 and W A Medbury built two shops and a dwelling at 231 High Street in 1937 (the two shops at 231 and 233 High Street were combined into one in 1976) (BP).

In 1937, additions were made to the existing shop at 243 High Street, the Gordon Hargreaves Real Estate building, at a cost of £3400 (BP).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Builder J Hattersby constructed shops and dwellings at 237-239 High Street in 1939 (BP). The building at 237 High Street was occupied by the Bank of New South Wales and the ANZ Bank in the 1960s and 1970s (BP).

Grocers Moran and Cato built a shop at 241 High Street in 1937 (BP).

Two shops and dwellings at 255-257 High Street were built for Miss G E Moss after 1934 (BP; 'Tower Hill Estate' 1934).

By 1938 on the northern side of High Street in the subject precinct, the following businesses were in operation: J T Hepburn, butcher, at number 237; Richard Somers, estate agent, at 243; A E Barton, fruiterer, at 245; R H Eastman, confectioner, at 249; I and R Abbott, fancy goods, at 251; T S A McCausland, chemist, at 253; Ashburton Post Office at 255; E T Owens, boot repairer at 259 (S&Mc 1938).

By 1938 on the northern side of High Street, the following businesses operated in the subject precinct: B R O'Grady, butcher, at number 184; Mrs G Hepburn, dairy produce, at 186; A W Roscoe, manchester, at 192; W J Stevenson, grocer, at 194; and Mrs I Logan, newsagent, at 204 (S&Mc 1938).

Post-war development

In 1949, a newspaper article reported on the lack of shops at the newly opened Housing Commission estate at Alamein, noting that residents had to access the Ashburton shopping centre, whose prices were 'thriving as a result of the influx of customers' and were 'generally higher than these new dwellers, who come mostly from industrial and semi-industrial suburbs', had formerly paid (*Age* 14 January 1949:5).

An influx of population into the Housing Commission estate from the 1940s instigated another stage of development in the Ashburton shopping centre. In 1955, for instance, new lock-up shops in Ashburton, 40 feet deep and 60 feet deep, or built to specific requirements, were advertised for sale by real estate agent W J Giblett (*Argus* 15 June 1955:16).

In the subject precinct, L Smith erected three shops and dwellings at 178 High Street in 1950 (BP). Kensington building company Simmie & Co Pty Ltd built a shop at 216 High Street in 1953. Brighton builder, K Jellis, constructed shops at 188-192 High Street in 1954 (BP).

R D Shields built brick shops at 162-170 High Street in 1957 on a site that formerly housed a residence built in 1926 (BP).

Builder Cooper Morison Pty Ltd made alterations to the Moran and Cato store at 241 High Street in 1958 (BP).

Part of the Ashburton shopping centre in 1988 can be seen in Figure 7. The shopping centre, known today as Ashburton Village 3147, continues to thrive.

ASHBURTON



Figure 7. Showing shops at 245-259 High Street in 1988. (Source: ‘Shopping centre, High Street, Ashburton’ 1988)

Description & Integrity

The High Street Commercial Precinct runs along both sides of High Street, Ashburton, from the Alamein train line (former Outer Circle Line) to just beyond Marquis Street on the northern side (Nos. 225-259) and between Highgate Grove and just before Ward Street on the southern side (Nos. 162-216). It is located on the northern side of the HO227 Great Glen Iris Railway Junction Estate, Ashburton, a residential area developed in the 1920s and 1930s which is part of the same subdivision as 182-216 High Street in this precinct. High Street is a primary State arterial road that links St Kilda Road, Melbourne to the outer eastern suburbs. The precinct consists of single and double storey shops built largely in the interwar period with a second wave of development occurring in the 1950s. This development coincided with an influx of people into the area after the completion of the Ashburton Housing Commission Estate in 1948.

All the shops are built to the front and side boundaries forming a continuous street wall. The earlier shops are built in a range of interwar styles whilst the latter 1950s shops exhibit a simplicity in design that accompanied a post-war austerity. The precinct is enhanced by several sets of shops built to the same or similar designs.

The earliest shop built in the precinct dates from 1925. Located at 243 High Street it is a red brick single storey shop with a simple stepped parapet set between engaged piers. By 1928 a number of additional shops had been constructed. All were double storey. They include a group of five shops at Nos. 245-253 built in 1926, a pair of shops at Nos. 184-186 built in 1927, single shops at No. 194 and No. 235 built in 1928 and a group of three shops at Nos. 255-259 built in 1928. These shops are representative of a simplified Commercial Freestyle architecture with Arts and Craft influences. All are constructed in face brickwork, some with smooth or roughcast render bands. All have parapets concealing the roof form behind. The parapets sit between slab capped piers defining the boundary of each individual shop. The upper level facades and parapets of the shops between Nos. 245-259 are largely intact and provide a uniform streetscape enhancing their visual presence and contributing a sense of cohesion to the precinct.



Figure 8. Showing shops at 245-259 High Street, Ashburton. (Source: Context 2019)

The western end of the precinct is enhanced by the distinctive group of shops built on opposing corners of Marquis Street. Nos. 231-233 High Street on the eastern corner was built in 1937 in the conservative Georgian Revival architectural style whilst the group of three shops at Nos. 225-229, built in 1939, display the horizontal lines, curved corners and geometric forms of the Moderne.

The shops at 225-229 High Street retain typical elements of the Moderne architectural style to their first floors including: sheer wall planes, a curved corner, horizontal banding in the brickwork and contrasting vertical banding at the corner, a raised parapet concealing a flat roof behind and steel framed windows with horizontal glazing bars. The original sandy coloured wash survives on the rendered elements of the parapet.



Figure 9. Showing shops at 225-229 High Street, Ashburton. (Source: Context 2019)

In contrast, the shops at 231-233 High Street demonstrate the restrained and simplified classicism of the Interwar Georgian Revival architectural style. In Australia, the Interwar Georgian Revival style began to make its presence felt during the 1920s. Rediscovering the simple and subtle details of the early nineteenth century architecture of New South Wales and Tasmania, this interwar style was the first time in Australia's history that an early style of our own architecture was chosen as the starting point for a twentieth-century idiom. Hallmarks of the Georgian Revival style were a simplicity and clarity of proportions layered with a restrained classicism. Predominantly domestic in

ASHBURTON

scale, the buildings were frequently of fine face brickwork or stucco, symmetrical and with regular repetitive fenestrations. Roof lines were commonly simple hips (often steeply pitched), whilst classical elements such as orders, porticoes, pediments, etc. added a refinement to overall compositions.



Figure 10. Showing shops at 231-233 High Street, Ashburton (Source: Context 2019)

At Nos. 231-233 High Street, typical elements of the Georgian Revival style (at the upper level) include: a symmetrical façade with central ‘pediment’ element, high pitched roof form, decorative rondel gable end roof vents, six over six double hung sash windows with shutters and a discrete cornice below the gutter line across the principal façade.

The shops on the southern side of the precinct are built in a range of interwar architectural styles, with some post-war buildings. Interwar architectural styles include a simplified Commercial free style with Arts and Crafts influences [Nos.184-186 (1927), 194 (1928) & 214 (1931)], Moderne [Nos. 196-204 (1938)] and Old English [Nos.180-182 (1937) & 206-212 (1939)].

Notable examples include the group of five shops at 196-204 High Street constructed in 1938 by builder L E Newman. Built in the interwar Moderne architectural style it has a sheer rendered wall plane, horizontal recessed banding and striking curved corner to Lexia Street. Steel framed windows with horizontal glazing bars are protected by projecting slab awnings. Unusually the upper floors of Nos. 198-204 are recessed allowing for balconies. Whilst these have all been filled in with windows or breezeblocks they remain legible elements and could be reversed.

The four shops at Nos. 206-212 were built the following year in 1939 by the same builder L E Newman. Of interest is the pressed metal ‘Jazz Moderne’ soffit lining to the awnings to Nos. 196-210 (spanning the two groups of shops built by builder L E Newman) which appears original.



Figure 11. The soffit lining to the awning of 196-210 High Street. (Source: Context 2019)

An influx of population into the Housing Commission estate from the 1940s instigated another stage of development in the Ashburton shopping centre. Within the precinct, shops were built at Nos. 174-178 in 1950, 216 in 1953, 188-192 in 1954 and 162-170 in 1957.

Nos. 188-192 and 216 are simple single-storey shops that reflect an austerity prevalent in post-war design, largely driven by a scarcity in building materials.

The group of three shops at 174-178 High Street, built in 1950, exhibit stylistic traits of the interwar Moderne architectural style popular during the 1930s and the precursor to post-war Functionalism. However, whilst Functionalism cherished theories of 'rational' and 'functional' design, the Moderne style, whilst providing a modern break from past styles, was more escapist rather than intellectual, inherently decorative rather than stridently functional. This building is of note for its high degree of intactness at both the street and first floor level. Distinctive features include the curved layout of the shop fronts shown on the original architectural drawings, and still evident at Nos. 174 and 176, fenestration at the upper level with a horizontal band of steel framed windows with curved end and tiled columns that demarcate the boundary of the individual shops and run through the ground and first floor elevations.

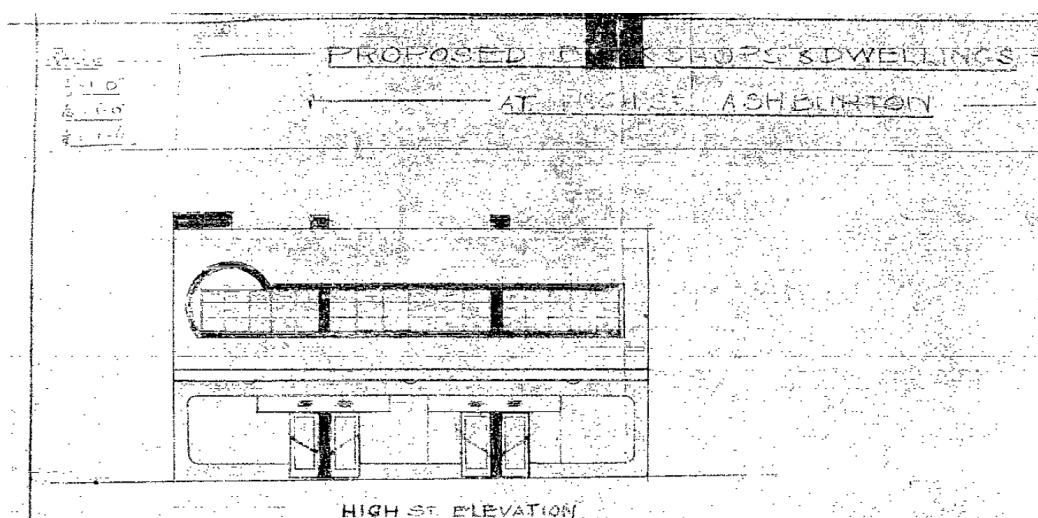


Figure 12. Extract of original architectural drawing, 174-178 High Street, Ashburton showing High Street Elevation. Designed by G. James 1950. (Source: City of Camberwell building permit plans)

ASHBURTON

In contrast Nos. 162-170 (1957) embrace Functionalism. Stylistic features included the simple flat roof line with projecting eaves, sloping windows at the upper level (remnants of the original sloping shop front detail can also be seen at No. 162 facing Highgate Grove), floor to ceiling windows, the use of new materials and technology creating uninterrupted floor spaces internally, such as the lightweight expressed structural steel beams, and a stripping back of decorative styling coupled with textural surfaces for interest. The stacked stone cladding the piers between the shopfronts is original as is the shopfront at No. 170.



Figure 13. The shops at 174-178 High Street, Ashburton, designed by G. James in 1950. (Source: Context 2019)



Figure 14. The shops at 162-170 High Street, Ashburton constructed in 1957. (Source: Context 2019)

On High Street, there are a number of shopfronts that are either partially or largely intact:

- Largely intact: 170, 172, 174, 176, 180, 182, 188, 202, 212, and 229
- Partial intact: 162, 164, 166, 168, 190, 196, and 196A

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Many of these shops retain their ingo (recessed entry), some with original tiled or terrazzo floors, original ingo soffit, original metal window frames, highlight windows and tiled stallboards.

The most interesting of these include the shopfronts at 172-176 High Street which retain their original layout with curved glass form, drawn metal frame and curved corners at its western end (refer Figure 13). Whilst original tiles have been either replaced or removed, the black tiling to the central pillar appears original as do the timber doors. The arcade form at 182 is also of note with the two-street facing and internal shopfronts intact, although the original tiling has been lost. The unusually deep ingo at number 212, creating an extra-large display case at the front, is also of interest.

All other shopfronts have been replaced.

There are two Non-contributory properties in the precinct. This is the pair of shops at Nos. 237-239, built in 1939. When first constructed, they shared a curved and stepped parapet and four timber windows to the first floor of each shop. Since that time, the parapet has been truncated, the windows replaced by a single large steel window, shopfronts replaced, and the facades over-clad. Amongst the Contributory properties, many have lost their original shopfronts and a number of facebrick facades have been overpainted. In some, the first-floor balcony opening has been infilled with windows or blockwork (see Nos. 198-204), and in others the first-floor windows have been replaced (see Nos. 249 and 253). The upper storey of No. 186 (but was identical to No. 184), and the upper storey windows of No. 225 (which is part of Nos. 225-229) have been boarded over.

Comparative Analysis

There are a number of commercial precincts with permanent controls in the Boroondara Heritage Overlay, in the suburbs Kew, Hawthorn, Camberwell, Surrey Hills and Canterbury. There are none in Glen Iris or Ashburton. There is an emphasis on Victorian and Edwardian commercial/retail development in delineating most of these existing precincts, with a few exceptions:

- HO145 Maling Road Shopping Centre and Residential Environs, Canterbury - A fine collection of Edwardian and early interwar retail and commercial buildings grouped around the railway station, including many individually significant examples and original shopfronts. Most of the single-storey and double-storey shops have been built in rows, which enhances their visual presence. It adjoins an area of Victorian and Federation-era residential development.
- HO532 Union Road Commercial Precinct, Surrey Hills - The main Surrey Hills shopping area developed from the 1880s through the 1920s. The buildings are a mix of single and two-storey buildings, most of which have simple detailing.
- HO505 Burke Road North Commercial & Transport Precinct, Camberwell - A cohesive group of retail and commercial buildings, built between 1880 and the 1930s, in the vicinity of Camberwell Railway Station. It features single and double-storey Victorian, Edwardian, and interwar shop buildings, including a row of two-storey interwar Old English shops.
- HO520 Kew Junction Commercial Precinct - A collection of retail, commercial and civic buildings mainly from the late Victorian and interwar periods, including a substantial number from the 1930s. The built form is primarily two-storeys in scale. The focal point of the precinct is the fiveways junction with its collection of civic buildings and the WWI memorial.

As set out above, there is coverage of 1920s shops in a few precincts. While there are a number of elaborate two-storey shops from the 1900s and 1910s in the Maling Road precinct, those from the 1920s are comparatively plain and almost all single storey. In this regard, High Street Ashburton has a finer collection of 1920s shops, both single and two-storeyed. The same can be said for Union Road Surrey Hills, which has a very mixed character and quite modest 1920s shops. In Burke Road North Camberwell, the eastern side of the street to the north of the Camberwell Railway Station was subdivided in 1918, so this part of the precinct contains shops constructed

ASHBURTON

between that time and the mid-1930s. The c1919 Davies' Building on the corner of Cookson Street is particularly fine. To its north there is one pair of two-storey 1920s shops (728-730 Burke Road) and several single examples, as well as single-storey rows. Very few of them have retained their original shopfront and the overall intactness is moderate.

Kew Junction Commercial Precinct is the most closely comparable to High Street Ashburton. It is larger, and contains many Victorian and Edwardian buildings, but it is the only one to contain an appreciable number of 1920s and 1930s shops. Like Ashburton, it contains a number of rows of identical two-storey 1920s shops with a simplicity and materiality influenced by the Arts and Crafts style (for example, 192-196, 198-202, 201-205 and 213-219 High Street). Like Ashburton, it also has a few rows of two-storey 1930s shops in a simple version of the Moderne style (162-174 and 254-258 High Street). Of particular interest in Kew Junction are two rows of 1930s shops with clinker brick walls and gable details, at 142-146 and 154-160 High Street, the second of which is individually significant. The Georgian Revival shops at 231-233 High Street Ashburton use similar massing to those shops, though its brickwork detailing is more modest. The overall intactness of interwar shops in the two precincts is similar.

Post-war shops are generally not represented, though there are a few individual examples in the Heritage Overlay, such as the 1954 shop at 1363 Burke Road (HO607). This shop has similar features to the 1957 shops at 162-170 High Street, including stacked stone cladding and sloping windows, though it is more intact.

In conclusion, High Street Ashburton contains interwar commercial building stock which is not widely represented in the current Boroondara Heritage Overlay. In architectural design and the presence of groups of two-storey 1920s and 1930s shops, it is comparable to the larger and more heterogeneous Kew Junction Commercial Precinct. The presence of early post-war shops is not something that is protected in other precincts. The intactness of buildings in the proposed precinct is similar to Kew Junction, with the replacement of some shopfronts, overpainting and minor alterations, and its low number of Non-contributory buildings is unusual for medium to large-sized HO precincts in Boroondara.

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).

The High Street Ashburton Commercial Precinct is of historical significance for its evolution in sync with the area's major residential development periods. The first of these was in the 1920s, when the Great Glen Iris Railway Junction Estate was re-subdivided in 1923 and the Ashburton Heights Estate was surveyed in 1926. Rapid residential development began on the streets just to the south, supporting commercial development along High Street. The 1930s saw continued development both along High Street and in residential streets further west (farther from the Ashburton Railway Station). The precinct also illustrates the major post-war development in the eastern part of Ashburton, particularly the Housing Commission Estate. This further influx of local customers spurred the construction of a number of new shops, mostly at the western end of the shopping centre.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A

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

The precinct is of architectural significance for its illustration of popular commercial architectural styles of the interwar and early post-war periods, with a relatively high intactness of buildings, particularly their first floors. The 1920s shops are representative of a simplified Commercial Freestyle architecture with Arts and Craft influences, with facades of face brickwork, often with roughcast render bands. The 1930s shops are primarily Moderne in style, with a few Old English examples and a notable Georgian Revival building (Nos. 231-233). The precinct also demonstrates the development of the Modern movement from 1930s Moderne to 1950s Functionalism, which is particularly evident in the corner buildings (compare 162-170 High Street from the 50s with 162-170 & 225-229 High Street from the 1930s). The shops at 174-178 High Street are also quite an interesting transitional building as it exhibits many features of a 1930s Moderne building but was designed in 1950.

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

The precinct is of aesthetic significance due to the many groups of shops designed as an ensemble, most of them two-storey in height. Some are rows or pairs of identical shops, but more often they are alternating designs or several shops massed as a single building giving them greater visual prominence and landmark value. This landmark quality is further strengthened in some cases by the use of corner sites giving a three dimensionality to the facades (at 162-170, 225-229 & 196-210 High Street).

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

N/A

ASHBURTON

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

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

Statement of Significance

What is Significant?

The High Street Ashburton Commercial Precinct, comprising 162-216 and 225-259 High Street, Ashburton, is significant. The commercial buildings in the precinct were built between 1925 and 1957, just to the west of the Ashburton Railway Station.

Shops built between 1925 and 1957 are Contributory, as are all original cantilevered verandahs, and the intact (or partial) original shopfronts at 162-182, 188-190, 196-196A, 202, 212 and 229 High Street. The altered shops at 237-239 High Street are Non-contributory.

How is it significant?

The precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The High Street Ashburton Commercial Precinct is of historical significance for its evolution in sync with the area's major residential development periods. The first of these was in the 1920s, when the Great Glen Iris Railway Junction Estate was re-subdivided in 1923 and the Ashburton Heights Estate was surveyed in 1926. Rapid residential development began on the streets just to the south, supporting commercial development along High Street. The 1930s saw continued development both along High Street and in residential streets further west (farther from the Ashburton Railway Station). The precinct also illustrates the major post-war development in the eastern part of Ashburton, particularly the Housing Commission Estate. This further influx of local customers spurred the construction of a number of new shops, mostly at the west end of the shopping centre. (Criterion A)

The precinct is of architectural significance for its illustration of popular commercial architectural styles of the interwar and early post-war periods, with a relatively high intactness of buildings, particularly their first floors. The 1920s shops are representative of a simplified Commercial Freestyle architecture with Arts and Craft influences, with facades of face brickwork, often with roughcast render bands. The 1930s shops are primarily Moderne in style, with a few Old English examples and a notable Georgian Revival building (Nos. 231-233). The precinct also demonstrates the development of the Modern movement from 1930s Moderne to 1950s Functionalism, which is particularly evident in the corner buildings (compare 162-170 High Street from the 50s with 162-170 & 225-229 High Street from the 1930s). The shops at 174-178 High Street are also quite an interesting transitional building as it exhibits many features of a 1930s Moderne building but was designed in 1950. (Criterion D)

The precinct is of aesthetic significance due to the many groups of shops designed as an ensemble, most of them two-storey in height. Some are rows or pairs of identical shops, but more often they are alternating designs or several shops massed as a single building giving them greater visual prominence and landmark value. This landmark quality is further strengthened in some cases by the use of corner sites giving a three dimensionality to the facades (at 162-170, 225-229 & 196-210 High Street). (Criterion E)

ASHBURTON

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	225	High Street	Contributory	1939
	227	High Street	Contributory	1939
	229	High Street	Contributory	1939
	231	High Street	Contributory	1937
	233	High Street	Contributory	1937
	235	High Street	Contributory	1928
	237	High Street	Non-contributory	1939, altered
	239	High Street	Non-contributory	1939, altered
	241	High Street	Contributory	1937
	243	High Street	Contributory	1925
	245	High Street	Contributory	1926
	247	High Street	Contributory	1926
	249	High Street	Contributory	1926
	251	High Street	Contributory	1926
	253	High Street	Contributory	1926
	255	High Street	Contributory	1928
	257	High Street	Contributory	1928
	259	High Street	Contributory	1928
	162	High Street	Contributory	1957
	164	High Street	Contributory	1957
	166	High Street	Contributory	1957
	168	High Street	Contributory	1957
	170	High Street	Contributory	1957
	172	High Street	Contributory	1950
	174	High Street	Contributory	1950
	176	High Street	Contributory	1950
	178	High Street	Contributory	1950
	180	High Street	Contributory	1937
	182	High Street	Contributory	1937
	184	High Street	Contributory	1927
	186	High Street	Contributory	1927
	188	High Street	Contributory	1954
	190	High Street	Contributory	1954
	192	High Street	Contributory	1954
	194	High Street	Contributory	1928
	196	High Street	Contributory	1938
	198	High Street	Contributory	1938
	200	High Street	Contributory	1938
	202	High Street	Contributory	1938
	204	High Street	Contributory	1938
	206	High Street	Contributory	1939
	208	High Street	Contributory	1939
	210	High Street	Contributory	1939
	212	High Street	Contributory	1939
	214	High Street	Contributory	1931
	216	High Street	Contributory	1953

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

G Butler, Camberwell Conservation Study, 1991. Precinct 14.01.

References

'56 glorious home sites' 1926, State Library of Victoria Haughton collection, accessed online 10 January 2019.

ABC News 2017, 'Ashburton locals protest against moved to develop public housing for profit', 25 March 2017, <https://www.abc.net.au/news>, accessed 10 January 2019.

Age, as cited.

Argus, as cited.

Annois, Len 1931, 'Fishers Forge in High Street Ashburton', State Library of Victoria Len Annois collection, accessed online 10 January 2019.

'Ashburton Shopping Centre' 1926, City of Boroondara Library Service, accessed online 10 January 2019.

'Ashburton Station Estate' 1916, State Library of Victoria Haughton collection, accessed online 6 January 2019.

Building permit cards for High Street, Ashburton (BP).

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Butler, Graeme 1997, Great Glen Iris Railway Junction Estate Area Citation in 'Review of Urban Conservation from Camberwell Conservation Study 1991', prepared for the City of Camberwell.

ASHBURTON

City of Boroondara 2019, 'Local history trails: Outer Circle Railway Anniversary Trail', <https://www.boroondara.vic.gov.au>, accessed 4 January 2019.

Dyer Ltd 1888, 'High Street Railway Estate', State Library of Victoria Dyer collection of auctioneers' plans, Melbourne and suburbs, and Batten & Percy collection, accessed online 4 January 2019.

'Fisher's Shoeing Forge, 328-330 High Street, Ashburton' undated, City of Boroondara Library Service, accessed online 10 January 2019.

'Great Glen Iris Railway Junction Estate (High and [Dent] Streets, Station [Ward Street] Parade, Baillieu [Highgate Grove] Avenue)' 1888?, State Library of Victoria Batten & Percy collection, accessed online 10 January 2019.

Herald, as cited.

'Fisher's Shoeing Forge, 328-330 High Street, Ashburton' undated, City of Boroondara Library Service, accessed online 10 January 2019.

Fowler, Lyle 1948, 'Houses on the Ashburton Estate built by the Housing Commission of Victoria', State Library of Victoria Harold Paynting collection, accessed online 10 January 2019.

Fowler, Lyle 1948, 'Prefabricated concrete houses designed by Leith & Bartlett for the Housing Commission of Victoria, Ashburton Estate', State Library of Victoria Harold Paynting collection, accessed online 10 January 2019.

Lee, Neville 2016, 'The Story of Ashburton Through the Ages', Ashburton, Vic.: Neville Lee.

Malvern Historical Society Inc 2005, 'Local Names', <http://home.vicnet.net.au>, accessed 2 January 2019.

McConville, Chris 2008, 'Ashburton' in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 10 January 2019.

Mawby, Nathan 2018, 'Early piece of Ashburton history being sold for first time in 80 years', <https://www.realestate.com.au>, accessed 27 January 2019.

Oakleigh Leader, as cited.

Parish Plan Boroondara 1973, Department of Crown Lands and Survey, Victoria.

'Plan of the Twickenham Estate' 1878, State Library of Victoria Map collection, accessed online 10 January 2019.

Port Phillip Gazette, as cited.

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

'Shopping centre, High Street, Ashburton' 1988, City Boroondara Library Service, accessed online 15 January 2019.

Spreadborough, Robert, and Anderson, Hugh, eds, 1983, *Victorian Squatters*, Ascot Vale, Vic.: Red Rooster Press.

'Tower Hill Estate (Tower Hill Road, Dent and High Streets, Munro Avenue)' 1934, State Library of Victoria Batten & Percy Collection, accessed online 29 January 2019.

Victorian Places 2015, 'Ashburton', 'Alamein' and 'Glen Iris', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 5 January 2019.