

3 Presentation of officer reports

3.1 Ashburton Heritage Gap Study - Preliminary Consultation Outcomes and Request for Authorisation - Permanent and Interim Heritage Overlay

Abstract

The purpose of this report is to inform the Urban Planning Special Committee (UPSC) of the outcomes of preliminary consultation on the draft Ashburton Heritage Gap Study (the draft Study). A summary of the feedback received, and officers' response, are provided in **Attachment 1**.

In accordance with Council's resolution on 25 July 2016, officers commissioned heritage consultants Context Pty Ltd to undertake the Municipal Wide Heritage Gap Study (MWHGS). Ashburton is the eighth and final assessment to be undertaken under the contract.

The heritage consultants identified two (2) new heritage precincts and nine (9) new individually significant heritage places that warrant inclusion in a Heritage Overlay (HO).

Preliminary consultation on the draft Study was undertaken from 11 November 2019 to 9 December 2019. Fifty-six (56) submissions were received in response to Council's call for feedback, comprising 12 supporting submissions, four neutral submissions and 40 opposing submissions.

In response to the feedback received, officers and Council's heritage consultant propose some changes to the Ashburton Heritage Gap Study. These changes include:

- Minor text changes in some heritage citations.
- Regrade 80 Albion Road, Ashburton from 'contributory' to 'non-contributory'.
- Remove 79A Albion Road, Ashburton from the Home Farm Estate and Environs Precinct.

Further discussion of the proposed changes to the study is contained in the officers' report and the summary of feedback and officer response table at **Attachment 1**. A map of changes can be found at **Attachment 2**.

Officers recommend the UPSC resolve to adopt the Ashburton Heritage Gap Study at **Attachment 3** and commence a planning scheme amendment to apply the Heritage Overlay to the properties identified for heritage protection. Officers also recommend lodging a request to introduce an interim Heritage Overlay to all properties identified in the Study from the Minister for Planning. This will ensure identified heritage places are protected from demolition and inappropriate development while the process for permanent heritage protection is progressed.

Officers' recommendation

That the Urban Planning Special Committee resolve to:

1. Receive and note the feedback received and outcomes of the preliminary consultation process undertaken on the Ashburton Heritage Gap Study.
2. Endorse the officers' response to the preliminary feedback received and recommended changes to the Ashburton Heritage Gap Study outlined in **Attachment 1**.
3. Adopt the revised Ashburton Heritage Gap Study contained in **Attachment 3**.
4. Write to the Minister for Planning to request authorisation to prepare an amendment to the Boroondara Planning Scheme in accordance with Section 4B and 8A(4) of the *Planning and Environment Act 1987* to include properties identified in the Ashburton Heritage Gap Study in the Heritage Overlay.
5. Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with Section 19 of the *Planning and Environment Act 1987*.
6. Write to the Minister for Planning to request he prepare, adopt and approve an amendment to the Boroondara Planning Scheme under Section 20(4) of the *Planning and Environment Act 1987* to introduce interim heritage controls to properties recommended for inclusion in the Heritage Overlay in the Ashburton Heritage Gap Study.
7. Notwithstanding resolution 5, provide delegated authority to officers to modify the amendment to downgrade properties to 'non-contributory' or remove properties from the precinct based on advice from Council's heritage consultant which have been legally demolished prior to exhibition of the amendment.
8. Provide delegated authority to the Director City Planning to undertake administrative changes to the amendment that do not change the intent of the amendment or any changes required under the Minister for Planning's Authorisation prior to the commencement of exhibition.

**Responsible director: Shiran Wickramasinghe
City Planning**

1. Purpose

The purpose of this report is to:

- Provide a summary of the outcomes of the preliminary consultation process and key issues raised in the feedback to the draft Ashburton Heritage Gap Study (the Study).
- Provide an officers' response to the key issues raised and summarise any changes recommended to the Study as a result of the feedback.
- Seek a resolution from the Urban Planning Special Committee (UPSC) to adopt the Ashburton Heritage Gap Study and request the preparation and exhibition of a planning scheme amendment to implement the adopted Study's recommendations.

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

Council Plan and Boroondara Community Plan 2017-27

The identification and protection of identified heritage places through the Study is consistent with the strategic objectives of both the current Council Plan and Community Plan.

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 Study 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 Study implements the following strategy:

- **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.

The project will further assist Council in fulfilling a major 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'.

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 Draft Study is consistent with the following 'High' priority 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 Study 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, assessing and documenting places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme;
- 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 Heritage Overlay 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 Ashburton Heritage Gap Study is consistent with these *Plan Melbourne* directions and initiatives.

Planning and Environment Act 1987

The Study 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 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 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 statutory 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.

Ashburton Heritage Gap Study

The Ashburton Heritage Gap Study is the eighth and final assessment to be undertaken as part of the MWHGS. The study area consists of all properties located outside the existing Heritage Overlay in Ashburton.

The draft Study that formed part of preliminary consultation with the community identified the following individual properties and precincts to be of local heritage significance:

Individual properties

1. Ashburton Uniting Church
2. 9 Donald Street
3. Ashburton Primary School
4. St Michael's Parish Hall
5. St Michael's Memorial Church
6. 1 Keyes Street
7. 10 Marquis Street
8. 7 Vears Road
9. 45 Yuile Street

Heritage Precincts

1. High Street Ashburton Commercial Precinct
2. Home Farm Estate and Environs Precinct

Identification of individually significant places and precincts

Context Pty Ltd has used established criteria accepted by the State Government to recommend individual places and precincts for inclusion in the Heritage Overlay, specifically referred to as the Heritage Convention Criteria (HERCON). More specifically, the criteria amounted to the following considerations for Ashburton:

- Places previously identified as works of prominent architects, or as having a form of historical significance (e.g. rare or very early place in Boroondara; associated with an important person; best representative of a historic theme important in the area);
- Individual places noted as having a particularly high architectural design quality and intactness for the given suburbs (or Boroondara more widely);
- Precincts noted as having mainly intact buildings that form cohesive streetscapes with a definable character. The buildings in a potential precinct do not have to be of particularly high architectural design quality, but can be typical buildings of their era.

Individual heritage places and precincts that were not recommended for further assessment were rejected on the basis of:

- Typical buildings of their era which do not stand in a cohesive group that could form a precinct. Many such buildings are very attractive and intact, but individually they do not stand out within their suburb as there are many better examples.
- Buildings that may be of high architectural design quality but have been significantly altered, particularly as viewed from the street. This includes cases where the alterations (e.g. upper storey, dormer window) copy the original materials and details. Some of these altered buildings could be included in a precinct (usually as 'non-contributory'), but do not warrant inclusion in a Heritage Overlay on their own.

These criteria are based on established heritage principles used commonly by heritage consultants and supported by numerous Panel findings.

Preliminary consultation process

Council's Strategic Planning Department undertook a preliminary consultation process from 11 November 2019 to 9 December 2019. This consultation process involved:

- Sending letters to all owners and occupiers within the suburb of Ashburton and relevant community groups and historical societies.
- Inclusion of the draft Study on a project webpage and 'Have your say' page of the Council website.

4. Outline of key issues/options

Preliminary consultation/exhibition outcomes

As a result of the preliminary consultation process, Council received 56 submissions including:

- Forty opposing submissions
- Twelve supporting submissions
- Four neutral submissions

A summary of each submission and officer response is provided in the detailed table at **Attachment 1**, with a map of changes provided at **Attachment 2**. In addition, the key issues raised as part of the feedback are discussed in detail below.

Key issues raised

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

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 it will prevent the redevelopment of the property either in the form of extensions to the existing dwelling or total 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 these heritage places. The Heritage Overlay can only be applied to places of identified heritage significance and cannot be misused as a form of development or 'neighbourhood character' control.

Maintenance and repairs of heritage places

A number of submitters have raised concerns the application of a Heritage Overlay will prevent them from undertaking repairs and maintenance of their property.

The Heritage Overlay does not place a statutory obligation on the owner to upkeep and maintain the heritage building to a particular heritage standard.

The Heritage Overlay provisions include an exemption from planning permit requirements for routine maintenance and repair that replace materials like-for-like and do not change the external appearance of the building. Internal maintenance and repairs such as rewiring, plumbing, restumping, replastering, and installation of a new kitchen or bath do not require planning approval (unless internal controls are activated which is not the case for any of the places recommended for inclusion in the Heritage Overlay as part of this Study).

Some submitters also raised concerns about increased costs associated with maintaining a heritage place. The financial circumstances of owners in being able to pay for necessary repairs are not a valid consideration.

Matters raised with respect to the High Street Commercial Precinct

Officers received a submission from the Ashburton Traders Association and numerous submissions from traders individually. The submissions opposed the recommendation to include nominated properties in the commercial precinct in the Heritage Overlay for the following reasons:

- The protection of heritage places along main roads and in close proximity to public transport and other infrastructure generally identified for increased densities;
- Economic development issues arising from difficult retail trading conditions; and
- Alterations to existing buildings particularly to ground floor shopfronts undermining heritage significance of the precinct.

Whilst state urban consolidation objectives might point to redevelopment opportunities, these matters are not considered in heritage assessments. Heritage assessments are focussed only on considering a property from a heritage perspective and whether buildings have sufficient heritage value, consistent with relevant state government practice notes and accepted professional heritage practice. If a property can be identified as being of individual heritage significance or as part of a coherent heritage precinct, then the property has been recommended for inclusion in the Heritage Overlay and assigned a grading.

Officers understand the economic and competitive challenges facing small strip-based retail centres such as High Street, Ashburton. However it is considered the heritage fabric of the centre contributes to the centre's built form and retail appeal. In the case of the High Street Commercial Precinct, a section of the existing shopping centre has been recommended for heritage protection on the basis of intact interwar and early post war architecture.

The Heritage Overlay does not prohibit development, and the balance of the shopping centre is not recommended for inclusion in the Heritage Overlay. Further, the carrying out of works, repairs, and routine maintenance which does not alter the external appearance of the heritage place does not require a planning permit.

Where the Heritage Overlay is to be applied, Council's Heritage Policy would form the basis of assessment with regard to demolition and alterations and additions. Full demolition of contributory properties is not supported however buildings can be altered subject to a planning permit being obtained.

The Heritage Policy at Clause 22.03 of the Boroondara Planning Scheme sets out specific policy guidance on alterations to commercial buildings. Although the policy encourages the "*the retention, restoration or reconstruction of significant or contributory shopfronts and/or verandahs and any other feature to the public realm*" (Clause 22.03-9) officers consider the degree of change which could be supported in commercial heritage precincts to be greater than in residential areas. In particular, the policy states "*upper level additions should be sufficiently set back from the front façade to appear as a secondary element of the heritage place*". This would allow upper storey additions to be visible from the street as long as they are distinguishable from the heritage fabric. .

Council's heritage consultant accepts ground floor shopfronts in commercial centres will experience alterations over time given modern day retail expectations. However, particular attention should be given to retaining remnant heritage features including intact upper level parapets which retain their heritage value. This is the case with many of the recommended buildings in the High Street Commercial Precinct which are a mix of single and two storey shops.

Request for properties to be downgraded or excluded from a Heritage Overlay

Some property owners argued their properties did not have heritage value and should be downgraded and/or excluded from a precinct.

Council's heritage consultant has reviewed and considered the relevant feedback and has concluded in most instances no grounds exist to support a grading change.

However, Council's heritage consultant considers it appropriate to downgrade the property at 80 Albion Road, Ashburton from 'contributory' to 'non-contributory'. The house has been extensively altered and added to including to the front facade.

Council's heritage consultant also considers it appropriate to delete the property at 79A Albion Road, Ashburton from the Home Farm Estate and Environs Precinct on the basis of the property not forming part of the precinct streetscape.

Requests for additional properties to be included in a Heritage Overlay

One submitter nominated several additional properties for further investigation. A response is provided to the submission including to each property nominated. Following detailed review and consideration Council's heritage consultants considers no additional properties warrant inclusion in the Heritage Overlay following preliminary consultation.

Demolition consents and affected properties

Since the preliminary consultation period, Council has received one application for report and consent for partial demolition of a property under Section 29A (S29A) of the *Building Act 1993*.

In accordance with Council's adopted decision-making process, S29A applications which propose partial demolition which could result in a downgrading of a recommended 'contributory' property can be suspended subject to an interim Heritage Overlay request being made to the Minister for Planning. S29A applications which seek to demolish a 'significant' or 'contributory' graded property can also be suspended.

A request for an interim Heritage Overlay has been made in response to the application for partial demolition. The interim Heritage Overlay request is awaiting the Minister's decision. Council must issue consent in the event the Minister for Planning or his delegates refuses Council's interim Heritage Overlay request.

To date, no properties which have been recommended as part of the Study have been demolished.

Request for interim Heritage Overlays

Officers recommend a request to apply an interim Heritage Overlay over all the nominated properties be made with the Minister for Planning. This will protect buildings from demolition and inappropriate development while Council progresses the planning scheme amendment to introduce a permanent Heritage Overlay. If approved, a planning permit will be required for part or full demolition of buildings or any external changes to the building. This approach is also consistent with Council's progression of all other suburb-wide heritage studies undertaken as part of the MWHGS.

5. Consultation/communication

All property owners and occupiers within the study area were notified in writing of the draft Study and were invited to provide feedback. The notification letter also provided the opportunity for affected property owners to meet with officers to discuss the recommendations of the study. Two property owners registered for a meeting whilst others made telephone enquiries. The draft Study was also available on Council's website and at the planning counter.

All residents who provided written feedback, as well as owners and occupiers of the affected and adjoining properties were notified of this UPSC meeting.

If the UPSC resolves to proceed with a planning scheme amendment to implement the recommendations of the Study, residents will be able to lodge submissions as part of the formal amendment exhibition process and present their views at a future UPSC meeting. This will include formal notification to all owners and occupiers of land, as required by Section 19 of the *Planning and Environment Act 1987* as well as the independent Planning Panel hearing process.

6. Financial and resource implications

Costs associated with the preparation and implementation of the Study will be funded through the MWHGS Priority Project Budget for the current and 2020/2021 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 precincts 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: Shiranthi Widan, Acting Manager Strategic Planning

Report officer: Robert Costello, Senior Project Planner

**Attachment 1: Ashburton Heritage Gap Study
Summary of submissions and officer response**

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
10 Marquis Street, Ashburton				
32	No	<p>The submitter objects to the recommendation to include 10 Marquis Street, Ashburton in the Heritage Overlay based on the following:</p> <ul style="list-style-type: none"> • Criterion A: of the 10 properties in Marquis Street, between High and Aitchison Streets, 50% have been constructed in the last 3 years, or are currently under construction. The streetscape has been significantly and irreversibly altered, including the context in which 10 Marquis Street is sited. The property is a 'white elephant' in a context of contemporary buildings. The application of a Heritage Overlay will only serve to exacerbate the lack of context. • Criterion B: 10 Marquis Street has been significantly altered from its original Victorian design similar to 12 Marquis Street and 9 Duke Street (which are not recommended for the Heritage Overlay). As a result of the alterations, this home should be treated in the same manner as the other Victorian homes identified in the study and should not be subject to a Heritage Overlay. These alterations include: <ul style="list-style-type: none"> ○ Front verandah was rebuilt in 1988. The report acknowledges the verandah frieze is Federation in style and not consistent with the buildings Victorian heritage. The base of the verandah is concrete and is a further modification. The chamfered posts are equally new, and whilst sympathetic to the home, they are not "original" in design. ○ A rear extension that doubles the size of the original home. The extension is a visible and obvious addition to the 	<p>10 Marquis Street, Ashburton has been identified as individually significant.</p> <p>In regard to historical significance under Criterion A, officers and Council's heritage consultant agree the house can be readily identified as one of a very small number of pre-interwar houses in this area, and Ashburton more generally. The lack of heritage context around the house does not, however, diminish its importance in demonstrating Ashburton's early history. By definition, an individually significant property has heritage significance that is independent of its streetscape context. This is in contrast to a 'contributory' property in a heritage precinct which can only be protected in the Heritage Overlay if they are in a group that forms a greater whole. This is not the case for an individually significant property that does not rely on its relationship to other properties for its heritage value.</p> <p>While the draft description of the house noted the timber verandah fretwork was more Federation than Victorian in character, further investigation indicates this type of fretwork was seen on other Victorian houses of a similar age. One example is the Christ the King Anglican Rectory at 93 Clarendon Street, Maryborough, of c1890, which has the same ladder-back frieze, brackets of crossed timber battens, and chamfered timber posts. Council's heritage consultant recommends to update the comparative analysis in the heritage citation to include an analysis against this property.</p> <p>A site visit in March 2020 allowed Council's heritage consultant to examine the front verandah more closely. The heritage consultant was able to confirm the floor of the verandah has a non-original concrete slab (whereas it was probably finished in tessellated tiles originally), the verandah roof framing had been recently rebuilt (members have a grooved finish),</p>	<p>Update the heritage citation to include:</p> <ul style="list-style-type: none"> • details about alterations to the building such as the paired verandah posts around the entry, and note that the roof of the front verandah was rebuilt. • a comparative analysis against 93 Clarendon Street, Maryborough.

Note: All submissions have been numbered in chronological order from the date received by Council.

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		<p>home, particularly if the southern boundary fence were to be removed or lowered. This fence exists in its current form only to afford the occupants privacy and shield them from the noise intrusions of the adjacent public car park.</p> <ul style="list-style-type: none"> ○ Carports: The carports running along the southern side of the home are a further visible and significant change to the home. This is acknowledged in the study. ○ Roof: replaced the non-original corrugated iron roof in 2019. Visible steel work around the base of the chimney altered. • The recommendation to include individual private properties in a Heritage Overlay should only proceed with landowner consent as it creates a significant financial and maintenance impost. 	<p>and the bottoms of most posts have been replaced and surrounded by non-original base mouldings. The owner also indicated the built-up timber post capitals are a recent replacement which are different in profile than those they replaced. Council's heritage consultant recommends updates be made to the citation to clarify the changes.</p> <p>Council's heritage consultant viewed the two other nearby Victorian houses at 12 Marquis Street and 9 Duke Street, Ashburton. The site visit confirmed both properties are much less intact than 10 Marquis Street, Ashburton. The entire front verandah of the house at 12 Marquis Street, Ashburton has been replaced by a reproduction front verandah which extends to form a carport. The front elevation is also visually overwhelmed by an upper-storey extension. The house at 9 Duke Street is very attractive in appearance but has been enlarged with a side extension and a return verandah (which replaced the original front verandah) with non-accurate details. The Victorian houses at 12 Marquis Street and 9 Duke Street are too altered to meet the threshold of local significance.</p> <p>The plans for the rear extensions, from 1988 (Building permits Nos. 86531 and 87154) show an existing front verandah with the same layout of posts, though there is a gablet at the centre which does not currently exist. These plans also show the use of details identical to those of the front verandah for the new rear verandah and the carport. This suggests the details were copied from the existing front verandah.</p> <p>Comparison between the verandah posts, fretwork and corner brackets and the similar details of the 1988 carport indicate these are two different phases of construction. For example, the verandah has a 45-degree angle stop-chamfer on its posts while the carport has a curved stop-chamfer; also the timbers of the carport have a modern grooved finish.</p>	

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
			<p>This strongly suggests while the roof of the front verandah has been rebuilt, the rest of it is original (posts, ladder-back frieze and corner brackets).</p> <p>The rear extension is large, but it has been designed and constructed in a very sympathetic way, with a flat-roofed link between the original house and the main rear extension. This single-storey extension does not impact on views to the house from the street, and would likely be supported for a house in the Heritage Overlay under current heritage policies. While Council's heritage consultant agrees the rear extension is visible from the carport to its south, a house of this age and style is designed to be seen from the front, with side elevations far less important. However, this does not impact the significance of the place or change their recommendation.</p> <p>Council's heritage consultant agrees the carports on the southern side of the house are visible from the public domain. They both sit well below the eaves line (the height is the same as the front verandah) and are easily legible as later additions. This does not alter the assessment or recommendation.</p> <p>Council's heritage consultant agrees the roof has been replaced with Manor Red Colorbond since the house was first identified. The previous roof cladding (galvanised corrugated steel) was not original, as would be expected for a house of this age. Cyclical replacement of roof cladding is necessary to maintain all buildings, including those with heritage value. While the use of Colorbond is usually not supported in Heritage Overlay, due to its artificial appearance, the removal of the previous cladding has not negatively impacted on the heritage significance of this place, and the Colorbond can be replaced with a more suitable material (galvanised steel) in the future when it reaches the end of its life cycle.</p> <p>The slightly enlarged flashing at the base of the southern front chimney is an appropriate repair that</p>	

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			<p>does not detract from the presentation of the house.</p> <p>Landowner agreement is not a matter for consideration in recommending properties for inclusion in the Heritage Overlay. As the Planning Authority Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is a recognised mechanism for protecting valued heritage places and precincts.</p>	
7 Vears Road, Ashburton				
12	Yes	<p>The submitter supports the recommendation to include 7 Vears Road, Ashburton in the Heritage Overlay. The submitter provides additional information about the history of the property for consideration.</p>	<p>7 Vears Road, Ashburton has been identified as individually significant.</p> <p>The submitter's support is noted.</p> <p>As set out in the place history, the submitter is a member of the family who has owned this house since the 1910s, so the input is considered a valued oral history resource. Where possible, the additional information provided has been cross-checked to historical documents. Where this was not possible, the new information has been attributed to "<i>Personal communication, current owner, 2019</i>".</p> <p>The submitter states that W.D. Wilson moved to 7 Vears Road in 1913. The citation currently records the date the property title was transferred to Wilson, in 1919. The 1915 Sands and McDougall's Directory of Victoria was consulted and a Wm. D. Wilson, orchardist, was listed as residing on High Street, Burwood by that time (1914 when the 1915 directory was compiled). This is considered sufficient to confirm the family's move to the subject house prior to purchasing the property.</p> <p>The submitter has provided additional information about W.D. Wilson, noting he was awarded a B.S. from the University of Tasmania in 1906, and was a lecturer at Dookie Agricultural College, then Principal of Longerenong Agricultural College. The State</p>	<p>Update the heritage citation to include:</p> <ul style="list-style-type: none"> - reference to W.D. Wilson and family moving to the house in 1913, prior to purchasing it 1919. - Information about W.D. Wilson's orcharding business. - a note that the first meeting seeking to create a new Anglican church in Ashburton was held at the house in 1947. - clear description of the extent of alterations and what original fabric retained of the timber wing, as well as new slates to roof of brick wing.

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
			<p>Library of Victoria holds a collection of photos taken by Wilson c1906-1915 at the Dookie Agricultural College, confirming this link. The other university affiliations are not readily confirmable, so the current owner should be attributed as the source of this information.</p> <p>The information about Wilson's orchard business - a pear and apricot orchard which supplied fruit to England and the Jam Factory in Prahran - should also be added to the citation, attributed to the submitter.</p> <p>The book about St Matthew's Anglican Church has been located and consulted: Margaret Holt, <i>Like Living Stones: a history of St Matthew's, Ashburton</i>, 1997. As noted by the submitter, the book features a photo of the subject house (page 9) and records: <i>'And so, on 14th January 1947, in that lovely old home in Vears Road, eighteen residents gathered for a meeting called by the Rev. C.H. Zercho, Vicar of St Oswald's, Glen Iris, to discuss possible plans for Anglican activities in Ashburton'</i> (p. 10).</p> <p>The submitter also provides further details about alterations to the house since the 1980s, and provides precise information about what original building fabric remains in the timber wing (the earliest house). This information should be added to the History and Description sections, citing the submitter as the source.</p> <p>Finally, the submitter has kindly shared historic family photos of the house and orchard.</p>	
29	Yes	<p>The submitter supports the recommendation to include 7 Vears Road in the Heritage Overlay. The submitter resides near the property and is aware of the important part it played in the history of the area. The submitter believes it is a tangible example of the agricultural history of the area and needs to be protected. The submitter also believes the property would be a</p>	<p>Officers note the supporting submission.</p>	<p>No changes recommended.</p>

Note: All submissions have been numbered in chronological order from the date received by Council.

Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		prime candidate for demolition and redevelopment for two units as it is a corner property.		
45 Yuile Street, Ashburton				
14	No	<p>The submitter objects to the recommendation to include 45 Yuile Street, Ashburton in the Heritage Overlay in the absence of landowner consent. The submitter objects to the recommendation on the following basis:</p> <ul style="list-style-type: none"> • The builder designer is not of any architectural importance. • No. 45 Yuile Street was developed by the same builder designer at the same time as Nos.39 and 41 Yuile Street. All three have detail elements of the Moderne style and a comparison should be made between each to explain how the house is elevated above the others. • The house is not a complete expression of the Dudokian style and is not an outstanding example of the Moderne style. The Dudokian elements elevating the house to individual significance by comparison with other similar houses needs verification and justification. • The decorative brickwork appears to be a standard architectural element of the period with no individual significance to the Moderne period. The horizontal banding is also a common decorative element in buildings constructed in this period. The significance of the decorative brickwork needs to be demonstrated. • It is unclear what elevates the property from a representative example of the Moderne style to significant in relation to other houses built in the period. • The citation for the house states: "<i>The</i> 	<p>45 Yuile Street, Ashburton has been identified as individually significant.</p> <p>Landowner agreement is not a matter for consideration in recommending properties for inclusion in the Heritage Overlay. As the Planning Authority Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is a recognised mechanism for protecting valued heritage places and precincts.</p> <p>Officers and Council's heritage consultant agree the house is not architect-designed. However an architect is not a prerequisite to establish heritage significance or justify inclusion in the Heritage Overlay. The builder was evidently active in the municipality, and houses do not have to be architect-designed to be of architectural significance as a representative example of their type or if their aesthetic qualities are notable.</p> <p>In terms of the comparison with 39 and 41 Yuile Street, No.45 Yuile Street distinguishes itself by its brickwork and distinctive combination of Moderne and Dudokian elements. The adjacent houses, while by the same builder, are less interesting and lack the same combination of elements.</p> <p>Council's heritage consultant acknowledges the house is not a 'pure' example of either Dudokian or Moderne style, but has been nominated for its mixture of the two in a domestic setting. The comparison with similar houses was done in the comparative analysis.</p> <p>A comparison with non-significant houses is not</p>	No changes recommended.

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		<p><i>combination of differently coloured, shaped and textured bricks in the pattern of the walls and piers is Dudokian in style.</i>" There is no evidence presented that confirms the builder developer was inspired directly by Dudok of the value of this style to Boroondara or visitors.</p> <ul style="list-style-type: none"> The citing of MacRobertson Girls School as a comparative example of Dudokian style has no bearing on the attribution of local significance to this house. MacRobertson Girls School has a grander and larger scale with a much more complete expression of the Dudokian style. The comparative analysis draws on houses that are more significant than 45 Yuile Street. The comparative buildings each have a more complete expression of the Moderne, or Dudokian style. There is no discussion or record the property is amongst the best exemplars of the type and style. The comparisons provided cannot be understood to provide a clear and verifiable demonstration of the value and importance of the property. Given the relatively common representation of Moderne houses with some Dudokian elements of the period in Boroondara (and other ring suburbs), it would be reasonable to provide at least the 5 worst qualifiers of the type determined to achieve the threshold of heritage significance, as well as the 5 best comparators that failed to be accorded heritage significance. 	<p>required, as the house only has to be comparable to significant houses. However, for reference one could consider 'contributory' houses such as 14-16 Calvin Street, Hawthorn or 8-8A Fairmount Street, Hawthorn East; or 19-19A Miami Street, Hawthorn East as examples of houses of a comparable style and period but which lack the distinctive combination of elements demonstrated in the subject property. These houses are representative of the domestic Moderne style, but variously lacking in elements such as the prominent rendered chimney, Dudokian porch entry, and polychrome brick banding.</p>  <p>Moderne Duplex 14-16 Calvin Street, Hawthorn (Contributory)</p>  <p>8-8A Fairmount, Hawthorn East (Contributory)</p>	

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			 <p data-bbox="1126 592 1608 619">19-19A Miami Street, Hawthorn East (Contributory) Duplex</p> <p data-bbox="1126 632 1608 703">These examples illustrate the relative superiority of the subject property to lower graded properties of this style, scale and period.</p> <p data-bbox="1126 719 1608 954">It is not known whether it was the deliberate intention of the builder to imitate Dudok's style and the citation does not make this claim. However; the house clearly draws on these styles popular at the time and thus reflects the diffusion of these ideas into the domestic idiom of the period. Whether this was a conscious decision by the designer builder is almost impossible to demonstrate and ultimately irrelevant. The physical fabric exists and is considered of heritage significance.</p> <p data-bbox="1126 970 1608 1090">MacRobertson was not compared to the house but appears in the introductory paragraph to explain the development and prevalence of the 'Dudokian' style in Australia, which based on design of the house appears to have influenced the builder.</p> <p data-bbox="1126 1106 1608 1273">Whether or not other places are 'more significant' is not relevant, as the place only needs to meet a single threshold of significance as an example of its class. Other houses may be larger, but this does not mean the smaller house is not significant as an example of its own class, demonstrating comparable elements in its own scale.</p>	

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			<p>There is no need for critical recognition in local level significance. Critical acclaim is more appropriate for State level significance. There are many locally significant places which did not receive widespread critical acclaim.</p> <p>In accordance with the Planning Practice Note 1 Applying the Heritage Overlay, it is not necessary to go through the worst and best examples of the style. 45 Yuile Street is sufficiently comparable in quality and significance to existing Significant places, which has been outlined in the comparative analysis. It is not common practice to list the 'best' or 'worst' five examples of a style, but rather to use several significant places as a benchmark to establish a threshold of significance. A place is considered significant if it is as good as, not necessarily better than, other significant places of its class.</p> <p>The house has been recommended as an example of a builder-designed house incorporating Moderne and Dudokian characteristics in a domestic setting. These representative and aesthetic values have been justified in the citation.</p>	
<p>Home Farm Estate and Environs Precinct</p> <p>The Home Farm Estate and Environs Precinct comprises mostly single-storey houses built from the 1920s up to cessation of non-essential construction in 1942. The precinct contains a range of domestic architectural styles typical of the interwar period, including Bungalows, the Old English, Mediterranean revival and the Moderne.</p> <p>Total number of submissions: 2 supporting; 2 partially supporting and 6 opposing.</p> <p>Officer recommendation:</p> <ul style="list-style-type: none"> - Retain the Home Farm Estate and Environs Precinct in the Ashburton Heritage Gap Study. - Downgrade 80 Albion Road from 'contributory' to 'non-contributory' - Remove 79A Albion Road from the precinct. 				
1	No	The submitter does not support the recommendation to include 80 Albion Road, Ashburton in the Heritage Overlay for the following reasons:	<p>80 Albion Road has been identified as 'contributory' property to the precinct.</p> <p>The City of Boroondara retains building permit records for permit No. 38644 of 2006. The works</p>	Regrade 80 Albion Road from Contributory to Non-contributory

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		<ul style="list-style-type: none"> The property is not intact and was rebuilt in 2010. No components of the original façade have been retained. The building does not follow interwar architectural conventions and is a modern building with a second storey and attached garage. The submitter believes the property should be exempt similar to the other newly built properties along Albion Road. The property does not demonstrate important cultural or natural places or environments and does not exhibit any particular characteristics of the period which the precinct seeks to protect. The submitter opposes the recommendation for the precinct in general as multiple buildings don't satisfy the assessment criteria. A Heritage Overlay makes it harder for owners to make necessary changes to their properties to increase liveability which may lead to demolition. The submitter believes there are better examples that deserve protection and the recommendation will bring undeserved stress. Residents have been largely responsible for retaining heritage in Ashburton and as such the Heritage Overlay is not worth Council's resources. 	<p>permitted by this permit were completed in 2010. This permit was for 'residential alterations and additions', not the construction of a new dwelling. The existing conditions plan shows a single-storey dwelling with a carport on its north side. The site context plan shows the addition of a garage on the north side (replacing the carport), and an upper-level extension which is largely situated to the rear but has one room that projects almost to the front of the house.</p> <p>The demolition plan shows a chimney on the north side to be demolished, and some rear lean-to and internal demolition, but no changes to the front façade itself. The windows and doors schedule notes a number of existing windows to be retained, as well as arched openings to the front porch. There is a discrepancy between the layout of windows shown in these plans and the current front windows, suggesting that they have been replaced.</p> <p>A site visit to 80 Albion Road, in March 2020, however, indicates there was more work carried out than is documented in the building permit plans. In particular, the render finish of the front façade is now a modern one (matching the extensions), and both the front windows and front door have been replaced with elements unrelated to the history of the house. This combined with relatively intrusive extensions including a garage set slightly forward of the house and an upper storey with a large room extending almost to the front façade means the house is considered too altered to contribute to the precinct. For this reason, it should be regraded to 'non-contributory'.</p> <p>Council's Heritage Policy provides planning and built form design guidelines and requirements based on whether a building is graded 'significant', 'contributory' or 'non-contributory'. Heritage controls can be applied to buildings of either of the three heritage gradings. Council's Heritage Policy discourages the full demolition of both 'significant'</p>	

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			<p>and 'contributory' graded buildings. The key difference between the gradings is how a planning permit application might be assessed for demolition and buildings and works. Administrative burden is not a matter relevant to whether a property should be included in the Heritage Overlay.</p> <p>While the submitter states the 'multiple buildings' on the street 'don't satisfy the assessment criteria', it is not clear if the submitter is referring to the entire length of Albion Road - much of which is not recommended for inclusion in the HO - or the part in the proposed precinct. There are only five 'non-contributory' properties facing Albion Road in the proposed precinct, which is a small proportion of the 36 properties in the precinct fronting the street. In all but the smallest of HO precincts there are some 'non-contributory' properties, and their presence does not mean the precinct is not worthy of protection.</p> <p>All houses require on-going maintenance in order to protect their condition, amenity and value, whether in the Heritage Overlay or not. Alterations and additions to the property can be undertaken provided contributory or significant elements of the house are retained. It also needs to be noted that routine maintenance and repairs that do not change the external appearance of the building (i.e. replacing like-for-like) do not require planning approval from Council, even if the property is affected by a Heritage Overlay.</p> <p>Council cannot prevent full demolition of valued heritage buildings unless the Heritage Overlay is applied. This is because a planning permit is not required for demolition or new buildings and works. Applicants can apply for a planning permit for full demolition; however, Council's Heritage Policy specifically discourages the full demolition of 'individually significant' and 'contributory' graded buildings.</p>	

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2	Partial	<p>The submitter believes the Heritage Overlay will protect the character of the street and community. The submitter requests more information on the impact of a non-contributory grading on development in the street as the properties are currently in keeping with the character of the area.</p> <p>The submitter seeks clarification on whether development would be restricted to a single dwelling.</p>	<p>A 'non-contributory' grading of a property in a heritage precinct allows for greater flexibility when undertaking alterations to a building or demolition. Usually, Council will support the full demolition of a 'non-contributory' place. The key consideration will be the design of the replacement building (or buildings). Council will use the guidelines and requirements contained in the Local Heritage Policy (Clause 22.03) to ensure the new building will not negatively impact on the heritage significance of any adjoining 'contributory' or 'significant' places and the broader precinct.</p> <p>Unless the site is within a single dwelling covenant, a property owner could apply to Council to redevelop the land for a multi-unit development.</p>	No change recommended.
3	Yes	<p>The submitter supports the recommendations to preserve the character of the area given demolitions which have occurred and new dwelling replacements.</p>	Officers note the supporting submission.	No change recommended.
8	Yes	<p>The submitter supports the recommendation to include 52 Albion Road, Glen Iris in the Heritage Overlay in the Home Farm Estate and Environs Precinct.</p> <p>The submitter notes the property is one of a few surviving weatherboard California Bungalows. The submitter notes they value their home and are passionate about the locality.</p>	<p>The property is identified as contributory to the precinct.</p> <p>Officers note the supporting submission.</p>	No change recommended.
30	Partial	<p>The submitter requests that the property at 79A Albion Road be removed from the study as it is a non-contributory property at the edge of the precinct and has no heritage significance.</p> <p>The submitter recommends the Ashburton Baptist Church be protected by a Heritage Overlay and is mentioned in the comparative analysis in the citation for another property. The</p>	<p>The property is identified as 'non-contributory' to the precinct.</p> <p>While the existence of the new dwelling constructed in the subdivided rear yard of 79 Albion Road is noted in the precinct description, due to its recent date it is graded 'non-contributory' to the precinct.</p> <p>It is standard practice to include 'non-contributory'</p>	Remove 79A Albion Road from the precinct.

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		<p>submitter notes the church is a mid-century church with brown brick, and the submitter was baptised at the church.</p>	<p>properties within heritage precincts, if they are in the middle of a row of 'contributory' properties, close off a complete streetscape, or their future redevelopment could otherwise exert a large impact on the heritage value of the precinct as a whole.</p> <p>In the case of 79A Albion Road, while it has an Albion Road address, it fronts Baird Street, so is not viewed as part of the precinct streetscape. For this reason, it is considered acceptable to remove 79A Albion Road from the precinct as this is unlikely to have a negative impact on the precinct. This approach is consistent with the exclusion of other rear subdivisions at the edge of the precinct, including 1A Donald Street (behind 96 Albion Road) and 5 Winifred Crescent (behind 6 Dunlop Street).</p> <p>The Baptist Church at 8 Y Street was identified by Context during the Stage 1 survey and considered by Trethowan Architecture. The building was identified as having potential cultural significance as a mid-20th century church and preliminary historical research was conducted. During this phase, it was discovered through analysis of the Building Permit files held by Council the church had been substantially altered as a result of additions and alterations to add the sanctuary and 'Wellspring'. These c.1995-6 additions carried out by Kenneth Edmonds and Associates, architects of Hawthorn, enveloped the original church on the north and south, removed the original narthex, added additional seminar rooms on the north and south elevations of the church, and altered the entry to the church. It was considered this substantially altered the presentation of the church to the street and removed considerable original fabric.</p> <p>Historical research also established the original Baptist Church was constructed on Marquis Street in 1934.</p> <p>The church was mentioned in the comparative analysis for St Michael's Ashburton with the following</p>	

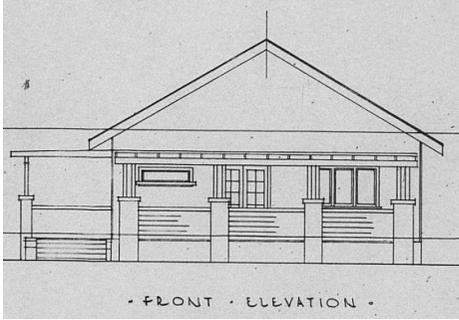
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			<p>text describing it as:</p> <p><i>a more modest suburban brick church also built using brick, but in a more Modern design with asymmetrical façade and window forms. The Ashburton Baptist Church has been subjected to numerous and sizeable additions and alterations that have changed the setting and presentation of the church. By comparison, the subject property [St Michael's] is more intact and to a more stylistically cohesive design, historical rather than internationalist in its reference.</i></p> <p>As a result of the community nomination, further research has been conducted into the church, to ensure the earlier decision was correct. Further information has been gleaned from the history of the church: <i>So great a cloud of witnesses: Ashburton Baptist Church 1934-2014</i> by Roslyn Otzen (2018) informs the church was built in 1959, designed by architect Keith Reid.</p> <p>Keith Reid also designed the Balwyn Baptist Church at 1A Balwyn Road, Balwyn, which is graded contributory within HO264. The Balwyn Baptist Church was built in 1962 and bears the hallmarks of Reid's modernist ecclesiastic style, with a transept with zigzagging roof, stylized tower with vertical fins and narrow spire, and a stained glass window-wall articulated with fin-like piers. By comparison, the Ashburton Baptist Church also displays a narrow spire, though smaller in scale, and glass windows with fin like piers, but more limited in extent compared to the bolder whole glass and pier front elevation of Balwyn Baptist Church. The church is also missing the zigzag roof element.</p> <p>Early photographs of the church confirm the church's entry was originally between the former narthex and the spire, with large doors beneath an overhanging porch. This entry was blocked with a brick wall and window, and the porch removed and replaced with a</p>	

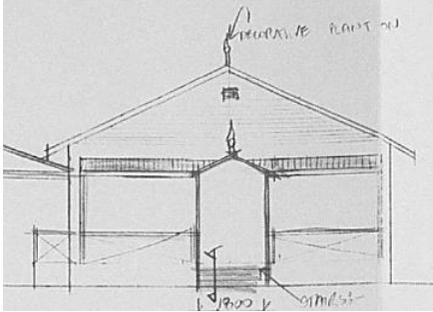
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			<p>picture window in the c.1995 works.</p> <p>The Ashburton Baptist Church is less intact and is a less notable example of Keith Reid's work when compared with the Balwyn Baptist Church. Therefore, it is not recommended for inclusion in the Heritage Overlay.</p>	
33, 34	No	<p>The submitter objects to the recommendation to include the property at 3 Dunlop Street, Ashburton in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The house is an old wooden house that is deteriorating including the verandah and throughout the house. • The property has been modified over time which has removed any neighbourhood character that is being protected. • The property is not discussed with regard to the criteria in the draft study and no builder is identified. • The property has been included to justify other properties being included in the precinct. • The property was purchased at the time as it was not included in a Heritage Overlay. The owner intends to build a retirement home on the land. <p>The submitter mentions legal advice may be sought in relation to the proposal.</p>	<p>The property is identified as 'contributory' to the precinct.</p> <p>Council officers and Council's heritage consultant agree that the timber house at 3 Dunlop Street is an old house in the area, having been built prior to 1927, when it was recorded on an MMBW plan. At this time it had a front verandah and side entrance porch.</p> <p>The house retained this original form until the 1990s. A 'plan of existing residence' was lodged as part of Building Permit 16355 in 1944, for 'Restoration' works. This appears to have been fixing up the house but not altering it. The 1944 plan shows the gable-fronted timber house with a California Bungalow style front verandah and side porch (supports were masonry piers with paired timber posts above). There were French doors at the middle of the façade, a bank of three casement windows to the right and a highset window to the left. Its appearance in the 1944 plans is shown below:</p>	<p>Update the heritage citation to:</p> <p>- Note the original California Bungalow style verandah and porch of 3 Dunlop Street in the precinct description.</p>

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			 <p data-bbox="1126 624 1599 975">Building permit plans in 1993 for additions and alterations (No. 97286) show the demolition of the side porch (replaced with a carport), and the replacement of the front verandah superstructure. While the verandah remained the same size and the floor was retained, the California Bungalow style piers and posts, associated solid balustrade and the nearly flat roof were removed. They were replaced with the current neo-Federation verandah posts and roof with gablet. The plans do not show any alterations to the front wall of the house (including windows and French doors), apart from the addition of a timber finial to the front gable. The rough drawing from 1993 illustrating the changes to the front porch is shown below:</p>	

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			 <p>While the front verandah and side entrance porch have been removed, the house is otherwise externally intact as viewed from the street and contributes to an understanding of the interwar development of the area.</p> <p>The description of the house should be revised to include information about the original California Bungalow form of the verandah and porch.</p> <p>The heritage assessment does not consider issues of structural integrity of the property. All properties require ongoing maintenance to protect their integrity and value whether or not they are located in a Heritage Overlay. These are not matters to be considered in a heritage assessment under <i>Planning Practice Note 1: Applying the Heritage Overlay (PPN1)</i>.</p> <p>The precinct as a whole has been assessed against the HERCON criteria, with the property at 3 Dunlop Street considered a 'contributory' element of the precinct. The house contributes to the illustration of interwar development in this part of Boroondara (Criterion A), and illustrates an early bungalow form which is part of interwar domestic architecture (Criterion D).</p> <p>The submitter is correct with regard to the original</p>	

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			<p>builder of the house not being identified. This is because Council's building permit records do not contain this information. The unavailability of a builder name does not impact on the ability of the house to contribute to the precinct.</p> <p>The submitter is correct that 'contributory' houses such as 3 Dunlop Street are recommended for inclusion in the Heritage Overlay because they stand in largely intact streetscapes. This is the only mechanism by which "typical" houses of a given era can be protected in the planning scheme, and this approach is consistent with PPN1.</p> <p>Council is required under the <i>Planning and Environment Act 1987</i> to identify and protect places of (amongst others) architectural and historical interest. In light of this, Council is carrying out the Ashburton Heritage Gap Study as part of the wider Municipal Wide Heritage Gap Study. Council resolved to commission the Study on 25 July 2016. As the Planning Authority Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is a recognised mechanism for protecting valued heritage places and precincts. Council accepts that the timing of such studies will not always align with landowner intentions for their properties.</p> <p>The submitter is free to obtain legal advice in relation to the recommendation. Ultimately, the planning scheme amendment process provides the opportunity for submissions and evidence to be reviewed including through an independent planning panel. The final decision rests with the Minister for Planning following the adoption of a final form of the amendment by Council.</p>	
36	No	The submitter objects to the recommendation to include the property at 7 Dunlop Street, Ashburton and other properties recommended to be included in the precinct Heritage Overlay	<p>The property is identified as 'contributory' to the precinct.</p> <p>The Home Farm Precinct has been chosen because</p>	<p>Update the heritage citation to:</p> <p>- Note that the precinct</p>

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		<p>for the following reasons:</p> <ul style="list-style-type: none"> The area has no greater significance than any other area within Ashburton based on historical factors. The submitter also mentions the area previously was part of East Malvern. The built form and heritage fabric is dubious based on the "mixture of architectural period styles" interwar and post-war. The area has little or no heritage significance warranting protection. The assessment of 3 Dunlop Street as having heritage significance as a crossover between Queen Anne and Federation styles is not correct. The inclusion of the property at 59 Albion Road is unjustifiable. The property at 7 Dunlop Street has no architectural or historical significance, nor the property at 5 Dunlop Street. The property at 4 Dunlop Street has been demolished, and a dual occupancy constructed in its place. The timing of the recommendation is too late as the precinct has been significantly altered. Greater onus should be placed on quality architecture into the future - rather than preserving average historical houses. 	<p>it retains an excellent selection of interwar houses in cohesive streetscapes. For this reason it illustrates this important stage in the area's history better than other areas subdivided at a similar time.</p> <p>The submitter is suggesting the precinct used to be in East Malvern. While this is noted in the precinct history, it also needs to be clarified in the statement of significance. The current or former name of this suburban area does not negate its illustration of interwar residential development in the area.</p> <p>It is not clear why the submitter refers to the mix of properties as interwar and post-war. All 'contributory' houses were constructed prior to the wartime housing construction restrictions put in place in 1942. In architectural historical terms, all houses constructed before this date are interwar in style. All but one house was constructed in the 1920s and 1930s, with the final one built in 1941/42. These 'contributory' houses are of an overall high quality, and illustrate the range of styles popular during the interwar period.</p> <p>The submitter is correct the house at 3 Dunlop Street is not of significance due to its combination of a bungalow form with Federation details. Further research into building permit records reveal that it originally had a California Bungalow front verandah, which was replaced with the current neo-Federation verandah in the 1990s. This should be corrected in the precinct citation. However, this does not change the assessment of the property as a 'contributory' place or the recommendation to include it in the Heritage Overlay.</p> <p>Officers and Council's heritage consultant believe the house at 59 Albion Road is a well-kempt property. It is a double-fronted masonry house of 1939 with rendered walls. It has an elegantly curved porch pier and this and the horizontal brick banding indicate a Moderne architectural influence. The house is externally intact as viewed from the street, with an</p>	<p>was formerly in East Malvern in the statement of significance.</p> <p>- Note the new, Non-contributory house at 4 Dunlop Street.</p>

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			<p>original low brick front fence, apart from a freestanding carport in the front drive (which is a reversible change). All in all this house is an excellent and well maintained example of late 1930s domestic architecture.</p> <p>While the submitter calls into question the architectural and historical merit of the houses at 5 and 7 Dunlop Street, they are both externally intact 1930s Art Deco houses that have retained their original decorative details. As such they are excellent examples of interwar domestic design and make a strong contribution to the precinct.</p> <p>Council's heritage consultant agrees the interwar house at 4 Dunlop Street has been replaced with a very contemporary cuboid house. While its form and dark grey materiality are not sympathetic to the roof forms and materials of the Contributory houses in the precinct, it is in keeping with the height and front setback of 6 Dunlop Street, which reduces its intrusiveness. Despite this new development, Dunlop Street is still considered to be an integral part of the heritage precinct.</p> <p>It is important both to preserve the parts of our suburbs that best illustrate their earliest development and also the period(s) of most intensive development. This does not preclude the introduction of fine new design, either at Non-contributory properties within a heritage precinct, or outside of the Heritage Overlay. Note that only a very tiny area of Ashburton is recommended for inclusion in the Heritage Overlay, which will have no appreciable impact on the creation of quality architecture in the future.</p>	
37	No	The submitter objects to the recommendation to include the property at 9 Dunlop Street, Ashburton and other properties recommended to be included in the precinct Heritage Overlay for the following reasons:	<p>The property is identified as contributory to the precinct.</p> <p>As the submitter notes, most of the corner developments noted are incompatible with a heritage area (53 Albion Road, 8 and 15 Dunlop Street, and</p>	<p>Recommended changes:</p> <p>- Note that the precinct was formerly in East Malvern in the statement</p>

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		<ul style="list-style-type: none"> The collective historical and aesthetic value of the streetscape has already been severely impacted by new developments and incompatible extensions to all houses that have prominent positions in (or are visible from) Dunlop Street. The incompatible corner house in the precinct is 55 Albion Road, and those outside of but near the precinct are 53 Albion Road, 8 and 15 Dunlop, and 1A Nairn Street (Criteria A and E) The quality of the houses in Dunlop Street are well below those in other proposed and existing heritage areas in Ashburton, Glen Iris and other suburbs in Boroondara. (Criteria D and E). The part of the street earmarked for heritage overlay does not have a consistent and intact built form. (Criterion D). The part of the street earmarked for heritage overlay is not typical of the suburb. (Criteria A and D). The accuracy of the assessments of several houses in Dunlop Street with regard to the specific features of 3, 4, 5, 9, 11 and 13 Dunlop Street. (Criterion A, D and E). 	<p>1A Nairn Street). These are <u>outside</u> of the proposed precinct boundaries. They have been left out because there was a change in the streetscape due to developments such as these. Officers note such developments could have been built adjacent to (but outside of) an existing HO precinct, as the Boroondara Planning Scheme does not have controls to prevent such development.</p> <p>Council's heritage consultant agrees the two-storey house at 55 Albion Road (a non-contributory graded place), which is within the precinct boundaries, is larger in scale than the contributory houses. This single house does not, however, negate the heritage value of the Albion Road streetscape overall, and is angled away from Albion Road, slightly diminishing its visual impact.</p> <p>The submitter also draws attention to alterations to 56 Albion Road and 1 Dunlop Street. These houses both have single-storey rear extensions that would likely be supported for contributory houses already in a heritage precinct. Council's heritage consultant agrees that 56 Albion Road has been further altered by the replacement of its timber windows with aluminium units. However, the house retains its cross-gabled roof form, timber eaves struts, brick chimney, and tapered masonry supports to the return verandah, so that it retains a clear California Bungalow style and can still contribute to the precinct.</p> <p>Likewise, while there have been some alterations to the house at 1 Dunlop Street it is still clearly recognisable as a brick California Bungalow. Original elements include a transverse gable roof form with projecting front gable, decorative treatment to the front gabled (shingles, roughcast render and brick dentils), six-over-one double-hung sash windows, a high-waisted front door with sidelight and highlight, leadlight windows beneath the front porch, tuckpointed brick walls (overpainted), and the brick bases of the front porch supports (the supports have</p>	<p>of significance.</p> <ul style="list-style-type: none"> - Correct the statement that 3, 9, 11 and 13 Dunlop Street have tiled roofs (p. 49). - Correct the description referring to the front fence of 5 Dunlop Street as original. - Correct the description to note that 3 and 11 Dunlop Street have carports attached to the side of the house, and not in the front garden. - Remove reference to the now-demolished house at 4 Dunlop Street from the precinct assessment of significance.

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			<p>been replaced), and a front brick fence with decorative piers.</p> <p>Council's heritage consultant agrees that the loss of the 1930s house at 4 Dunlop Street is very unfortunate. While the form and dark grey materiality of the replacement dwelling are not sympathetic to the roof forms and materials of the contributory houses in the precinct, it is in keeping with the height and front setback of 6 Dunlop Street, which reduces its intrusiveness. Despite this new development, Dunlop Street is still considered to be an integral part of the heritage precinct</p> <p>The submitter considers the quality of the houses to be lower than those in other existing or proposed precincts in Glen Iris, Ashburton and Boroondara more widely. In itemising which houses are considered below, at or above average the submitter also raises issues of the condition of some houses and front fences. Officers note that condition is considered at the planning permit stage, but not when considering if a place is of heritage significance sufficient to warrant protection.</p> <p>The heritage consultant who has carried out surveys of all of Boroondara's suburbs, both new and old precincts, considers the Home Farm Estate to contain domestic architecture of a similar quality to precincts such as HO226 Goodwin Street and Somerset Road, Glen Iris, and HO227 Great Glen Iris Railway Junction Estate, Ashburton.</p> <p>The submitter considers that the three new houses in the Dunlop streetscape detract too much from its consistency for inclusion in the Heritage Overlay. There is only <u>one</u> non-contributory property in the Dunlop Street part of the precinct (No. 4), while the other two mentioned are across the street and outside of the precinct boundaries. This level of consistency is good to above-average for HO precincts.</p> <p>The submitter raises that this precinct cannot be</p>	

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			<p>used as an example of typical interwar development in Ashburton, as it was official in the suburb of East Malvern when first developed. Suburb boundaries and names have changed many times across Melbourne, and this does not mean that the heritage significance of such re-named areas cannot be considered. The former suburb name of this area is noted in the precinct history. It would be appropriate to make this clear in the statement of significance as well. The current or former name of this suburban area does not negate its excellent illustration of interwar residential development in the area.</p> <p>The submitter points out that 3, 9, 11 and 13 Dunlop Street are mistakenly listed among houses with tiled roofs. This should be corrected in the heritage citation for the precinct.</p> <p>The submitter also points out that the current brick front fence of 5 Dunlop Street is not original. This is correct, and should be corrected in the precinct citation.</p> <p>The submitter points out that 3 and 11 Dunlop Street do not have carports in their front garden, as stated on page 52. Council's heritage consultant agrees that they have carports in their driveways, attached to the side of the house, and this should be expressed clearly in the heritage citation.</p> <p>The submitter is correct in stating that the 1930s house at 4 Dunlop Street is still referred to in the assessment of significance of the precinct. It was demolished after the precinct was assessed, and reference to it should be removed from the heritage citation.</p>	
39	No	<p>The submitter objects to the recommendation to include 1 Dunlop Street, Ashburton in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> Inconsistency with the heritage criteria. The property is not discussed in the citation with 	<p>The property is identified as contributory to the precinct.</p> <p>The assessment of the Home Farm Estate and Environs Precinct is an assessment of the precinct as a <u>whole</u> from the perspective of overall intactness.</p>	No changes recommended.

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		<p>regard to the criteria.</p> <ul style="list-style-type: none"> No builder has been identified. The inclusion of the property has been motivated by a desire to protect the wider area. The report lacks rigour, analysis and evidence. 	<p>It is the precinct – made up of the properties within it – that must meet one or more of the HERCON criteria at a local level to warrant inclusion in the Boroondara Heritage Overlay.</p> <p>While examples of the major building types and styles in the precinct have been provided, precinct citations rarely describe each contributory house (unless the precinct is very small).</p> <p>Instead, the house at 1 Dunlop Street is discussed along with the group of houses built prior to 1927 that are California Bungalows. It conforms to the overall description given, and is the second standard type described: a transverse gable roof with a street facing gable containing a projecting room.</p> <p>The house at 1 Dunlop Street is included in the precinct as a contributory property because it is one of the houses in the precinct that demonstrates the interwar development of this area (Criterion A) and the styles that characterise the interwar period (Criterion D). This same approach has been applied to all other interwar houses in the proposed precinct, and is standard for heritage precincts throughout Boroondara and Victoria. As stated by the submitter, the house is considered part of 'a package of appropriate properties' on Dunlop Street, with regard to this group of interwar houses being a "package" which forms part of a heritage precinct. Again, this is standard practice.</p> <p>The submitter is correct in stating a builder has not been identified for this pre-1927 house. This has little to do with the quality of the house or the builder. Council does not retain building permit records which reach back to the 1920s. More information is retained for 1930s houses. Further, there is no requirement for a builder to be identified for a house to be contributory to a precinct and is most often rare for pre-WWII houses in most municipalities. This is because retention of early records tends to be worse than in Boroondara.</p>	

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			<p>The submitter also notes that the house at 3 Dunlop Street has been significantly altered over the years. It is agreed it has lost its original California Bungalow style front and side porches, which have been replaced with a neo-Federation front porch. The house still retains its original form, and is still considered contributory to the interwar character of the precinct.</p>	
<p>High Street Commercial Precinct</p> <p>The High Street Commercial Precinct reflects the development phases of the Ashburton area more generally, with shops constructed in two main stages: the interwar years of the 1920s and 1930s; and after World War Two, in the 1950s.</p> <p>Total number of submissions: 0 supporting; 0 partially supporting and 31 opposing.</p> <p>Officer recommendation:</p> <p>Retain the High Street Commercial Precinct in the Ashburton Heritage Gap Study.</p>				
<p>9, 10, 13,16, 17, 18, 19, 20, 21, 22, 28, 35, 40, 41, 42, 43, 46</p>	<p>No</p>	<p>The submitters believe there is little heritage value in the properties recommended. Whilst the buildings may be old, the buildings are not notable or worthy of heritage protection.</p> <p>The submitters believe there have been alterations to windows to most facades making them unworthy of preservation. The submitters suggest the precinct shows poor examples of particular architectural styles given their simplicity of form and design, and typical of what is found in an outer suburban shopping centre of its time.</p> <p>It is requested the Ashburton Shopping Precinct be removed from the HO recommendations.</p>	<p>Officers note the following properties, which were the subject of several submissions, are not recommended for inclusion in the heritage precinct:</p> <ul style="list-style-type: none"> • 219 High Street, Ashburton • 269 High Street, Ashburton • 271 High Street, Ashburton • 273 High Street, Ashburton • 281 High Street, Ashburton <p>As set out in the precinct citation, the High Street Commercial Precinct contains a fine representative sample of styles which were popular in the interwar and early post-war periods. While they may have less ornament than Victorian commercial buildings, this does not mean they are devoid of decorative expression. The best examples of every period of Boroondara's foundational development deserve to be protected in the Heritage Overlay. As this is a fine group of interwar/post-war commercial buildings, and one which illustrates the major period of Ashburton's development, it has been deemed to meet the</p>	<p>No change recommended.</p>

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			<p>threshold for local heritage significance.</p> <p>The Boroondara Heritage Overlay seeks to protect what is special in individual suburbs and the municipality as a whole. There is no requirement for buildings in a precinct to be unique examples of their type, they only need to illustrate the themes which make the precinct important as a whole.</p> <p>Council's heritage consultant agrees many shopfronts have been replaced. However, this is the case in most of Boroondara's current commercial HO precincts, such as HO520 Kew Junction Commercial Precinct and HO505 Burke Road North Commercial and Transport Precinct, Camberwell. While there is a portion of shops which have seen first-floor windows replaced, this is no more extensive than in other HO precincts, and in many cases this is the installation of a new window in a balcony opening. Council's heritage consultant considers the precinct to be of sufficient heritage value to warrant protection through the Heritage Overlay.</p>	
15, 47, 48, 49, 51, 52, 53, 54	No	<p>The submitters object to the recommendation to include the Ashburton Shopping Centre in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The buildings fail to represent any aesthetic characteristics or possess any outstanding degree of creative or technical achievement. • The buildings are no longer a true representation of the architecture they are supposed to represent, and are poor, cheap examples given simplicity of form and design. • The ground floors of the buildings have no heritage value particularly 245-259 High Street and 225-231 High Street. The shops at 231-233 High Street have undergone extensive renovations and additions to the side and rear and is now a poor example of 	<p>The precinct as a whole has been assessed against the HERCON Criteria, not the individual buildings which are considered parts of the whole (contributory elements of the precinct). As set out in the Statement of Significance, the precinct meets the following criteria for inclusion in the Heritage Overlay:</p> <ul style="list-style-type: none"> • Criterion A - illustrates the main development period of Ashburton (interwar and early post-war periods) for which it is of historical significance. • Criterion D - the contributory buildings illustrate the range of architectural styles popular in this period. • Criterion E - the cohesively designed rows of shops provide an added aesthetic dimension to the precinct. <p>No claims have been made in relation to rarity (Criterion B) or outstanding creative or technical achievement (Criterion F). A heritage place or</p>	No changes recommended.

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		<p>Georgian architecture.</p> <ul style="list-style-type: none"> The properties at 162-170 and 174-178 High Street have a flat roof and projecting eaves and are of little significance. In general, the proposed precinct is a mixed collection with little consistency in design and form to form a heritage precinct. The recommendation is inconsistent with Victorian Government objectives encouraging residential intensification in shopping centres to support retail. 	<p>precinct needs to meet only <u>one</u> of the HERCON Criteria at the local level to warrant inclusion in the Heritage Overlay. The section of the Ashburton Shopping Centre recommended for the HO meets three criteria.</p> <p>While the submitters consider the shops to have no 'aesthetic characteristics' and are 'poor examples of particularly architectural styles' due to their 'simplicity of form and design', this simplicity is a characteristic of interwar commercial buildings and is not considered a drawback.</p> <p>Council's heritage consultant agrees many of the shopfronts have been replaced. However, this is the case in most of Boroondara's current commercial HO precincts, such as HO520 Kew Junction Commercial Precinct and HO505 Burke Road North Commercial and Transport Precinct, Camberwell. While there is a portion of shops which have seen their first-floor windows replaced, this is no more extensive than in other HO precincts, and in many cases is the installation of a new window in a balcony opening.</p> <p>The submitter draws attention to 'extensive renovations' to the side and rear of the Georgian Revival shops at 231-233 High Street. However, these alterations are largely hidden from the view from High Street so have little impact on the streetscape overall.</p> <p>The submitters call into question the intactness of the 1950s shops at 162-170 and 174-178 High Street. This appears to be because of their streamlined architectural form, not because of actual alterations. The shops at 162-170 High Street retain original details such as stacked-stone cladding to the shopfronts, and 174-178 retains original curved shopfronts.</p> <p>The submitter states the original shopfronts remaining in the precinct 'could be found in any strip shopping centre in Melbourne'. Council's heritage consultant acknowledges many similar shops were</p>	

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			<p>constructed in Melbourne's suburbs during the interwar era. Since that time, many of these shops – both in Boroondara and other municipalities – have been demolished or unsympathetically altered. This means there is an increasingly small number of intact interwar shops and intact interwar commercial streetscapes. This only lends weight to the heritage value of the small remaining group of intact shops that are sought to be protected through the Ashburton Shopping Centre heritage precinct. Note the less intact parts of this commercial strip have been left outside the proposed precinct.</p> <p>The submitters state the buildings in the proposed precinct area are 'a very mixed collection'. The interwar period is characterised by its architectural eclecticism, and the buildings in the precinct reflect this reality. One of the special features of the recommended precinct is the large number of cohesively designed building groups. On this basis, the recommended precinct is far less mixed than what might be seen in another interwar shopping strip. Furthermore, there is a high percentage of surviving early buildings in the area recommended.</p> <p>Whilst officers understand the economic challenges faced by the High Street Commercial Precinct, Council is equally concerned to protect the heritage fabric of local shopping centres which tell a story of a suburb's evolution. Economic development objectives are not matters for consideration in a heritage assessment as outlined in <i>Practice Note 1: Applying the Heritage Overlay</i>. The matters for consideration in this instance are whether an individual property or precinct has heritage significance and warrants inclusion in a Heritage Overlay. The introduction of heritage controls in areas close to services is not necessarily a direct conflict as the HO does not outright prohibit further development. The integration of residential development into existing built form is possible subject to a planning permit provided new development does not detract from the heritage</p>	

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			fabric of the precinct.	
23	No	<p>The submitter does not support the recommendation to include the Ashburton Shopping Centre in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The centre has no heritage value (in comparison to Maling Road, Canterbury) and includes mixed building styles. • A Heritage Overlay would unnecessarily hinder development in the street. • The centre is struggling with retail and the Heritage Overlay would add extra difficulties to retailers and landlords. 	<p>Council's heritage consultant agrees Maling Road has fine examples of Victorian and Edwardian shops, with a few examples from the early 1920s. Considering it was built over a period spanning approximately 40 years, it could also be described as a "mixed bag of styles", similar to High Street, Ashburton. The built dates of buildings in the Maling Road area reflect the time over which Canterbury was developed.</p> <p>The shops situated along High Street, Ashburton reflect the principle period during which Ashburton was developed: the interwar and early post-war eras. While these shops reflect a range of styles, they reflect the high level of architectural eclecticism which characterised the interwar period. This is not considered to detract from its heritage significance. Further, the interwar period is characterised by an eclectic mix of architectural styles.</p> <p>Whilst officers understand the economic challenges faced by the High Street Commercial Precinct, Council is equally concerned to protect the heritage fabric of local shopping centres which tell a story of a suburb's evolution. Economic development objectives are not matters for consideration in a heritage assessment as outlined in <i>Practice Note 1: Applying the Heritage Overlay</i>. The matters for consideration in this instance are whether an individual property or precinct has heritage significance and warrants inclusion in a Heritage Overlay. The introduction of heritage controls in areas close to services is not necessarily a direct conflict as the HO does not outright prohibit further development. The integration of residential development into existing built form is possible subject to a planning permit provided new development does not detract from the heritage fabric of the precinct.</p>	No changes recommended.

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25	No	<p>The submitter does not support the recommendation to include 277 and 279 High Street, Ashburton in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> Both properties have been in family ownership since the 1950s and have conducted retail business from the mid-1950s to 2012. The facades are different and do not come under the umbrella as buildings of significant architectural design. 	<p>Note 277 and 279 High Street are <u>not</u> recommended for inclusion in the Heritage Overlay.</p> <p>The proposed precinct encompasses 225-259 and 162-216 High Street, only.</p>	<p>No changes recommended.</p>
45	No	<p>The submitter does not support the recommendation to include the Ashburton Shopping Centre, Ashburton in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The buildings are old but are not of any real appeal. The centre needs new developments to bring more people into the area. A Heritage Overlay will stop improvements and good developments and stop customers coming to Ashburton. 	<p>The shops situated along High Street, Ashburton reflect the principle period during which Ashburton was developed: the interwar and early post-war eras. As set out in the precinct citation, the High Street Commercial Precinct contains a fine representative sample of styles which were popular in the interwar and early post-war periods. While they may have less ornament than Victorian commercial buildings, this does not mean they are devoid of decorative expression. The best examples of every period of Boroondara's foundational development deserve to be protected in the Heritage Overlay. As this is a fine group of interwar/post-war commercial buildings, and one which illustrates the major period of Ashburton's development, it has been deemed to meet the threshold for heritage significance.</p> <p>Council is a Planning Authority and is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the recognised mechanism for protecting valued heritage places and precincts. Potential economic impacts are not matters for consideration in a heritage assessment as outlined in <i>Practice Note 1: Applying the Heritage Overlay</i>. The matters for consideration in this instance are whether an individual property or precinct has heritage significance and warrants</p>	<p>No changes recommended.</p>

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			<p>inclusion in a Heritage Overlay. The introduction of heritage controls does not outright prohibit further development in a heritage precinct, nor does it prevent property owners from making improvements to their properties. The Heritage Overlay introduces a planning permit requirement for demolition and buildings and works to ensure external works consider wider heritage issues in the precinct.</p> <p>The Heritage Policy at Clause 22.03 of the Boroondara Planning Scheme sets out specific policy guidance on alterations to commercial buildings. In particular, the policy states "<i>upper level additions should be sufficiently set back from the front façade to appear as a secondary element of the heritage place</i>". The policy also encourages "<i>the retention, restoration or reconstruction of significant or contributory shopfronts and/or verandahs and any other feature to the public realm</i>".</p>	
50	No	<p>The submitter does not support the recommendation to include the Ashburton Shopping Centre in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The buildings do not display uncommon, unusual, rare or historical and cultural significance. They are old but do not possess any historical value. • Some of the facades have been altered over time and do not represent the true character of the original building. • A lot of the buildings need an upgrade to give the shopping centre a lift. The original architecture in a lot of the shops has been lost and does not represent the style of that era. The submitter believes some of the shops appear cheap and run down. <p>The submitter requests Council reconsider the recommendation and only select the specific buildings that represent the architecture of the</p>	<p>The precinct as a whole has been assessed against the HERCON Criteria, not the individual buildings which are considered parts of the whole (contributory elements of the precinct). As set out in the precinct statement of significance, the precinct meets the following criteria for inclusion in the Heritage Overlay:</p> <ul style="list-style-type: none"> • Criterion A - illustrates the main development period of Ashburton (interwar and early post-war periods) for which it is of historical significance. • Criterion D - the contributory buildings illustrate the range of architectural styles popular in this period. • Criterion E - the cohesively designed rows of shops provide an added aesthetic dimension to the precinct. <p>No claims have been made in relation to rarity (Criterion B) or outstanding creative or technical achievement (Criterion F). A heritage place or precinct needs to meet only <u>one</u> of the HERCON Criteria at the local level to warrant inclusion in the</p>	No changes recommended.

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		<p>time and have significant historical and cultural relevance.</p>	<p>Heritage Overlay. The section of the Ashburton Shopping Centre recommended for the HO meets three criteria.</p> <p>Council's heritage consultant agrees many of the shopfronts have been altered. However, this is the case in most of Boroondara's current commercial HO precincts, such as HO520 Kew Junction Commercial Precinct and HO505 Burke Road North Commercial and Transport Precinct, Camberwell. While there is a portion of shops which have seen their first-floor windows replaced, this is no more extensive than in other HO precincts, and in many cases is the installation of a new window in a balcony opening.</p> <p>The introduction of heritage controls does not outright prohibit further development in a heritage precinct, nor does it prevent property owners from making improvements or upgrades to their properties. The Heritage Overlay introduces a planning permit requirement for demolition and buildings and works to ensure external works consider wider heritage issues in the precinct.</p> <p>The Heritage Policy at Clause 22.03 of the Boroondara Planning Scheme sets out specific policy guidance on alterations to commercial buildings. In particular, the policy states "<i>upper level additions should be sufficiently set back from the front façade to appear as a secondary element of the heritage place</i>". The policy also encourages "<i>the retention, restoration or reconstruction of significant or contributory shopfronts and/or verandahs and any other feature to the public realm</i>". The properties within the recommended precinct are predominantly contributory graded properties. None of the properties are of individual heritage significance. This recognises the cohesiveness of the built form in the recommended precinct in relation to the interwar and post war eras and the contribution of each property to the precinct as a whole.</p>	

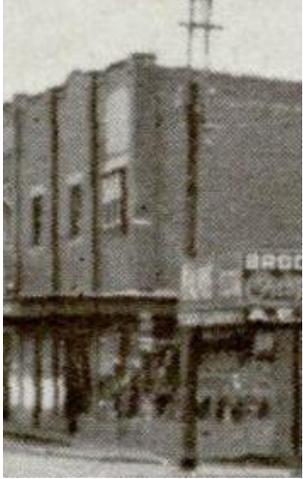
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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
55	No	<p>The submitter does not support the recommendation to include 247 and 259 High Street, Ashburton and the Ashburton Shopping Centre in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • 247 and 259 High Street facades have been altered before 1994 and are very poor heritage examples and are not worth being preserved under heritage overlay • the same argument applies to most buildings cited to be preserved. <p>The submitter requests the removal of the Ashburton Shopping Centre from the proposed overlay.</p>	<p>The properties as 247 and 259 are identified as 'contributory' to the precinct.</p> <p>The shop at 247 High Street was built in 1926 by builder C.J. Ward as part of a row of five at 245-253 High Street. They are all two-storey in height, attached and feature identical first-floor facades apart from the parapet forms. The two pairs of outer shops have a curved parapet, while the central shop at No 249 has a rectilinear parapet. The shops were built of red face brick with roughcast rendered bands and rows of clinker bricks to enliven the first-floor expression. This was the first group of shops to be built in the Ashburton Shopping Centre, and they are featured on a 1926 real estate brochure for the adjoining residential area (reproduced in Figures 1 and 5 of the precinct citation):</p>  <p>Comparing the current condition of No. 247 High Street with its 1926 appearance (it was the second two-storey shop from the left), the only alteration to the first-floor has been painting of the brick and render (which is reversible). The original configuration, parapet, and sash windows survive</p>	<p>No changes recommended.</p>

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			<p>intact.</p> <p>However, the ground-floor shopfront of No. 247 High Street does not survive, which is true for the other shops in this row as well. Survival of original interwar shops in Boroondara is relatively rare, and the rate of surviving shopfronts is comparable to that in existing commercial precincts, such as HO520 Kew Junction Commercial Precinct. In existing commercial precincts, many shops that have lost their original shopfronts are still graded contributory in the Heritage Overlay.</p> <p>The same should be true for 247 High Street, which contributes both as part of the first row of shops in the precinct, and due to its intact first-floor façade.</p> <p>In regard to 259 High Street, it is the end shop of a similar row of three two-storey shops at Nos. 255-259. They are similar in style and materials to the row at 245-253, though they all have more rectilinear parapets. They are described along with the neighbouring row in the precinct citation as follows: '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.'</p> <p>There is an early (1934) image of these shops in the precinct citation (Figure 6).</p>	

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			 <p>Looking at the details of the first-floor facades of the three shops, it is clear that 255 and 257 High Street were built first (c.1928), while the shop at No. 259 High Street was built in the early 1930s. While the first-floor brick and render of No. 259 have been overpainted, it is otherwise intact, as demonstrated by the 1934 photo, above. As at No. 247 High Street, the shopfront has been replaced, so these two shops are of closely comparable intactness.</p> <p>As discussed above, the retention of the shopfront is not required for a shop to be Contributory in a heritage precinct, and moreover the shop at No. 259 High Street is important as part of a consistent row of two-storey shops.</p>	

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
56	No	<p>The submitter objects to the recommendation to include the Ashburton Shopping Centre in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • Inconsistency with State Government planning guidelines for the future upgrade of Ashburton Shopping Centre. The centre is located on a busy arterial road with rail and bus interconnections. • Inconsistency with the <i>Planning and Environment Act 1987</i> on the basis of the Act being intended to conserve and enhance places of specific cultural value. • No previous studies have identified site specific heritage overlays for the Ashburton Commercial Precinct including Butler and Associates (1991), a further study in 2007, and a study by Built Heritage in 2012. • The revision of the Burra Charter in 2013 did not result in the Ashburton Shopping Centre being included in the HO. • All buildings ever built have a history - some are similar, but mostly not. • None of the buildings are alike in style, age or purpose and are no different to buildings elsewhere in terms of technical, architectural, cultural type or use. The buildings may have similar characteristics but none have particular merit in comparison with recognised heritage buildings or shopping centres. Most other shopping centres of the same era (interwar) have greater aesthetic merit than the High Street Commercial Precinct. The assertion Ashburton has a finer collection of shops both single and double storey than other recognised heritage centres is not true and supports the precinct not having significance. • The preponderance of functionalist examples lowers heritage value, and there 	<p>Council is required under the <i>Planning and Environment Act 1987</i> to identify and protect places of (amongst others) architectural and historical interest. In light of this, Council is carrying out the Ashburton Heritage Gap Study as part of the wider Municipal Wide Heritage Gap Study. Council resolved to commission the Study on 25 July 2016. The identification of the precinct for the HO is justified when assessed against the criteria in the <i>Practice Note 1: Applying the Heritage Overlay</i>. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is a recognised mechanism for protecting valued heritage places and precincts.</p> <p>In relation to wider strategic planning objectives such as activity centre development and urban consolidation, these are not matters for consideration in a heritage assessment as outlined in <i>Practice Note 1: Applying the Heritage Overlay</i>. The matters for consideration in this instance are whether an individual property or precinct has heritage significance and warrants inclusion in a Heritage Overlay. The introduction of heritage controls in areas close to arterial roads and public transport is not necessarily a direct conflict as the HO does not outright prohibit further development. The Heritage Policy at Clause 22.03 of the Boroondara Planning Scheme sets out specific policy guidance on alterations to commercial buildings. In particular, the policy states "<i>upper level additions should be sufficiently set back from the front façade to appear as a secondary element of the heritage place</i>". The policy also encourages "<i>the retention, restoration or reconstruction of significant or contributory shopfronts and/or verandahs and any other feature to the public realm</i>".</p> <p>A heritage precinct was recommended for the High Street Ashburton shops by the Graeme Butler 'Camberwell Conservation Study' of 1991. At that time, Camberwell City Council decided not to apply</p>	<p>No changes recommended.</p>

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		<p>is little display of merit in technical or creative achievement.</p> <ul style="list-style-type: none"> The submitter disagrees with the description of 231-233 High Street, Ashburton. The building was not built with any classical Australian architectural form and reflects a mix of ideas and wishes of the original owners. The property owner has been associated with the property since 1960. The centre has seen constant changes with regard to increasing costs, technological change, and difficult trading conditions. The section recommended encompasses approximately 57 businesses and provides employment for over 300 people in retail and service industry. Customer expectations have changed, with customers expecting facilities which are modern, contemporary, progressive and convenient. Shops will struggle to remain viable if presentation is not maintained. Council has a responsibility to ensure a vital and viable Ashburton Shopping Centre where all businesses can succeed. Climate change should be considered with regard to architectural elements using new building technologies which will not be appropriate to heritage buildings particularly in a commercial location. The contributory buildings have mostly been altered in one way or another and are not worthy standard, historical or technical merit and will be a regressive step by Council for the centre. 	<p>heritage controls on <u>any</u> of the commercial precincts recommended by the study. This was not an admission these areas did not have any heritage value. The decision by the then-Council certainly does not prevent Council from considering the application of the Heritage Overlay now based on a recent assessment by a qualified and experienced heritage consultant.</p> <p>In more recent years, Council has commissioned assessments of several commercial areas and applied heritage controls to those of local significance.</p> <p>While the submitter suggests there have been heritage studies in 2007 and 2012 (buy Built Heritage) which have rejected or failed to identify Ashburton High Street as worthy of heritage protection, this is not the case. No heritage studies since the 1991 Camberwell Conservation Study has sought to identify or assess a precinct in Ashburton, and the 2012 report prepared by Built Heritage was a Thematic Environmental History of Boroondara, not a heritage study.</p> <p>The submitter also compares the precinct unfavourably to the HERCON Criteria and the Burra Charter. The Burra Charter defines the various types of heritage significance as well as giving principles for how heritage significance can be preserved. Neither of these documents comment on whether the Ashburton High Street is worthy of protection in the Heritage Overlay.</p> <p>The precinct as a whole has been assessed against the HERCON Criteria, not the individual buildings which are considered parts of the whole (contributory elements of the precinct). As set out in the precinct statement of significance, the precinct meets the following criteria for inclusion in the Heritage Overlay:</p> <ul style="list-style-type: none"> Criterion A - illustrates the main development period of Ashburton (interwar and early post-war periods) for which it is of historical significance. 	

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
			<ul style="list-style-type: none"> • Criterion D - the contributory buildings illustrate the range of architectural styles popular in this period. • Criterion E - the cohesively designed rows of shops provide an added aesthetic dimension to the precinct. <p>No claims have been made in relation to rarity (Criterion B) or outstanding creative or technical achievement (Criterion F). A heritage place or precinct needs to meet only <u>one</u> of the HERCON Criteria at the local level to warrant inclusion in the Heritage Overlay. The section of the Ashburton Shopping Centre recommended for the HO meets three criteria.</p> <p>The shops situated along High Street, Ashburton reflect the principle period during which Ashburton was developed: the interwar and early post-war eras. As set out in the precinct citation, the High Street Commercial Precinct contains a fine representative sample of styles which were popular in the interwar and early post-war periods. While they may have less ornament than Victorian commercial buildings, this does not mean they are devoid of decorative expression. The best examples of every period of Boroondara's foundational development deserve to be protected in the Heritage Overlay. As this is a fine group of interwar/post-war commercial buildings, and one which illustrates the major period of Ashburton's development, it has been deemed to meet the threshold for heritage significance.</p> <p>The submitter comments that 231-233 High Street 'was not built with any classical Australian architectural form' but merely reflects a mix of ideas and wishes of the original owners. As recorded in the precinct history, the two shops at 231-233 High Street were built in 1937 by W.A. Medbury. They have since been combined into a single premises. The building is an excellent example of the Georgian Revival style, and is a relatively unusual example of this popular 1930s style applied to commercial</p>	

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			<p>architecture. While it is true that the building does not have any overtly "classical" elements, such as columns or pediments, Georgian Revival-style elements of the building include the central triangular pediment bracketed by a heavy broken cornice, and the use of six-over-six sash windows with louvered shutters. This is a keynote building in the precinct, and has been highlighted in the statement of significance.</p> <p>The introduction of heritage controls does not outright prohibit further development in a heritage precinct, nor does it prevent property owners from making improvements or upgrades to their properties and shop fronts. The Heritage Overlay introduces a planning permit requirement for demolition and buildings and works to ensure external works consider wider heritage issues in the precinct. Potential economic impacts relating to technological change, trading conditions, and commercial viability are not matters which are considered in a heritage assessment as determined by the <i>Practice Note 1: Applying the Heritage Overlay</i>. Built form outcomes relating to climate change can be considered at the planning permit stage should a property owner wish to include a building technology which requires a planning permit. The Heritage Policy at Clause 22.03 of the Boroondara Planning Scheme sets out specific policy guidance on alterations to commercial buildings. In particular, the policy states "<i>upper level additions should be sufficiently set back from the front façade to appear as a secondary element of the heritage place</i>". The policy also encourages "<i>the retention, restoration or reconstruction of significant or contributory shopfronts and/or verandahs and any other feature to the public realm</i>".</p> <p>Council's heritage consultant agrees many of the shopfronts have been altered. However, this is the case in most of Boroondara's current commercial HO precincts, such as HO520 Kew Junction Commercial Precinct and HO505 Burke Road North Commercial and Transport Precinct, Camberwell. While there is a</p>	

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			portion of shops which have seen their first-floor windows replaced, this is no more extensive than in other HO precincts, and in many cases is the installation of a new window in a balcony opening.	
Other				
4	Yes	The submitter supports the recommendations in the draft study on the basis there has been significant demolition and dwelling replacements in the area.	Officers note the supporting submission.	No changes recommended.
5	Yes	The submitter supports the recommendations to preserve the character of the area given demolitions which have occurred and the style of new dwellings being constructed in the neighbourhood. The submitter notes many new houses are constructed to the boundary with little space for garden. The submitter believes any future new dwellings should consider the character of the street.	Officers note the supporting submission.	No changes recommended.
6	Yes	The submitter supports the recommendations in the draft study.	Officers note the supporting submission.	No changes recommended.
7	No position	The submitter does not provide a position on the recommendations and notes that internal renovations are anticipated to a property at 1/28 Duke Street.	There are no heritage controls proposed for 1/28 Duke Street, Ashburton. As such there are no planning permit requirements for internal alterations.	No changes recommended.
11	Yes	The submitter supports the recommendations set out in the study and makes the following additional nominations of places in Ashburton: <ul style="list-style-type: none"> Brick veneer houses around Keyes Street and at 8, 9 and 12 Boyle Street, 4 Oliver Street, and 2, 7 and 15 Amery Street. Houses built in the 1890s at 9 Duke and 10 and 12 Marquis Streets: 	Officers referred the submission to Council's heritage consultant who considered each nomination as follows: The brick veneer houses in Keyes Street have been considered for individual significance as a result of this nomination. It is noted the house at 1 Keyes Street has already been recommended for the Heritage Overlay for its more outstanding features	No changes recommended.

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
		<ul style="list-style-type: none"> • Tudor style house with asbestos-cement cladding at 7 Johnston Street <p>And further places in other suburbs:</p> <ul style="list-style-type: none"> • Cobb and Co half way station: 1850. Said to be located behind a 1920s house, possibly at 120 High Street (if so, it was demolished in the 1990s). NB: in Glen Iris. • 2 Daniell Place, Kew • 387 Barkers Road, Kew • 29 Kooyongkoot Road, Hawthorn • 196 Cotham Road, Kew • 197 Cotham Road, Kew • 29 Rosslyn Street, Hawthorn East • 146 Mont Albert Road, Canterbury • 113 Riversdale Road, Hawthorn • 43 Riversdale Road, Hawthorn • 89 Harcourt Street, Hawthorn East • 26 Stanley Grove, Canterbury • 11 Elmie Street, Hawthorn • 472 Tooronga Road, Hawthorn East 	<p>such as its Moderne and Waterfall styling, and as an outstanding representative of the post-war vernacular building. By comparison, the other houses in the street are more modest and typical examples of the style.</p> <ul style="list-style-type: none"> • The house at No. 30 Keyes Street is on a corner site, with a crazy paving fence, a standard postwar brick veneer with square corner windows, hipped tile roof, and a low square chimney to the rear, but lacks the stylistic and decorative features which distinguish 1 Keyes Street such as curved windows and a waterfall chimney. • No.7 Keyes Street is a typical brick veneer house with square corner windows and a large addition over rear; • No. 28 Keyes Street is a modest timber house. • No. 26 Keyes Street is a new house. • No. 24 Keyes Street is a new house. • No. 22 Keyes Street is a very modest house. • No. 20 Keyes Street is a new house. • No. 5 Keyes Street is a modest brick veneer house without distinctive features which would make it stand out against significant examples such as 1 Keyes Street. • No. 3 Keyes Street is a new house. • No. 18 Keyes Street is typical of its era. While it could be contributory to a suitable precinct there is not a large enough group to form a precinct, and it is not individually significant on its own. <p>In conclusion, the brick veneer houses in Keyes Street are generally very modest, typical houses. The house at 1 Keyes Street however has already been nominated for its more outstanding features whilst the others in the street do not reach its level of stylistic distinction.</p> <p>No potentially significant houses were seen in Boyle Street. Some typical postwar brick and timber houses are evident, but with no outstanding</p>	

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			<p>architectural features which would justify individual heritage significance.</p> <p>The Victorian house at 10 Marquis Street has been assessed as being of local significance and has been recommended for the Heritage Overlay as an individually significant heritage place. The adjoining property at 12 Marquis Street was also considered, but has been extensively altered including loss of its original front verandah, damage to bricks, and very prominent upper level extension. Similar is true of 9 Duke Street which has been altered by the rebuilding of its front verandah in a different form (new details and a change from a front verandah to a return verandah) as well as the addition of a hood over the front windows.</p> <p>The 1930s Tudor Revival house is located at 11 Johnston Street, and not 7 Johnston Street, Ashburton. The property at 11 Johnston Street was identified in Stage 1 of the Ashburton Heritage Gap Study. It was further researched and assessed as part of Stage 2, which revealed its design is one of the State Savings Bank Designs. On the basis of the comparative analysis in the draft citation relying on more substantive examples, as well as contributory properties in precincts, officers formed the view the property did not meet the threshold for individual significance. As a result, the property was not recommended for inclusion in the Heritage Overlay.</p> <p>Places in other suburbs:</p> <ul style="list-style-type: none"> • Cobb and Co half way station, Glen Iris - The location of this station could not be identified from historical research. There are no remains at 120 High Street, Glen Iris. • 2 Daniell Place, Kew – this two-storey Victorian mansion was assessed as part of the 2005 Heritage Review of B-Graded Buildings. It was recommended for inclusion in the Heritage Overlay, but this was rejected by the C64 Planning Panel. This was due in part to the loss 	

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
			<p>of views to the front façade, but also to a rear extension which cannot be distinguished from the original building.</p> <ul style="list-style-type: none"> • 387 Barkers Road, Kew – this single-storey Victorian house was originally given a B-grade (individually significant) in 2001. When reassessed as part of the 2005 Heritage Review of B-Graded Buildings, a new two-storey towered rear addition in a faux Victorian style was under construction. As this addition changed its appearance, it was not recommended for the Heritage Overlay. • 29 Kooyongkoot Road, Hawthorn – this house is not shown on the 1904 MMBW Detail Plan (No. 1509). The site formed the northern part of the garden for the Victorian mansion at No. 31 (since demolished) as seen on a 1945 aerial photograph. Council's building permit plans confirm the house was constructed in 2004. • 196 Cotham Road, Kew – this is a brick Federation house with an interesting plan form including a corner tower element and a projecting verandah pavilion. Its original plan form and verandah footprint are unchanged since 1903 (except for a recessive rear extension). However, the face brick has been overpainted, and the timber verandah fretwork replaced with faux-Victorian cast iron lace. As this house is not outstanding in its overall design, these alterations are considered to lower it below the threshold of local significance. • 197 Cotham Road, Kew - this is a large, single-storey Victorian villa. It was viewed during Stage 1 of the Kew Heritage Gap Study and found to be altered, including the total loss of the verandah. For this reason it was not recommended for further assessment. • 29 Rosslyn Street, Hawthorn East – this early Gothic Revival house was assessed as part of the 2001 Kew and Hawthorn Further Heritage Investigations study. It was recommended for inclusion in the Heritage Overlay, but this was 	

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			<p>rejected by the C153 Planning Panel. This was due in part to the loss of views to the front façade, but also to a rear extension which cannot be distinguished from the original building.</p> <ul style="list-style-type: none"> • 146 Mont Albert Road, Canterbury – a single-storey Italianate villa called “Erskineville”. A large Victorian Italianate villa. It was considered in Stage 1 of the Canterbury Heritage Gap Study field survey and recorded as a high-quality contributory grade property, but not one of potential individual significance. For this reason, it was not assessed any further. • 113 Riversdale Road, Hawthorn – this appears to be an intact Victorian Italianate villa (the verandah posts may have been changed, but this has not been confirmed). It is of the high quality typical of Victorian houses in Hawthorn, and it is most closely comparable to houses graded Contributory in existing HO precincts. • 43 Riversdale Road, Hawthorn – a two-storey Victorian mansion, now the Erasmus School. It was graded B (individually significant) by the 1992 Hawthorn Heritage Study. When re-assessed as part of the 2005 Heritage Review of B-Graded Buildings, it was downgraded ‘due to the extent of alterations and additions’, and not recommended for inclusion in the Heritage Overlay. • 89 Harcourt Street, Hawthorn East – This is a fine Victorian Italianate villa, but the east side extension is considered quite problematic as it is highly visible on the corner site and so closely copies original details that it is not legible as a modern intervention. • 26 Stanley Grove, Canterbury – this single-storey Italianate house was identified in Stage 1 of the Canterbury Heritage Gap Study in 2016. At the end of Stage 1, all places and precincts noted were compared and the finest examples were recommended for full assessment in Stage 2. This house was not recommended for further 	

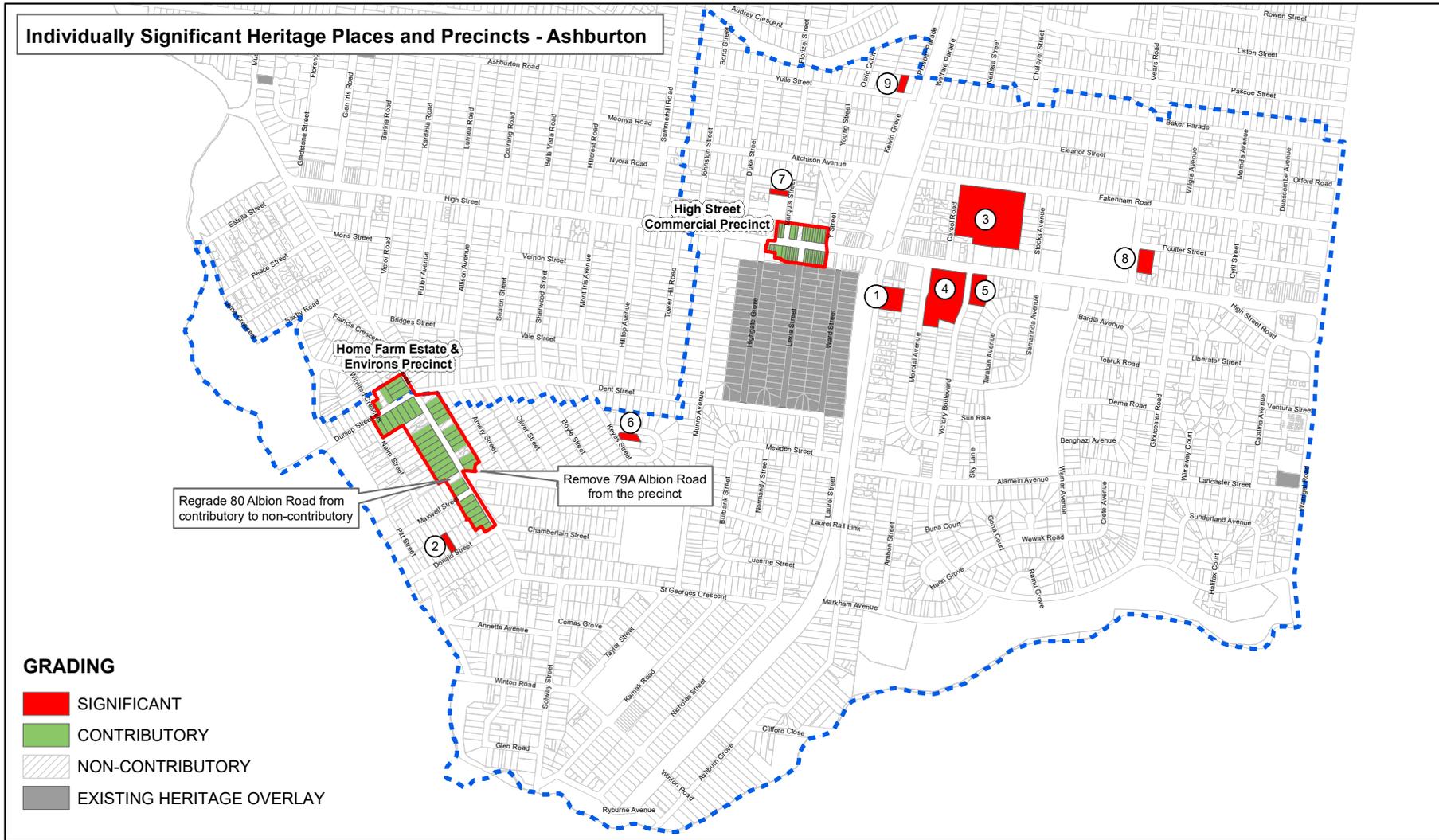
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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
			<p>assessment in part because of additions to both side elevations.</p> <ul style="list-style-type: none"> 11 Elmie Street, Hawthorn – this was originally given a B grade in 1992, as a fine example of an Edwardian villa. Shortly afterward, the owners remodelled it to appear as a Victorian Italianate house. As it is now faux heritage, it is graded Non-contributory. 472 Tooronga Road, Hawthorn East – this is a reproduction two-storey Italianate mansion. This site was vacant in 1916 (MMBW Detail Plan No. 1533). 	
24	Yes	The submitter supports the recommendations of the study and is concerned the suburbs are losing character due to overdevelopment of lots, and the creation of traffic issues.	Officers note the supporting submission.	No changes recommended.
26	Yes	The submitter supports the recommendations of the study to preserve the character of the area.	Officers note the supporting submission.	No changes recommended.
27	Yes	The submitter supports the recommendations of the study however the submitter believes there are not enough properties recommended.	Officers note the supporting submission.	No changes recommended.
31	No	The submitter does not support the recommendation to include the property at 19 Munro Avenue, Ashburton in the Heritage Overlay.	<p>The property at 19 Munro Avenue, Ashburton is located close to the suburb boundary of Ashburton and Glen Iris. The property is recommended as a contributory property in the Mont Iris Estate and Environs Precinct in the Glen Iris Heritage Gap Study.</p> <p>The property has not been recommended as part of the Ashburton Heritage Gap Study. The submission has been provided to the officer managing the Glen Iris Heritage Gap Study.</p>	No changes recommended.
38	Yes	The submitter supports the recommendations of the study.	Officers note the supporting submission.	No changes recommended.

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Submission No.	In support of recommendation?	Summary of submission	Officers' response to submission	Officers' recommendation
44	Partial	<p>The submitter suggests there are some great residential examples of heritage buildings within the Ashburton area. The submitter support the Heritage Overlay for those properties. The same is suggested for the commercial shopping strip.</p> <p>However, surrounding the good examples can sometimes be some very ordinary examples of previous building styles. The submitter questions how Council can save the fewer, great examples without burdening large segments of Ashburton to a Heritage Overlay. The submitter is concerned if only a few properties are listed, they will soon be built surrounded by more modern styles, resulting in the loss of their unique place in the history of Ashburton.</p>	<p>Council is required under the <i>Planning and Environment Act 1987</i> to identify and protect places of (amongst others) architectural and historical interest. The identification and recommendation of properties for the HO is based on set criteria in <i>Planning Practice Note 1: Applying the Heritage Overlay</i>.</p> <p>The recommendations for individual places and precincts to be included in the Heritage Overlay have been developed through professional judgement in context of heritage practice, guidelines and the practice note. This means individual properties and parts of streets have been nominated for inclusion in the Heritage Overlay whilst other properties have not. The recommendations are based on what the heritage consultant believes to be justifiable.</p> <p>Council cannot control all development on properties outside a Heritage Overlay. The Heritage Overlay is intended to protect those properties which are individually significant or can be readily identified as part of a heritage precinct. In surrounding areas, a key consideration is neighbourhood character which is managed through other elements of the Boroondara Planning Scheme including the zone of the land and ResCode. If no formal planning permit triggers exist, reliance is placed on the Building Regulations with respect to built form design outcomes. However, there is are formal requirements under the Building Regulations to consider issues of neighbourhood character.</p>	<p>No changes recommended.</p>

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- PRECINCT BOUNDARY
- SUBURB BOUNDARY

Recommended Precincts

High Street Ashburton Commercial Precinct
Home Farm Estate and Environs Precinct

Recommended Individually Significant Places

- | | |
|---------------------------------|---------------------------------|
| 1. 3-7 Ashburn Grove, Ashburton | 6. 1 Keyes Street Ashburton |
| 2. 9 Donald Street, Ashburton | 7. 10 Marquis Street, Ashburton |
| 3. 10A Fakenham Road, Ashburton | 8. 7 Vears Road, Ashburton |
| 4. 268 High Street, Ashburton | 9. 45 Yuille Street, Ashburton |
| 5. 270 High Street, Ashburton | |

people place heritage
CONTEXT

CITY OF BOROONDARA
MUNICIPAL-WIDE HERITAGE
GAP STUDY

Volume 8: Ashburton

~~Full-draft~~ Revised report

~~1 August 2019~~ 11 May 2020



Prepared for the
City of Boroondara

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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
<u>2112</u>	<u>3</u>	<u>Revised post-consultation</u>	<u>11 May 2020</u>	<u>Rob Costello</u>

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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.

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.

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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).

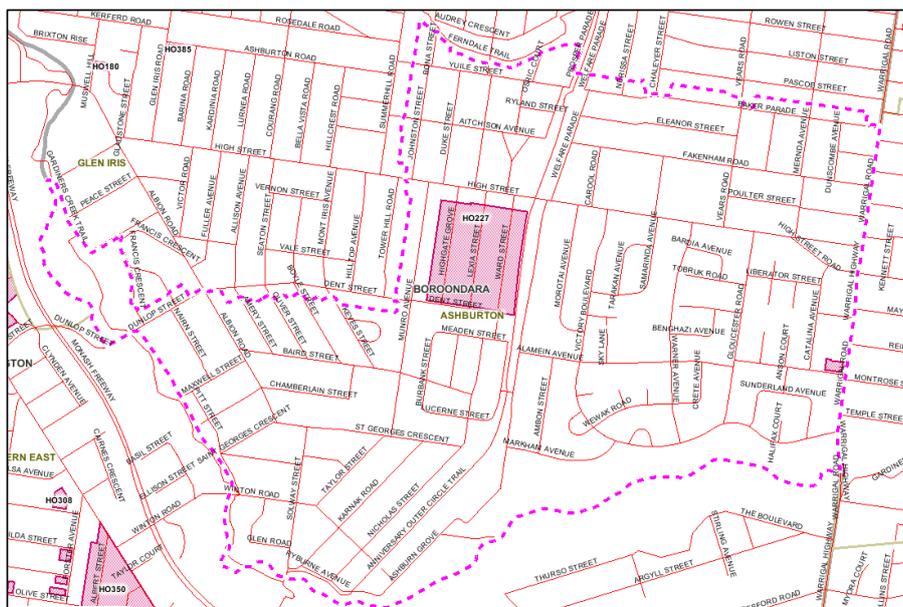


Figure 1. Map of Ashburton showing its boundaries and the current extent of the Heritage Overlay (shaded). (Source: Land Channel, 2019)

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.

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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.

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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

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- 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

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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

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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.

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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.

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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 Grading 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

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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:

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- 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 Glen Iris 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 Appendix D.

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 places of this type has been identified during the Study. It is listed in Appendix A.3.

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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' (20~~2019~~) by the Boroondara City Council.
- Implementation of the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 8. Ashburton' (20~~2019~~) 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).

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	55-79 ^A & 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, former	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.

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

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APPENDIX B – NON-CADASTRAL MAPPING

The recommended extent of the Heritage Overlay recommended for the following places does not correspond to the cadastral boundaries, being smaller portions of land containing the heritage place within a protective curtilage.

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.

Ashburton Primary School, 10 Fakenham Road, Ashburton

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.



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.



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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?
	<p><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</p>	No	No	No	No	No	No	No
	<p><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</p>	No	No	No	No	No	No	No
	<p><i>Ashburton Uniting Church</i> 3-7 Ashburn Grove, Ashburton Statement of Significance: Ashburton Uniting Church, 3-7 Ashburn Grove, Ashburton Statement of Significance Incorporated plan: Planning permit exemptions, May 2018</p>	No	No	No	No	No	No	No

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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?
	<p><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</p>	No	No	No	No	No	No	No
	<p><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</p>	No	No	No	Yes – War Memorial	No	No	No
	<p><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</p>	No	No	No	No	No	No	No
	<p><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 Significance Incorporated plan: Planning permit exemptions, May 2018</p>	No	No	No	No	No	No	No

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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?
	<p><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</p>	No	No	No	No	No	No	No
	<p><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</p>	No	No	No	No	No	No	No
	<p><i>Pyrus Park, former</i> 7 Vears Road, Ashburton Statement of Significance: Pyrus Park, former, 7 Vears Road, Ashburton Statement of Significance Incorporated plan: Planning permit exemptions, May 2018</p>	No	No	No	No	No	No	No
	<p><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</p>	No	No	No	No	No	No	No

APPENDIX D – PLACE AND PRECINCT CITATIONS

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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).

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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).

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).

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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	Unimproved Value
1924	37,884	£681,870
1925	38,296	£732,312
1926	39,698	£798,433

CAMBERWELL		
Year	Population	Unimproved Value
1923	27,749	3,127,678
1924	29,166	3,637,680
1925	31,809	4,815,447
1926	36,291	4,987,346

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

Ashburton Shopping Centre

LOCALITY PLAN

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.

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.

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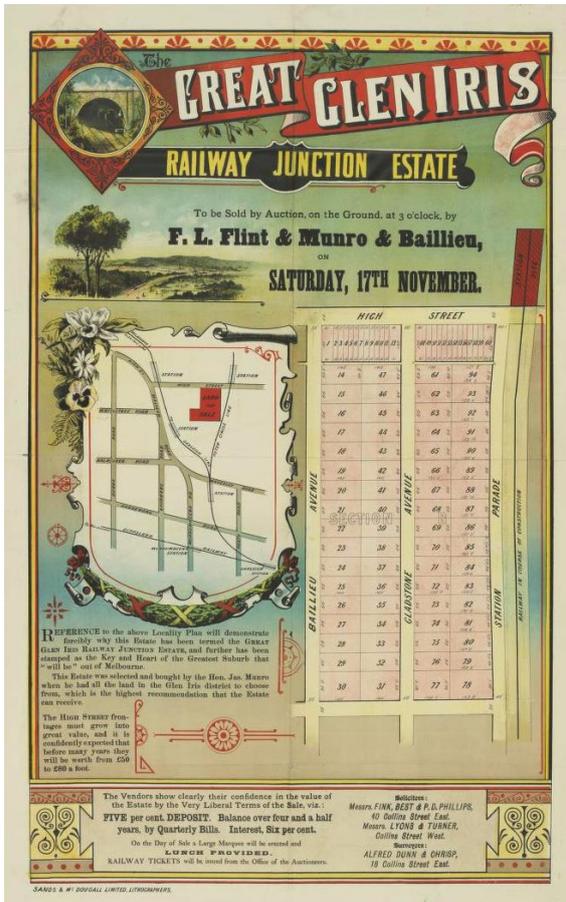


Figure 3. Great Glen Iris Railway Junction Estate, Ashburton, 1888. ('Great Glen Iris Railway Junction Estate' 1888?)

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).

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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);

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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).

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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.

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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.

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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

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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.

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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.

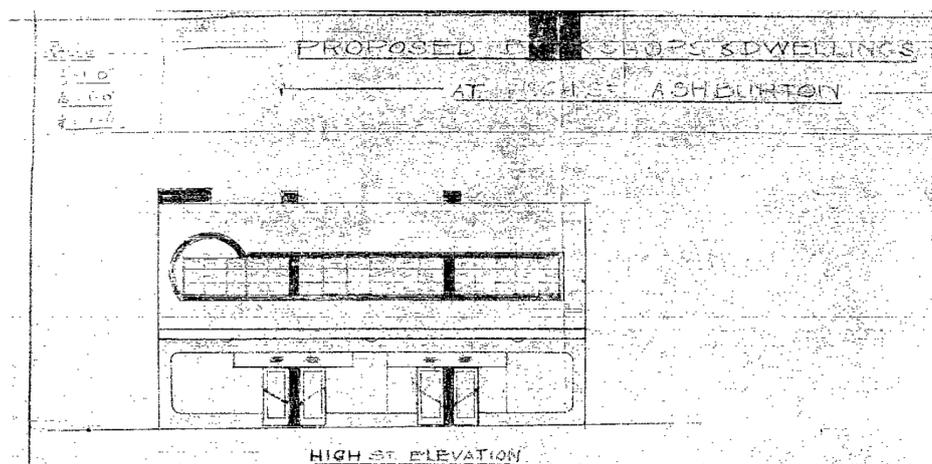


Figure 12. Extract of original architectural drawing, 174-178 High Street, Ashburton showing High Street Elevation. Designed by G. James 1950. (Source: City of Camberwell building permit plans)

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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

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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

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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.

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

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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)

Grading and Recommendations

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

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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

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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

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Home Farm Estate and Environs Precinct

Prepared by: Context

Address:

55-79A & 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
- NON-CONTRIBUTORY

PRECINCT BOUNDARY

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GRADING

- CONTRIBUTORY
- NON-CONTRIBUTORY
- 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 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

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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 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-

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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).

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.




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

MALVERN		
Year	Population	Annual Value
1924	27,884	£641,870
1925	28,286	£723,212
1926	29,456	£788,432

CAMBERWELL		
Year	Population	Annual Value
1923	27,749	£,127,078
1924	29,146	£,637,485
1925	33,089	£,815,447
1926	36,291	£,907,346

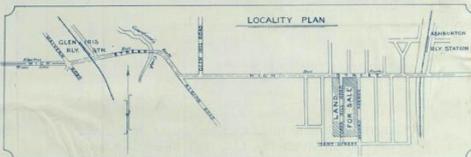


Ashburn Shopping Centre

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.



LOCALITY PLAN

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

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

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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: Craigmore (including the 14 room brick villa homestead named Craigmore), 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).



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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).

By 1930, additional houses had been built in the subject precinct in Albion Road (listed as part of Malvern East in the directory ~~of that year~~) 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).

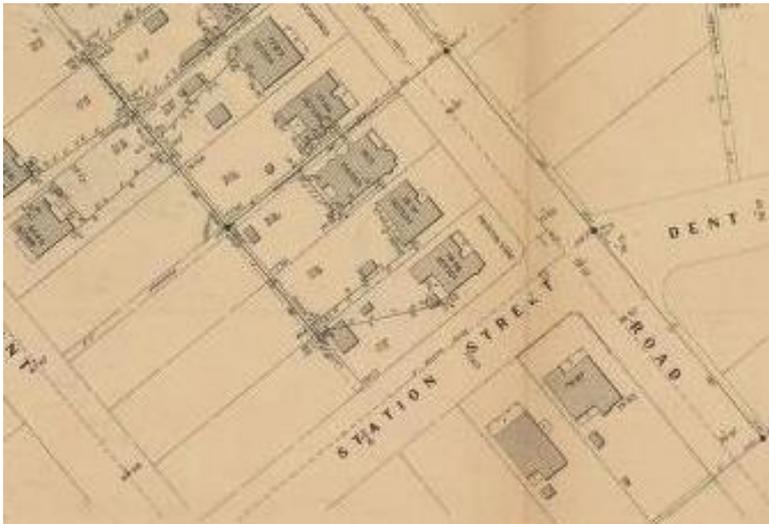


Figure 3. Showing the northern section of the subject precinct in 1927. (Source: MMBW Detail Plan no 2745, 1927)

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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.

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: Royce Wilkins number 55 in 1938; 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).

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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 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.

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, these houses 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. In both instances the The gabled pediments at the centre of the-its front verandahs appears to be a later additions (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 pillars/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

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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.

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).

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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 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, ~~5~~, 6, 7 and 13 Dunlop Street.

Some of the Contributory houses have visible second-storey additions (79, ~~80~~, 82 and 90 Albion Road), others have carports built in their front gardens 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 additional elements changes, these 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 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.

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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 Burrigge 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.

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 ~~Ashburton's~~ 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 ~~two~~ the unusual Old English style houses at ~~4 and 6~~ Dunlop Street, designed and constructed by R A Dixon and Sons in ~~1938 and 1939, respectively. No. 4 is a standard house form of this style executed in busy tapestry bricks (ordinarily only used for accents) and completed with a parapeted entry porch with Tudoresque openings. Next door, No. 6~~ 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~~ Both have front fences 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).

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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).

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 24 and 6 Dunlop Street.

Statement of Significance

What is Significant?

The Home Farm Estate and Environs Precinct, comprising 55-79A & 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 ~~Ashburton's 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 ~~two the~~ unusual Old English style houses at ~~4 and 6~~ Dunlop Street, designed and constructed by R A Dixon and Sons in ~~1938 and 1939, respectively. No. 4 is a standard house form of this style executed in busy tapestry bricks (ordinarily only used for accents) and completed with a parapeted entry porch with Tudoresque openings. Next door, No. 6~~ 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~~ Both have front fences 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)

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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
	55	Albion Road	Non-contributory	
	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
	79A	Albion Road	Non-contributory	
	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-cContributory	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

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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 & Fawkner 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.

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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).

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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

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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.

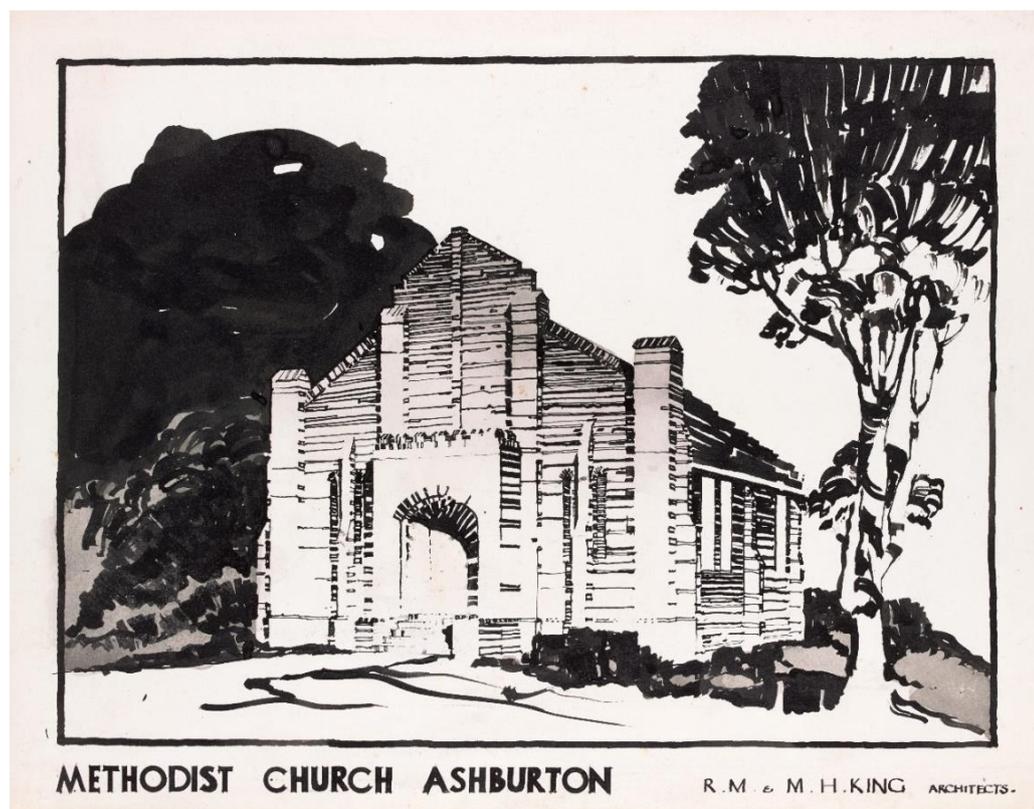


Figure 1. Architectural drawing of the church hall from the RM & MH King collection. (Source: State Library of Victoria)

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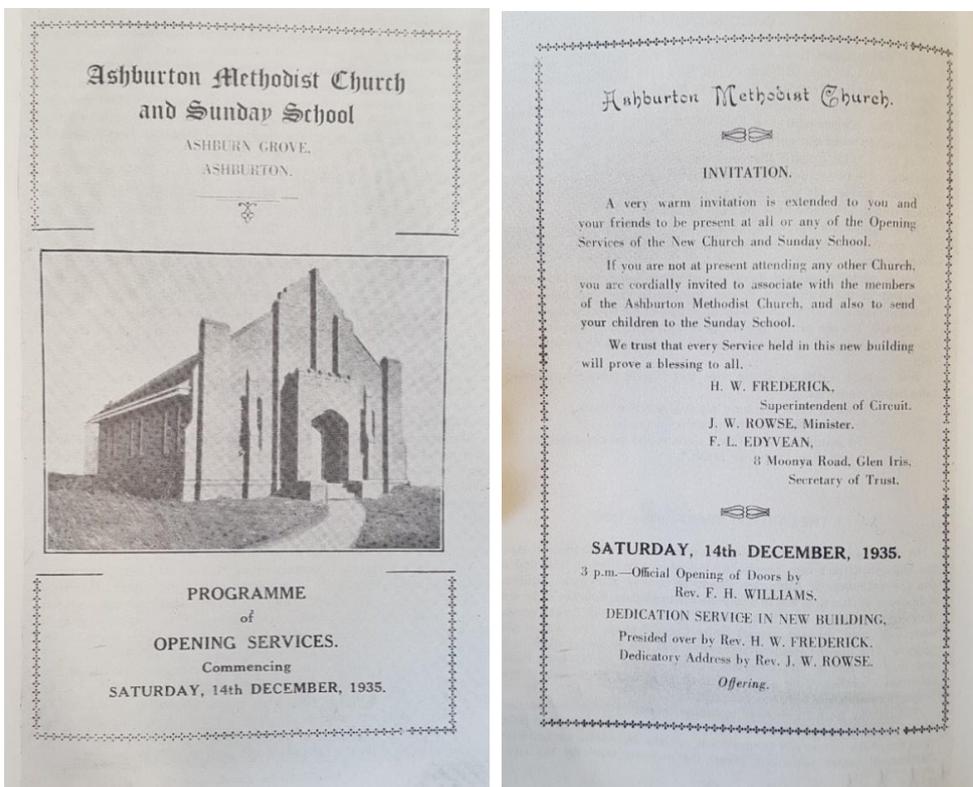


Figure 2. The original old church and hall pictured in the opening programme of 1935. (Source: Ashburton Methodist Church 1977:6-7)

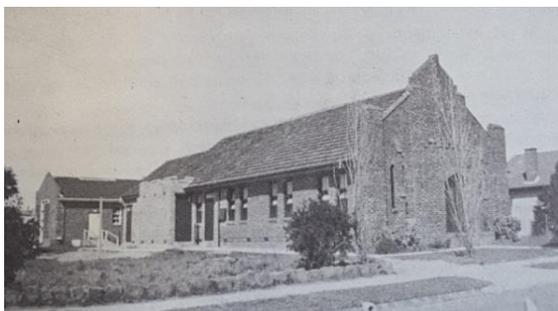


Figure 3. The enlarged church and kindergarten hall c.1950. (Source: Ashburton Methodist Church 1977:9)

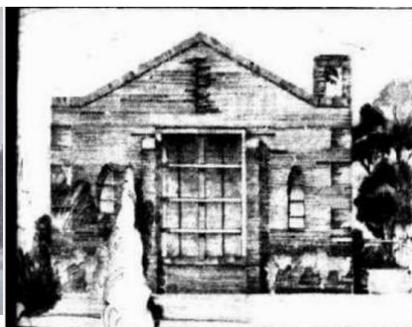
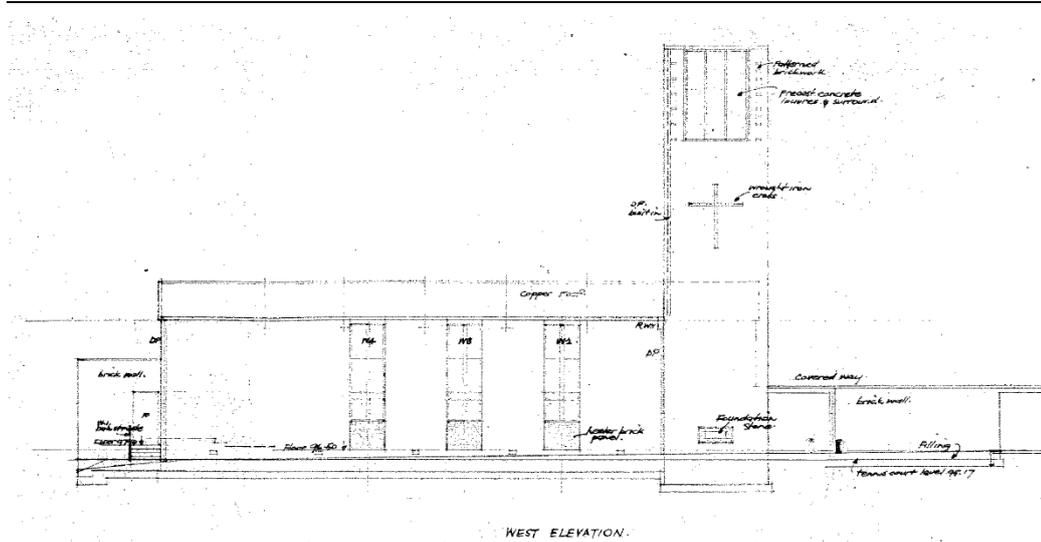


Figure 4. New kindergarten proposed c. 1939. (Source: *Herald* 20 December 1939:17)

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

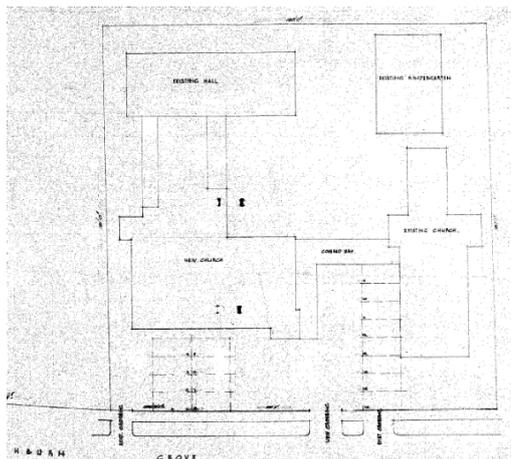


Figure 6. Site plan in 1961 showing the new church among the established buildings on the site. (Source: BP 28478)

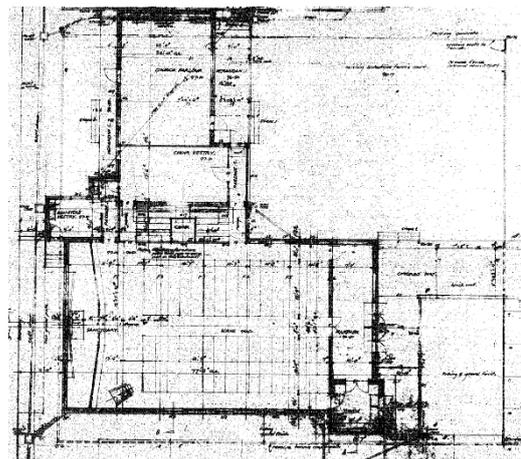


Figure 7. The plan of the new church showing narthex, nave and choir, vestry and parlour. Note the convex screen behind the sanctuary. (Source: BP 28478)

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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)

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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).

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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.

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

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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)

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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)

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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

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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)

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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 Odlum 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.

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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 ecclesiastic 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.

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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

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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)

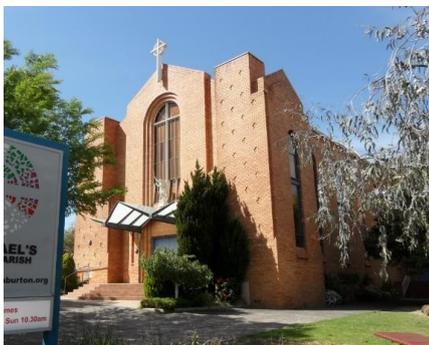


Figure 31. St Michael's Memorial Church, Ashburton. (Source: Trethowan Architecture 2018)

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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.

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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

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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:

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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

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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).

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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-

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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.

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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 gently 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.

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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

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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

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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.

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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.

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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

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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.

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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).

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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

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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)

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

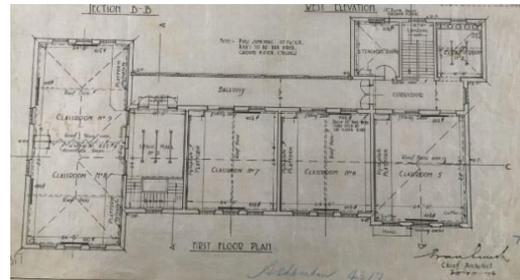


Figure 3. First floor plan, showing balcony connecting classrooms. (Source: Public Records Office of Victoria VPRS 3686-P7-2033)

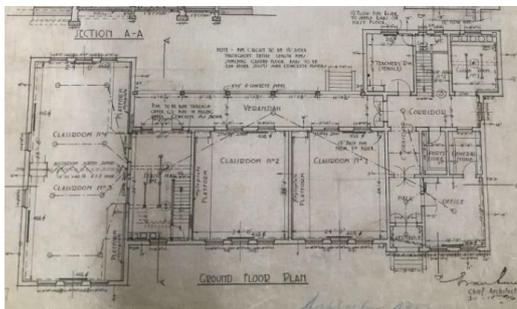


Figure 4. Ground floor plan, showing classrooms connected via veranda. (Source: Public Records Office of Victoria VPRS 3686-P7-2033)

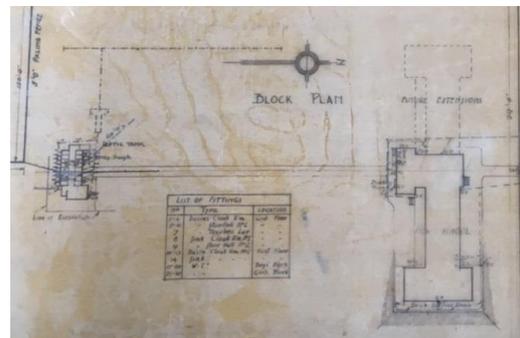


Figure 5. Site plan from the 1920s showing space for 'future extensions' to the original building. (Source: Public Records Office of Victoria VPRS 3686-P7-2033)



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

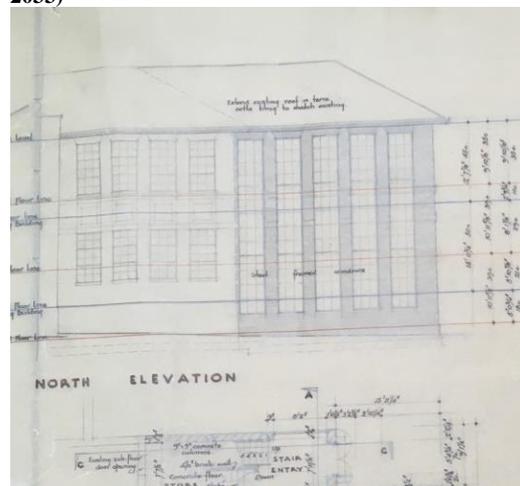


Figure 7. Elevation of the 1949 extension by the PWD, the 1947 extension is evident to the left. (Source: Public Records Office of Victoria VPRS 3686-P7-2034)

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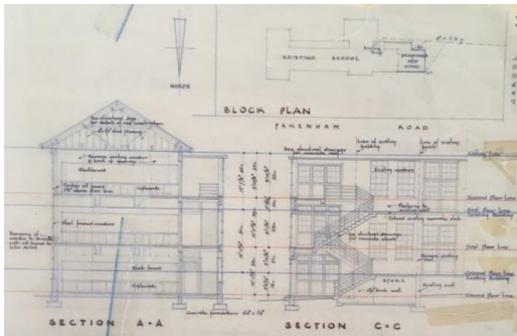


Figure 8. Section of the 1949 extension including new staircase. (Source: Public Records Office of Victoria VPRS 3686-P7-2034)

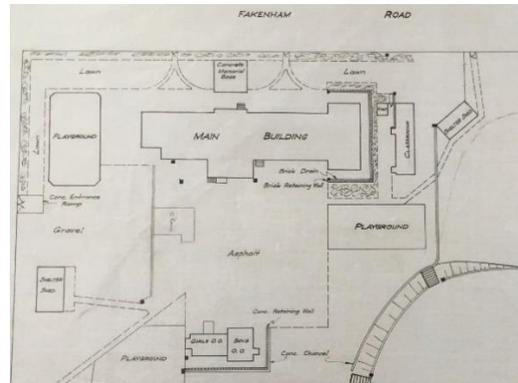


Figure 9. Ashburton school layout in 1956, the war memorial is evident at the north boundary. (Source: Public Records Office of Victoria VPRS 3686-P20-1711)

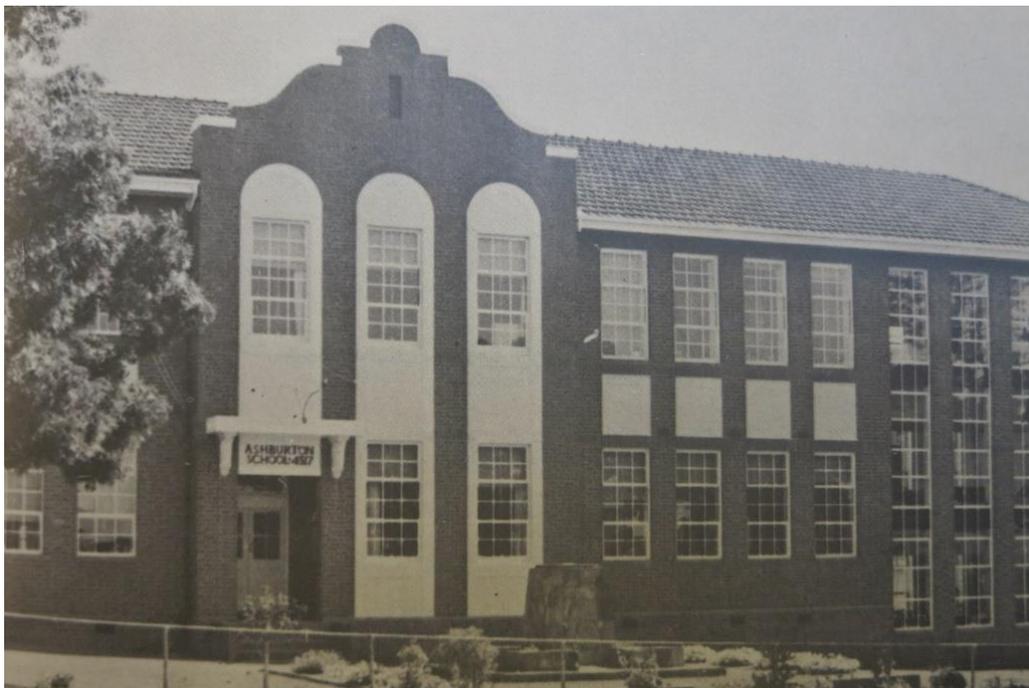


Figure 10. Ashburton Primary School photographed in 1978, note the two additions visible to the right of the entry bay. (Source: Ashburton Primary School)

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

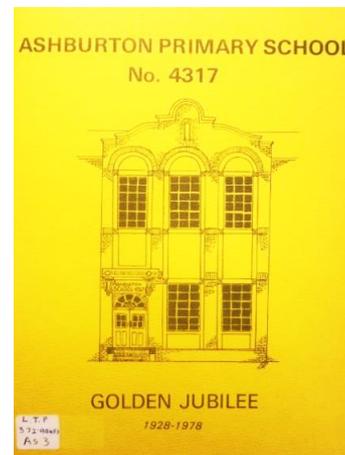


Figure 12. The central pavilion features on the cover of the school's Golden Jubilee booklet. (Source: State Library of Victoria)

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).

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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

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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)

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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.

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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.

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

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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 Everet 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:

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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

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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

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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

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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).

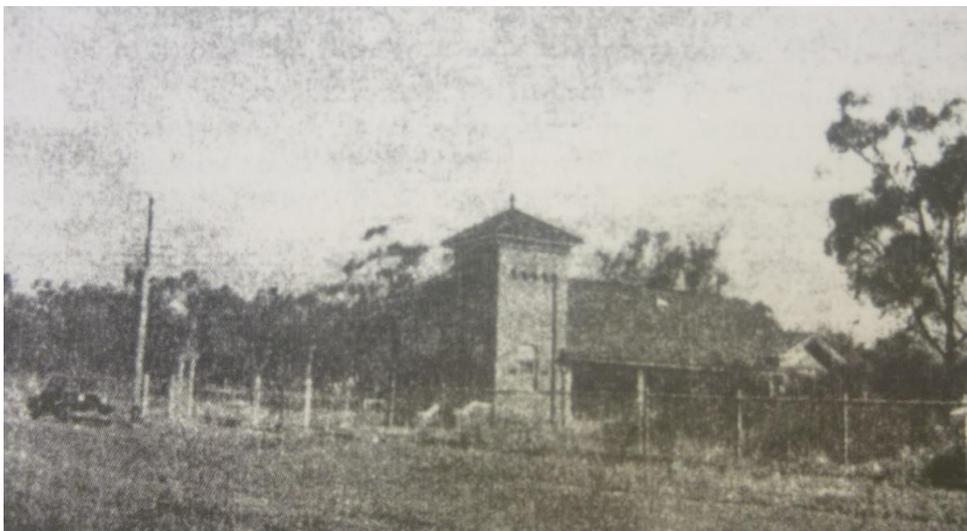


Figure 1. St Michael's Parish Hall pictured in 1933. (Source: McGrath 1996)

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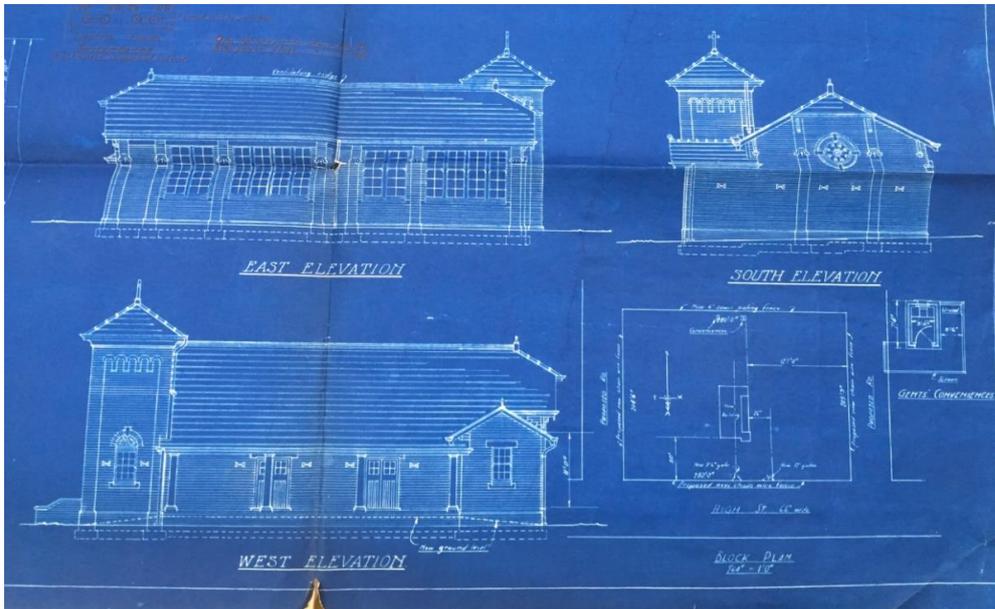


Figure 2. Detail of plans for the Church/Hall by PJ O'Connor. (Source: Public Records Office of Victoria VPRS 7882/P1/909, file 7710)



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

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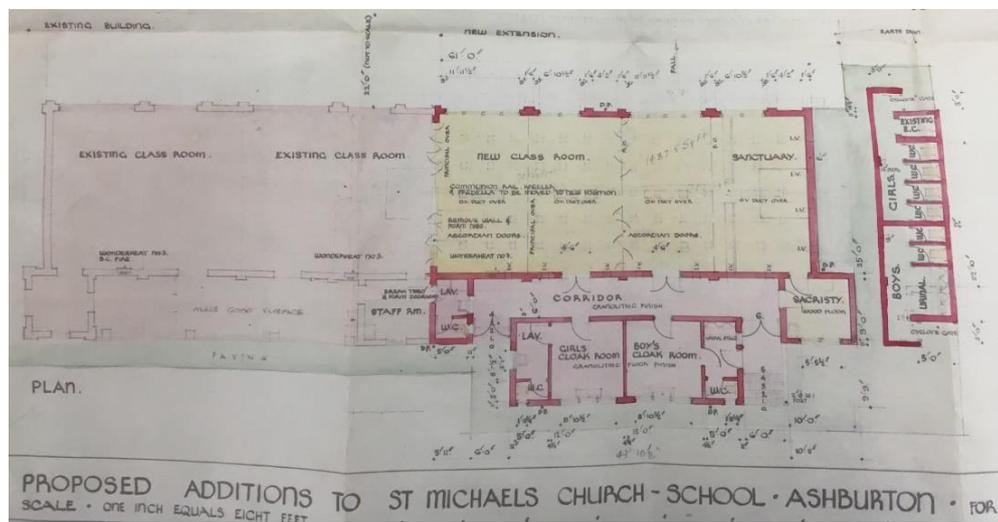


Figure 4. Detail of plans for the extension by Robert Ellis show the building continued to be a multi-purpose school and church in 1945, with folding concertina doors to divide the building into classrooms. (Source: Public Records Office of Victoria VPRS 7882/P1/909, file 7710)

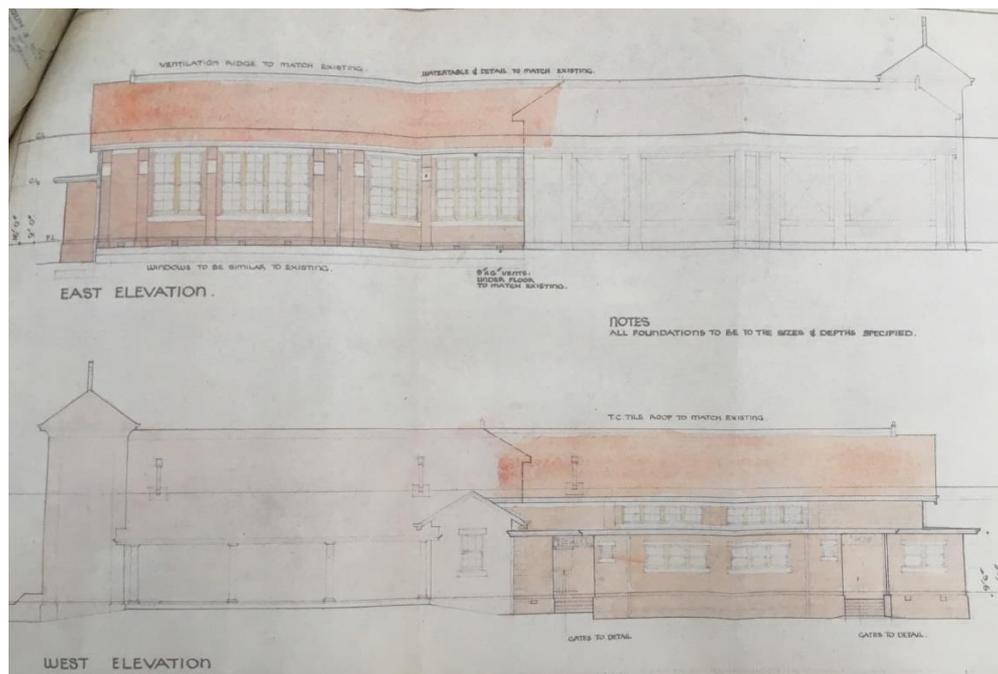


Figure 5. Plans of the extension show a sympathetic treatment to the classroom and church extension, and the addition of a cloakroom block at the side and a toilet block at the rear. (Source: Public Records Office of Victoria VPRS 7882/P1/909, file 7710)

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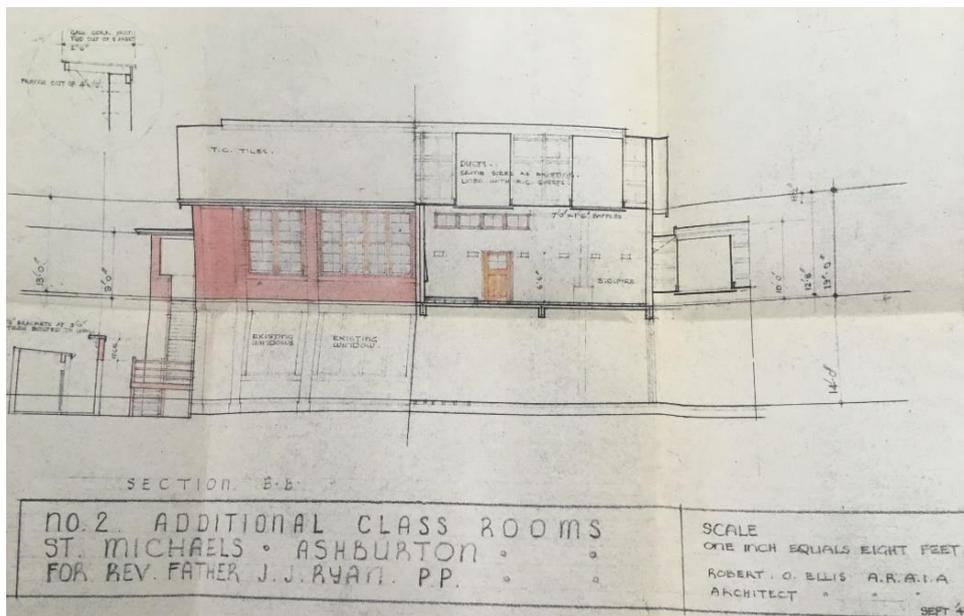


Figure 6: Plans of the upper-level addition dated September 1947 by Robert Ellis. (Source: Public Records Office of Victoria, VPRS 7882/P1/909, file 7710)

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

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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)

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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)

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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.

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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 Siena 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 Siena 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.

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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.

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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.

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 ecclesiastical 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).

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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

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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

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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

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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

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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

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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).

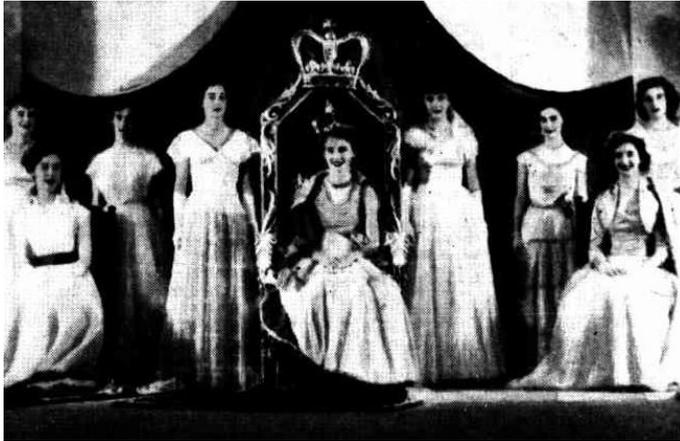


Figure 1. The 'Queens' of Burwood, Glen Iris, and Ashburton pictured at the Ashburton Queen Carnival. (Source: *Advocate* 17 December 1953:23)



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).

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New Church of St. Michael, Ashburton



A model of St. Michael's Church, Ashburton, which is at present in course of erection and will be opened at the end of the year.

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

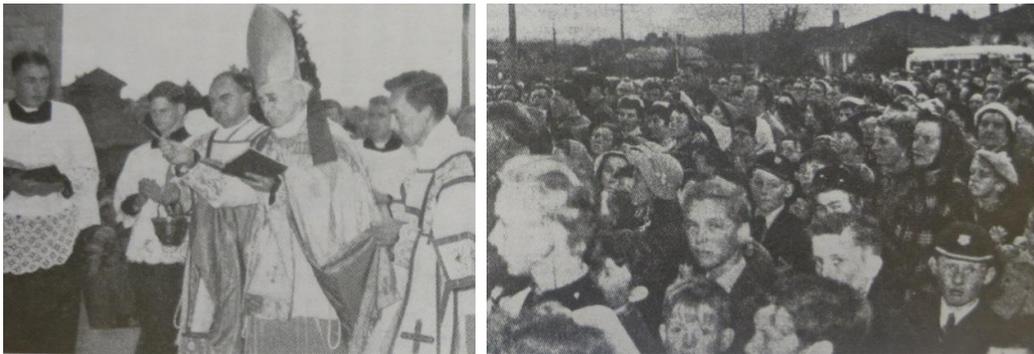


Figure 4. Cardinal Mannix blesses the new church (left) and crowds gather at the opening of the new church in 1955 (right). (Source: McGrath 1996)

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 Limpas 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 refurbishing 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).

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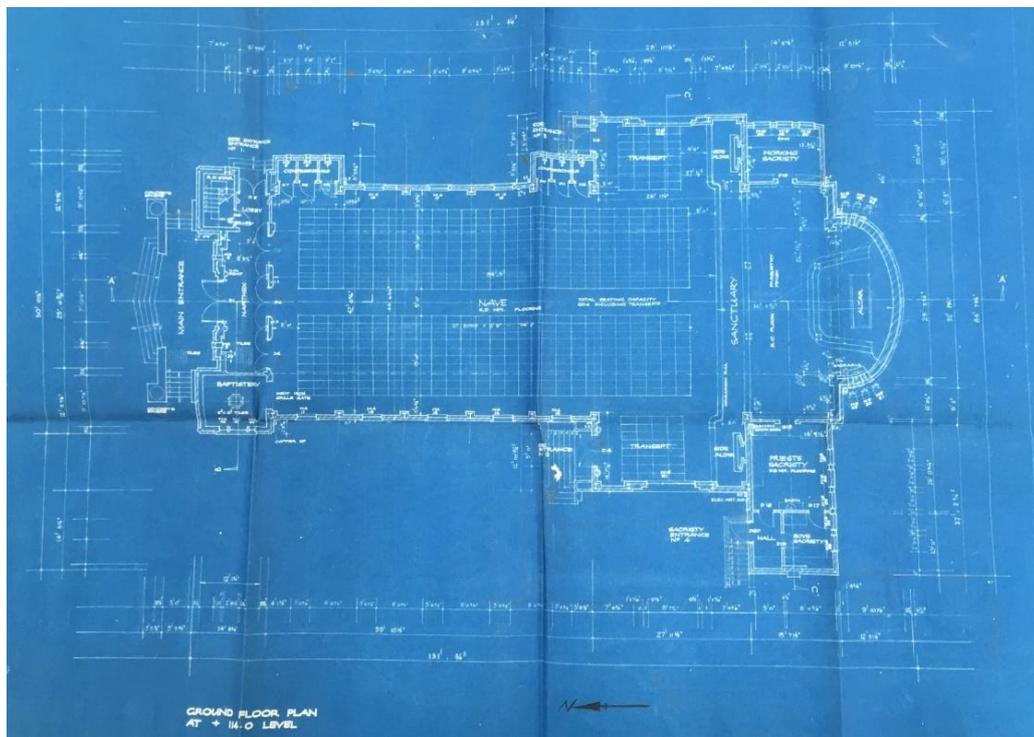


Figure 5. Detail of original plans for the church in 1953 by CONARG. (Source: Public Records Office of Victoria VPRS 7882/p1/1172/10064)

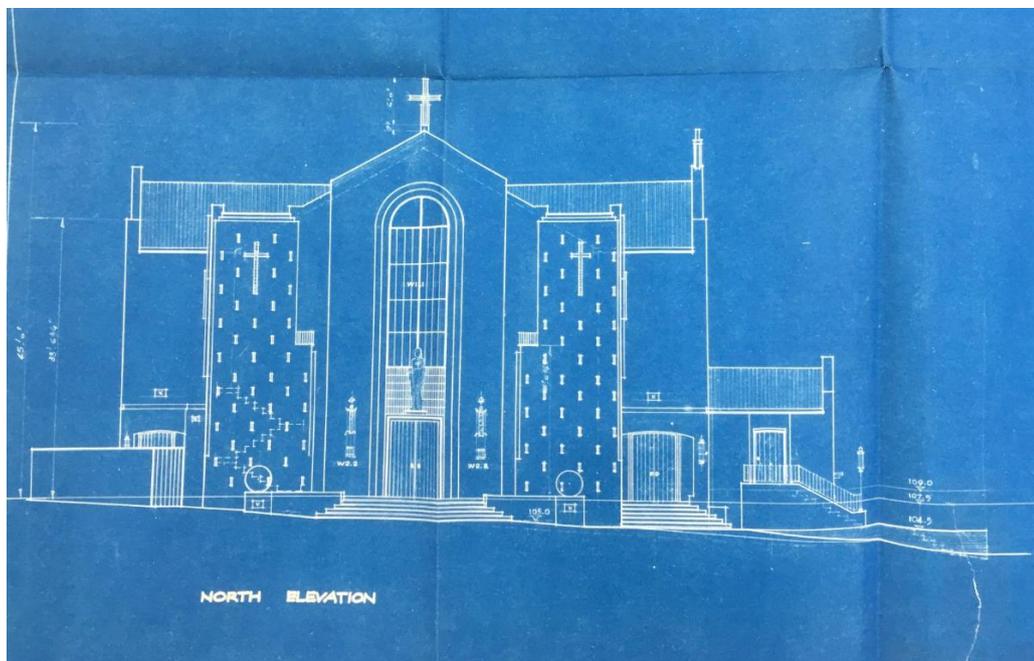


Figure 6. Detail of elevations by CONARG showing the front of the church. (Source: VPRS 7882/p1/1172/10064)

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

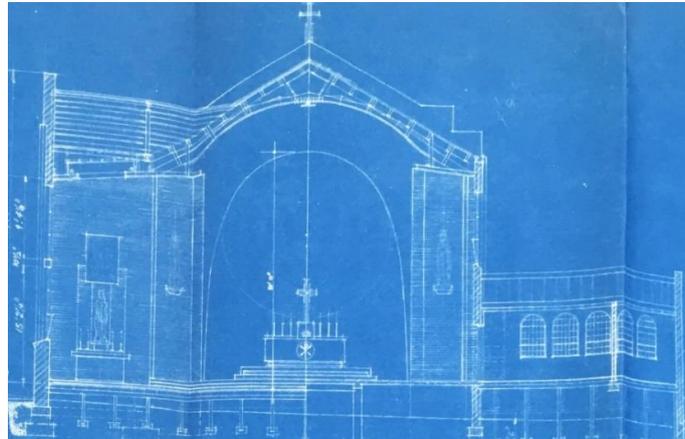


Figure 8. Cross section of the church across the sanctuary and sacristy. (Source: Public Records Office of Victoria VPRS 7882 p1/1172/10064)

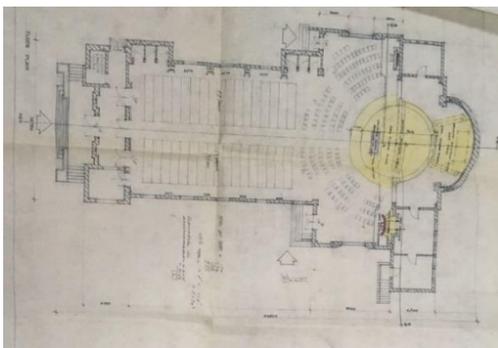


Figure 9. Plan of alterations to the interior of the church in 1975 by Kevin Petherbridge. (Source: Public Records Office of Victoria VPRS 7882 p1/1172/10064)



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

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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).

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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

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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.

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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)

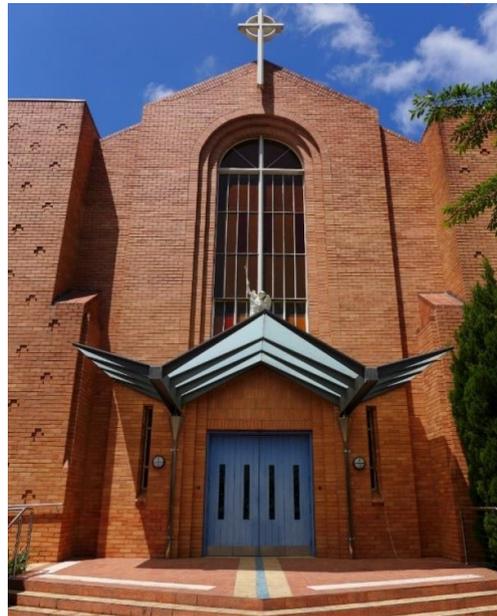


Figure 13. Front view of the central façade, showing original door, with statue above, dominant brick massing, large central arched window within simplified archivolt. The steel and glass canopy is a recent addition. (Source: Trethowan Architecture 2018)



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

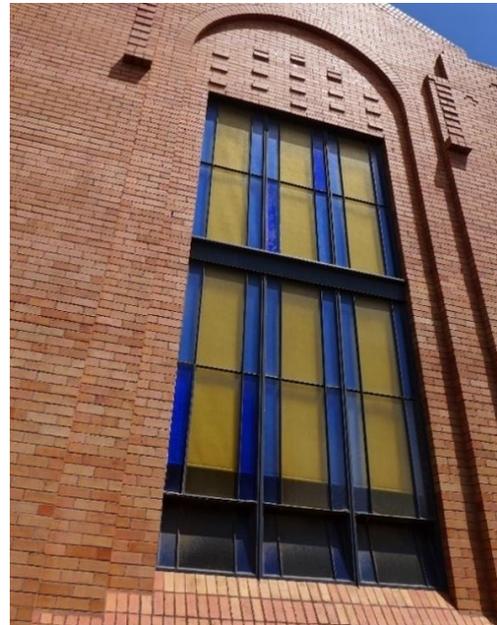


Figure 15. Window in the eastern transept. (Source: Trethowan Architecture 2018)

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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)

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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)

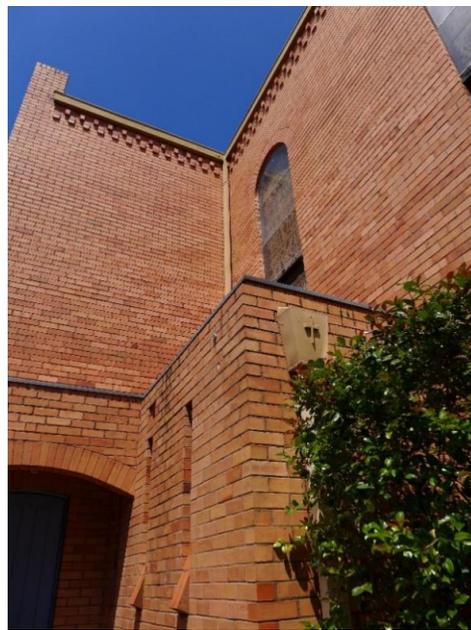


Figure 20. View showing brick dentil pattern and rainhead with cross. (Source: Trethowan Architecture, 2018)



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.

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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

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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)

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).

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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

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, archivolt, 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

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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

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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).

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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).

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History

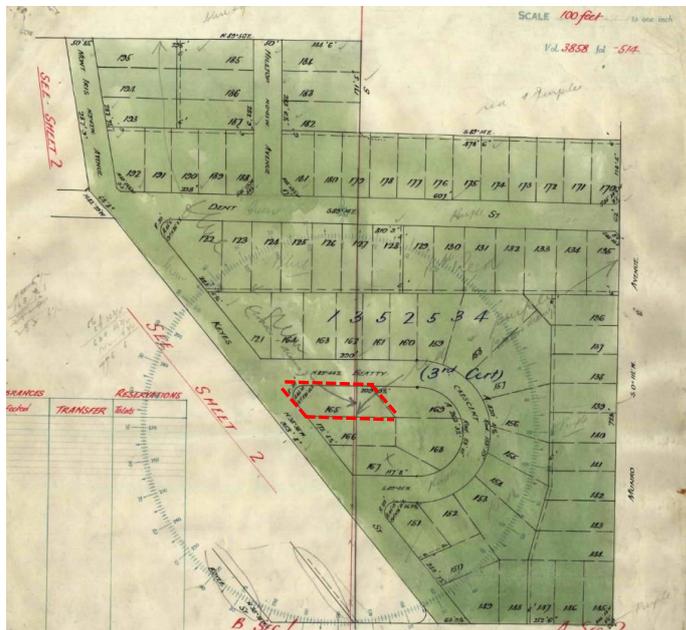


Figure 3. Certificate of Title Vol 3858 Folio 514 showing the allotment subdivision of the environs of the subject site (indicated in red). (Source: Land Victoria)

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

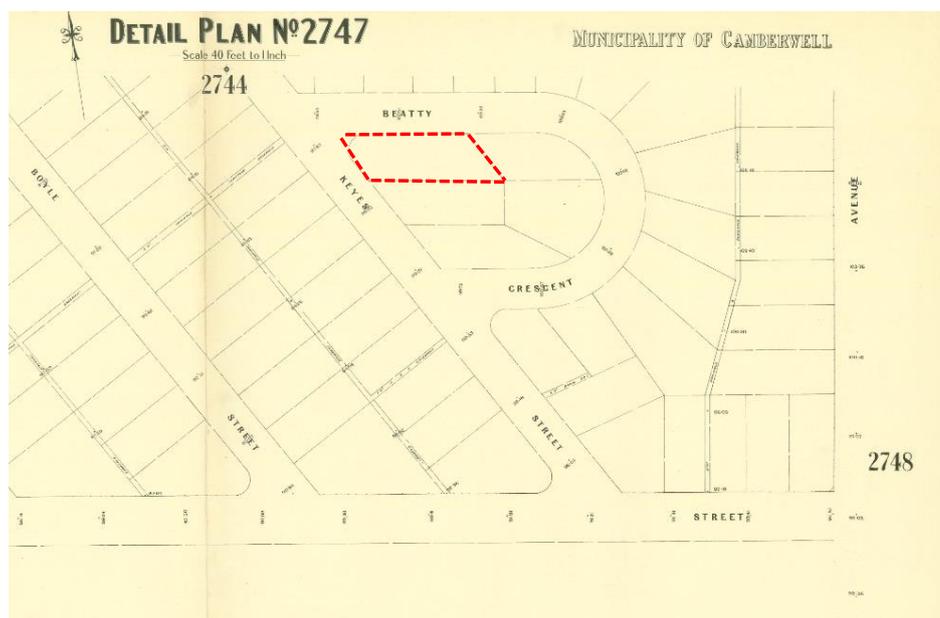


Figure 4. MMBW Plan No 2747 showing the block at 1 Keyes Street (indicated in red) in 1946. (Source: State Library of Victoria)

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.

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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

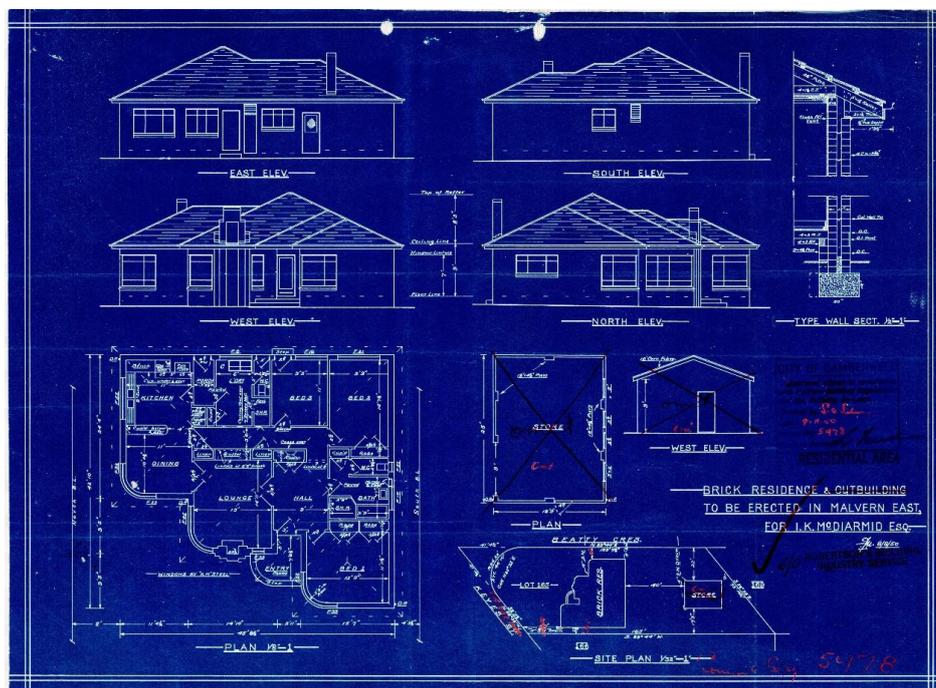


Figure 8. Original approved plans for 1 Keyes Street, 1950. The proposed store and brick fence have been omitted to comply with post-war restrictions. The chimney has also been varied during construction. (Source: BP 5978)

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.

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Figure 9. Detail of the curve of the fence along Keys 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



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

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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.

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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

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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.

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

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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, <u>5 March 2020</u>
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

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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).

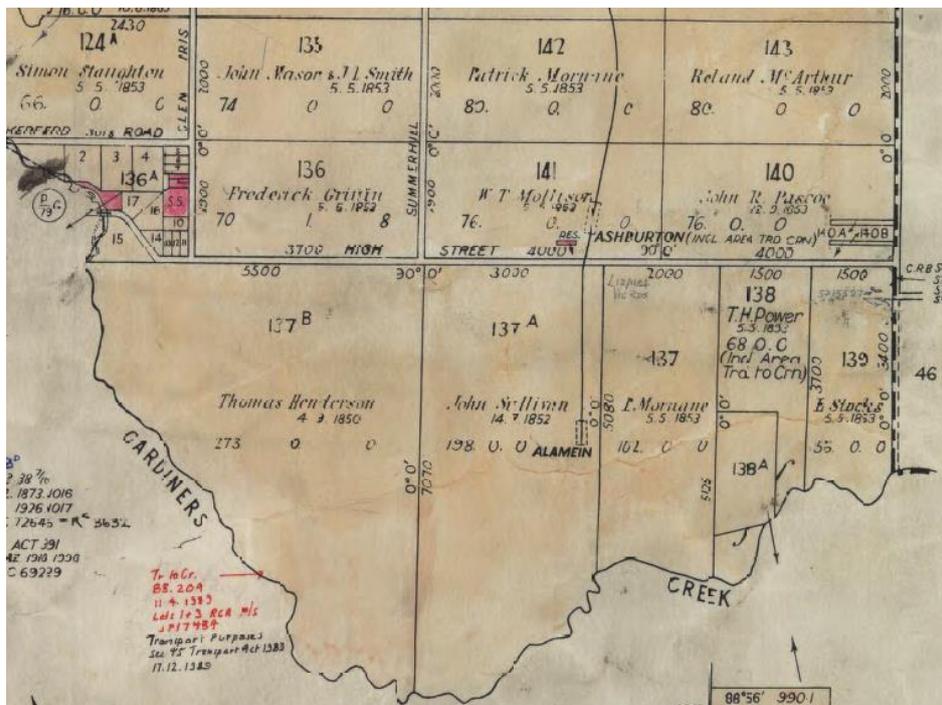


Figure 1. Showing Allotments 137A, 137, 138A, 138, 139, 140 and 141, Parish of Boroondara, on which Ashburton developed. The township of Glen Iris is shown subdivided on Allotment 136A and the railway line and stations at Ashburton and Alamein are also shown. (Source: Boroondara Parish Plan 1973)

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).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

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).

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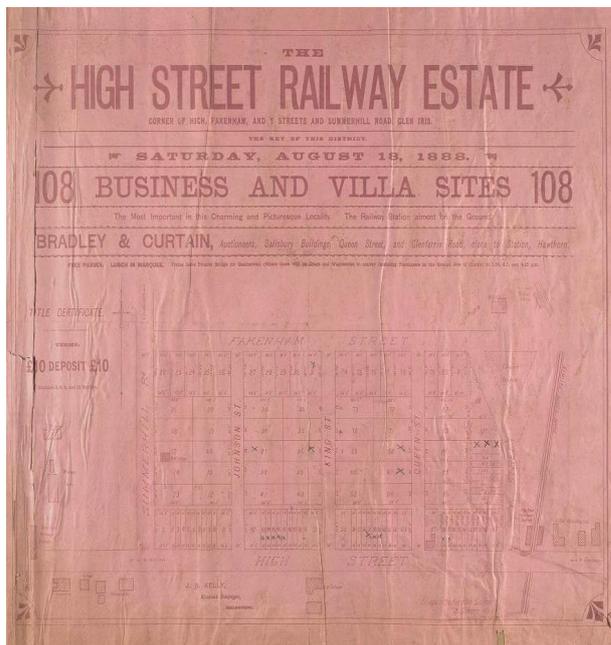


Figure 3. High Street Railway Estate plan, 1888, comprising what are now Aitchison Avenue, Duke Street, and Marquis Street. (Source: Dyer Ltd 1888, SLV)

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.

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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.

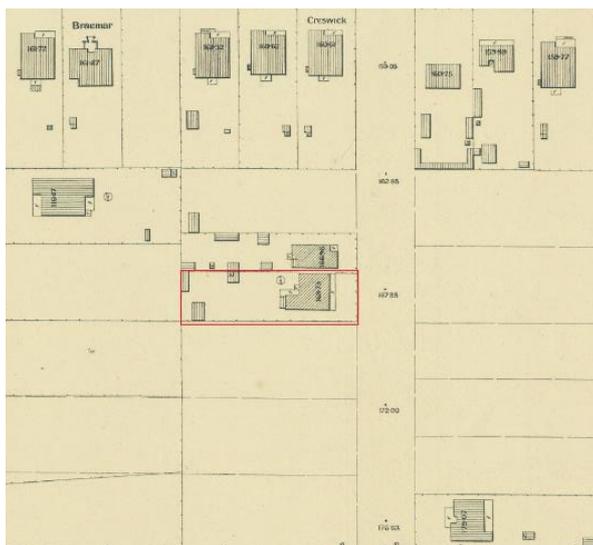


Figure 4. MMBW Detail Plan No. 3168, showing the subject site in 1927 (source: State Library Victoria)

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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.)

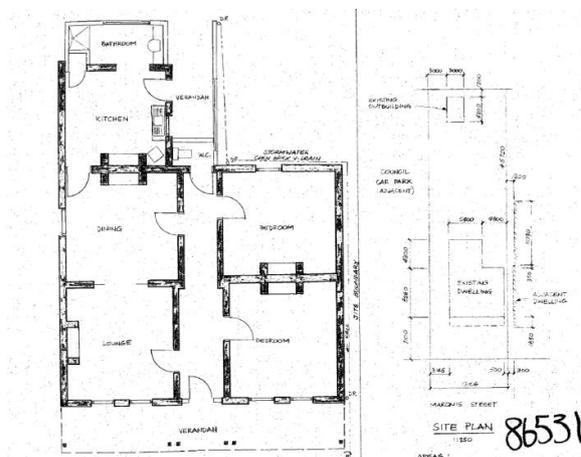


Figure 5. Existing conditions plan of the house and site in 1988, prior to construction of the rear extension and side carport. (City of Camberwell BP 86531/1988)

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 6. 60 Wattle Road, Hawthorn, built c1886-87. (Source: M Gould, 1992)

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Figure 87. 7 Elphin Grove, Hawthorn, built 1887-88. (Source: Lovell Chen, 2005)



Figure 89. 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.

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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.

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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

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References

Age, as cited.

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

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Port Phillip Gazette, as cited.

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Pyrus Park, ~~former~~

Prepared by: Context

Address: 7 Vears Road, Ashburton

Name: Pyrus Park, former	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).

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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).

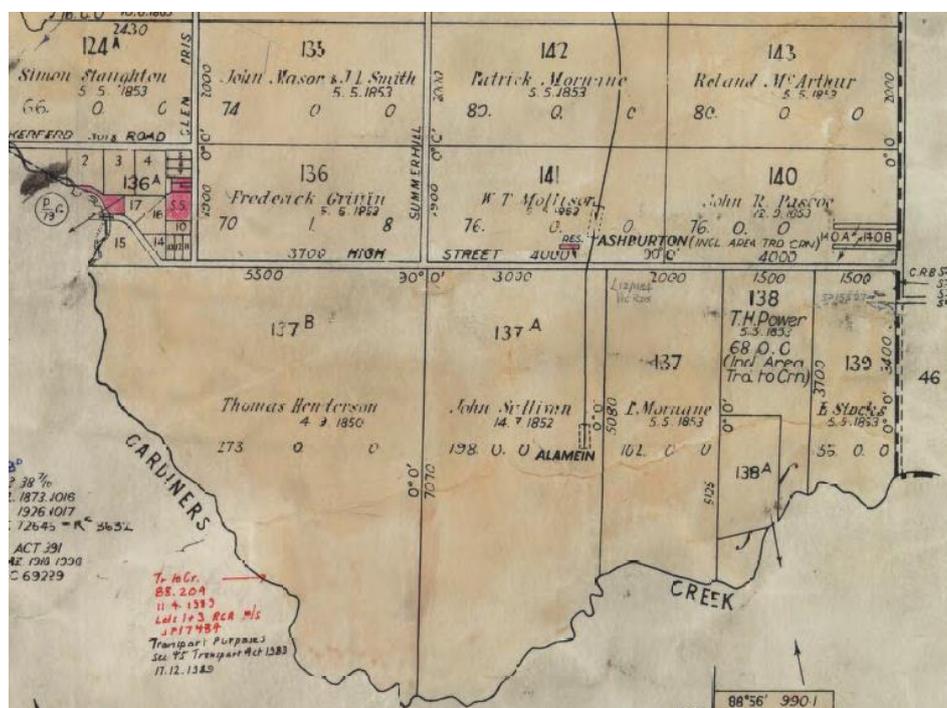


Figure 1. Showing Allotments 137A, 137, 138A, 138, 139, 140 and 141, Parish of Boroondara, on which Ashburton developed. The township of Glen Iris is shown subdivided on Allotment 136A and the railway line and stations at Ashburton and Alamein are also shown. (Source: Boroondara Parish Plan 1973)

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

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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.

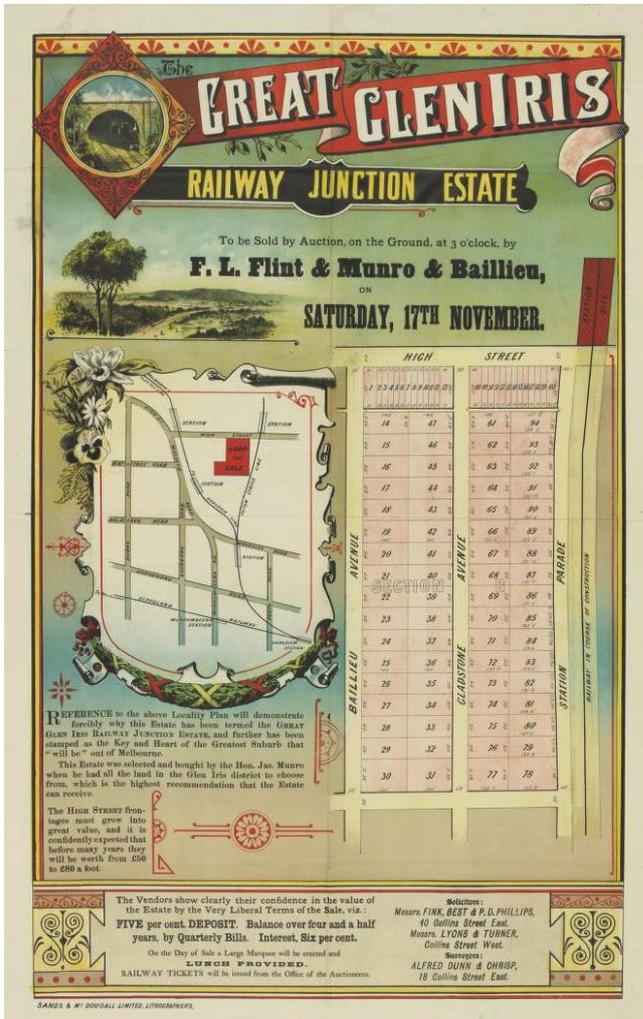


Figure 2. Great Glen Iris Railway Junction Estate, Ashburton, 1888, comprising what are now Ward Street and Highgate Grove. (Source: SLV 1888?)

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).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

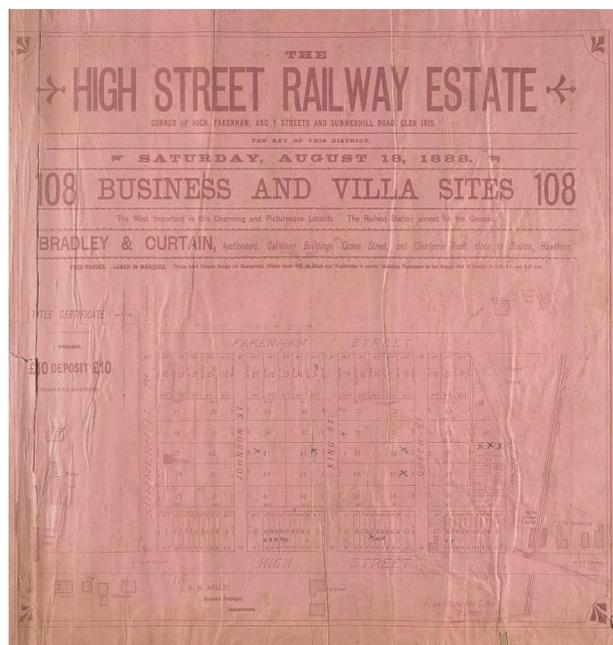


Figure 3. High Street Railway Estate plan, 1888, comprising what are now Aitchison Avenue, Duke Street, and Marquis Street. (Source: Dyer Ltd 1888, SLV)

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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.

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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

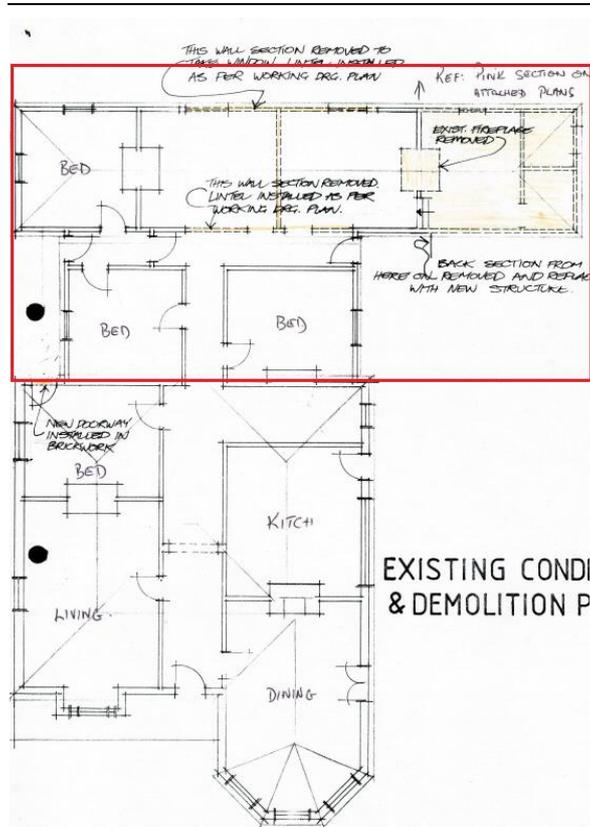


Figure 4. Floor plan for 7 Vears Road, Ashburton, with original timber section in red. (Source: City of Camberwell, Building Permit, 1987)

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 the house was sold to William Dickinson 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. ~~who~~ While residing in Ashburton, Wilson was an assistant curator at the Melbourne Technological Museum (predecessor of the current Melbourne Museum).

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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, and so the name was quite likely chosen to reflect the history of fruit-growing in the areacrop grown at this orchard.

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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 majority 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

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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)

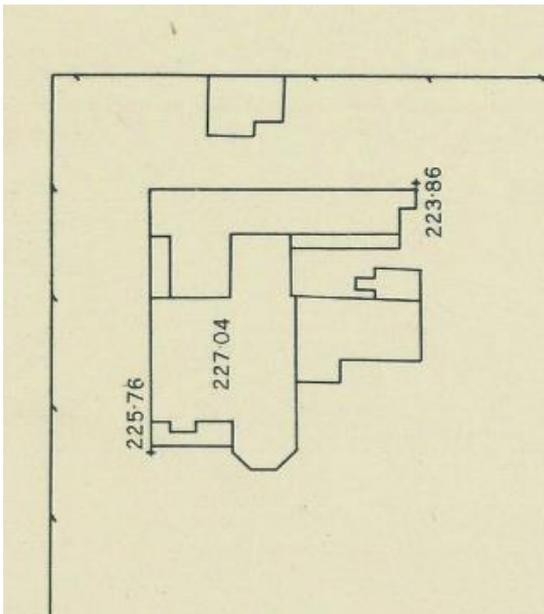


Figure 10. MMBW Detail Plan No 3173, dated 1948, showing the subject site with outbuildings. (Source: State Library Victoria)

Kathleen Gunn maintained ownership of ~~the land~~ 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 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).

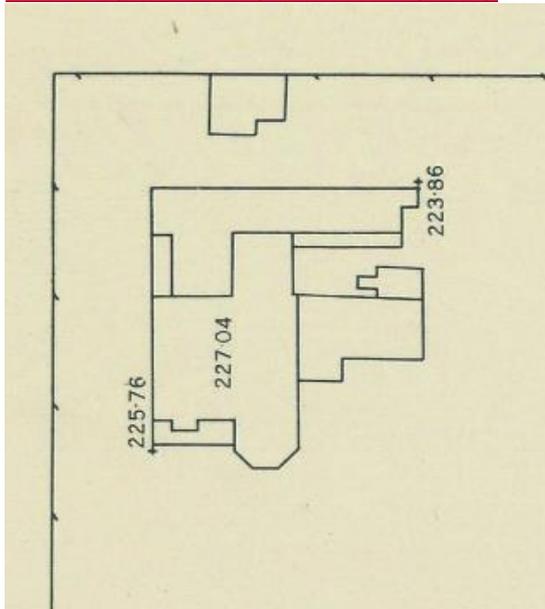


Figure 5. MMBW Detail Plan No 3173, dated 1948, showing the subject site with outbuildings. (Source: State Library Victoria)

Description & Integrity

~~The former~~ 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

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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.



Figure 116. 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 ~~centred-canted~~ bay sits below a semi-hexagonal roof joined to the principal M-hipped roof, all clad in slates (~~which appear to have been~~ 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.

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Figure 126. 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 divides 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.

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Figure 137. 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

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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 148. 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 159. 50 Hawthorn Grove, Hawthorn, 2014. (Source: Jellis Craig)

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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.

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 former~~ Pyrus Park is historically significant as a tangible illustration of Ashburton's agricultural past, as it was ~~occupied and later owned by an orchardist~~ an orcharding house in from the 1880s and 1890s 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).

~~The former~~ 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).

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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 former~~ 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?

~~The former~~ Pyrus Park is of local historical significance to the City of Boroondara.

Why is it significant?

~~The former~~ Pyrus Park is historically significant as a tangible illustration of Ashburton's agricultural past, as it was ~~occupied and later owned by an orchardist~~ an orcharding house from in the 1880s and 1890s 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)

~~The former~~ 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 <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</i>	No

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<i>notice and review?</i>	
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

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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

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CONTEXT

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

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).

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 Slopes 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	37,286	£465,878
1925	34,226	£752,312
1926	33,488	£780,453

CAMBERWELL		
Year	Population	Unimproved Value
1923	27,749	£1,127,678
1924	29,166	£3,837,695
1925	23,089	£3,855,942
1926	36,291	£4,987,346

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

LOCALITY PLAN

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).

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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)

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.

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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)



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.

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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.

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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)

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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.

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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

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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

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