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<b>Precinct</b>	Union Road Commercial Precinct, Surrey Hills	<b>Property No</b>	
<b>Streets</b>	Canterbury Road, Union Road	<b>Survey Date</b>	March/May 2011

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Figure 1 Union Road, west side



Figure 2 Union Road, looking north



Figure 3 Union Road, looking south



Figure 4 The pedestrian experience, with original or early shopfronts at left.

## **History**

[See also the Schedule of Properties attached to this citation.]

The Union Road Commercial Precinct is located in an area which formed part of the south-west corner of Elgar's Special Survey of 1841. This land was subdivided and sold off in allotments of varying sizes during the 1850s, although the area was relatively slow to develop. By 1881, in the whole of the Shire of Boroondara, there were less than 300 residents.<sup>1</sup>

In 1882, the railway line was extended to Lilydale and a station was constructed at Surrey Hills. A creek originally flowed alongside the railway line in this area.<sup>2</sup> The original single-track line went through Surrey Hills, with a turning loop at the station. The line was duplicated in the 1890s and electrified in the 1920s.<sup>3</sup> The original station is no longer extant, having been replaced with the reconfiguration of the station precinct in c.1970 when a third track was added to the Lilydale-Belgrave line. The original gates and signal box were also replaced, the former by a set of automatic booms.

The railway heightened the appeal of the district and spurred an increase in population. An extraordinary boom in real estate prices and land speculation was also underway during the 1880s. The railway station served as a hub for development of the suburb, and a shopping precinct began to emerge in the vicinity of the station. Union Road itself predated the railway line but after the opening of the railway, it was briefly known as Surrey Road.<sup>4</sup> By 1885, it had reverted to its original title.

While the railway brought increased population, development of the future precinct area remained relatively slow. In 1885, Sands and MacDougal directories list only two residents with addresses to Union Road; William Anger, farmer; and carpenter Thomas Bate.<sup>5</sup> The Surrey Family Hotel was built in 1888 on the prominent corner of Canterbury Road, and is listed together with a number of residences to the south of the railway line in the Sands and MacDougal directory of 1890.<sup>6</sup> The southern end of the current precinct, at and near the corner of Canterbury Road, was in fact in the late nineteenth century the nucleus of commercial activity in the area.<sup>7</sup>

To the north of the railway line, a number of commercial enterprises had been established, including the multiple businesses of James Sneddon<sup>8</sup> (an estate agent and ironmongery), a Singer Machine Agency, John Collins' bookstore and Morris and Carter, watchmakers.<sup>9</sup> Reflecting the pace of land sales picking up, two estate agents were also located within the future precinct boundaries.<sup>10</sup> The Premier Land Agency was reputedly built in 1887 on the site of the current (c.1970s) property at 124 Union Road.<sup>11</sup> Little is known about the nature of the first commercial buildings, with the Surrey Family Hotel being the earliest known surviving building in the precinct, followed by several which date to the 1890s.

The prosperity of the 1880s gave way to a bank and property collapse, prompting a severe economic depression throughout Victoria which is known historically as the 'Bust'. In Surrey Hills, the depression ended the land boom that had characterised the 1880s. By 1895, the estate agents of the previous decade had vacated and several rows of shops had been constructed along Union Road. These provided accommodations for an increasing number of commercial enterprises, including a fruiterer, grocer, stationer, ironmonger, tailor, bootmaker and confectioner.<sup>12</sup> A purpose built post office was also constructed on the corner of Canterbury and Union roads in 1901. The lingering impacts of the 'Bust' were such, however, that by 1909 the majority of land in Surrey Hills still remained vacant.

The Surrey Hall, constructed for a Mrs Ellerker in 1891, was used for film screenings before the cinema, the Surrey Picture Theatre, was built in the late 1930s.<sup>13</sup> Surrey Hall was described in a contemporary newspaper as 'a building the want of which has long been felt in Surrey Hills...one minute from the railway station it will be sought after for concerts and public entertainment'. The building featured ground floor shop tenancies, first floor spaces to Union Road, and a double height hall space to the rear, with stage. The Surrey Hills Literary Institute was one of the first occupants of the building, operating a library and reading room upstairs. By 1892 the hall was also being used for meetings of the local branch of the Australian Natives Association and by 1921 the Freemasons. In

addition, the hall was also the venue for many music concerts, bazaars, electoral meetings, rallies, and gymnastic and athletic displays in its early history. Since the 1940s the hall has been utilised as the premises of a clothing manufacturing business, currently known as Surrey Clothing.

During the early years of the twentieth century, more businesses and proprietors took advantage of the increasing commuter traffic to and from the Surrey Hills Railway Station, and constructed new premises within the precinct. These included tobacconists, estate agents, hairdressers, confectioners, a draper, and a chemist.<sup>14</sup> An image from c.1910 (see Figure 8) shows an abundance of posted verandahs over the footpaths to both sides of Union Road, the majority of which no longer exist or have been replaced.

Bus services were established to transport residents from the outlying areas of the suburb to the railway. The 1924 *Motor Omnibus Act* meant drivers could apply for a 'regular service' licence along routes they nominated.<sup>15</sup>

A second wave of development of the Union Road precinct began in the years following World War I. This is also consistent with the broader history of Surrey Hills, where the 1920s was a period of residential consolidation in the suburb. Surrey Hills was earmarked for the development of homes for returning soldiers and, during the interwar period, the State Savings Bank also financed the construction of many local houses as part of their campaign to encourage home ownership.<sup>16</sup>

In the 1910s through to 1925, new commercial premises were constructed within the Union Road precinct, virtually infilling all remaining vacant sites. The E S & A Bank built premises on Union Road in 1912, and the State Savings Bank occupied premises to the south of Windsor Crescent from 1916.<sup>17</sup> By 1930, the Commercial Bank of Australia was also located on Union Road.<sup>18</sup> During this period, earlier retailers were supplemented with a variety of new stores including a ladies draper, boot shops, laundry, painter, greengrocers, florist, chemist, butchers, delicatessen, cab proprietors and newsagents.<sup>19</sup> The Surrey Family Hotel was converted to boarding house use in the 1920s, when the area went 'dry'.

When the next economic Depression hit at the end of the 1920s, activity again slowed in the precinct. There was also, not surprisingly, fierce competition between businesses many of whom offered credit to entice the frugal customer.<sup>20</sup> While local growth and development slowed, it did not stop entirely and by 1941 the population of the municipality had grown to 69,000.<sup>21</sup>

As in other areas of Boroondara, the advent of the motor car confirmed Surrey Hills as a dormitory suburb for Melbourne workers. At the same time, the railway remained a popular mode of transportation, ensuring the viability of the commercial precinct at Union Road. A number of garages were also established in the precinct in response to the growing rates of car ownership.

While the precinct retains much of its character, as developed from the late nineteenth century through to the early decades of the twentieth century, a number of modern infill shops have recently replaced the earlier buildings of the 1890s and 1920s.

[Butler, G. *Camberwell Conservation Study*, 1991; additional research by Lovell Chen, 2011. Information also provided by the Surrey Hills Neighbourhood Centre Heritage Collection, including 'History Walkabout' notes.]



Figure 5 Surrey Hills Station in 1889.

Source: VPRS 12800/P1, H4365, Public Record Office Victoria.



Figure 6 Corner of Canterbury Road and Union Road, 1901, looking east. The building known as Dartnells Pharmacy is at centre right, with the corner of the Surrey Family Hotel just visible at left.

Source: City of Boroondara Library Service.

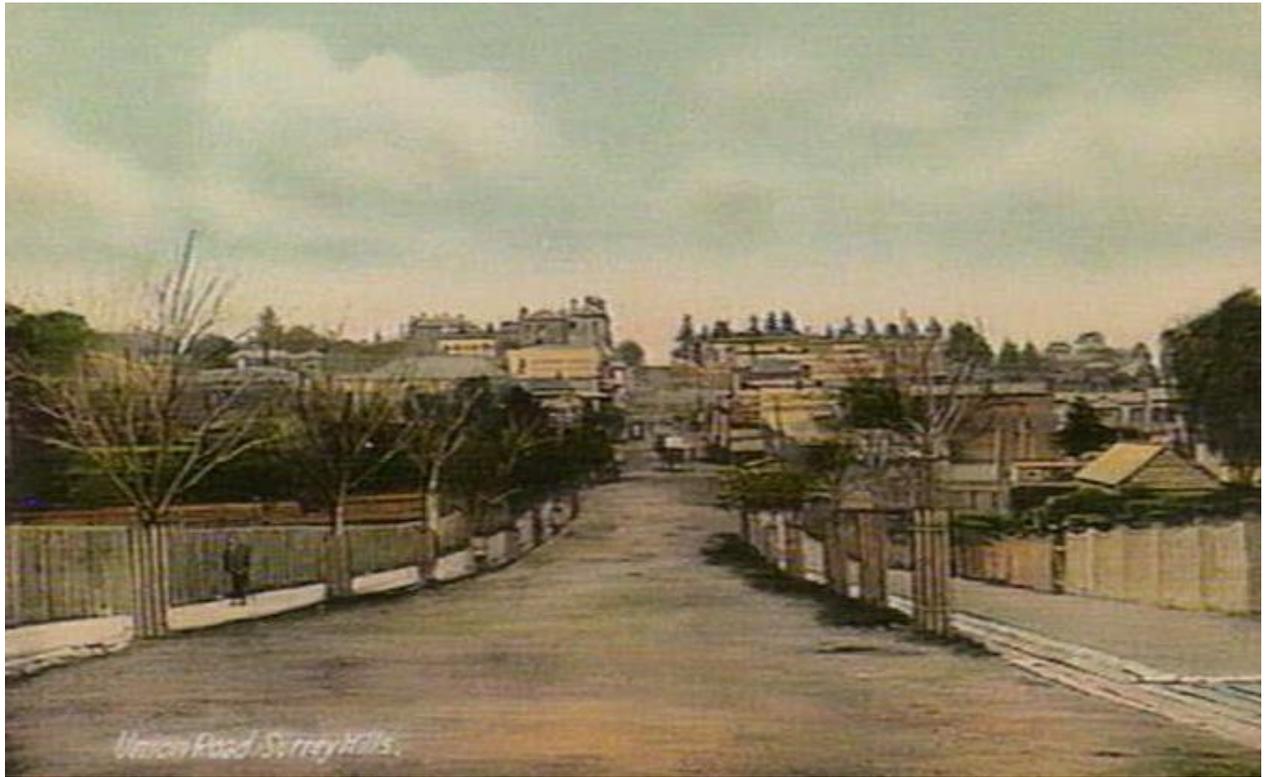


Figure 7 Union Road Surrey Hills, c. 1908, looking south.  
Source: City of Boroondara Library Service.



Figure 8 Union Road (looking north) decorated for Empire Day Celebrations, c. 1910. Note the many original posted verandahs.  
Source: *Surrey Hills: In Celebration of the Centennial*.

## Description

[See also the Schedule of Properties attached to this citation.]

The Union Road Commercial Precinct is concentrated in Union Road, Surrey Hills, which is a north-south road running through the suburb. The precinct is largely linear in nature, following the alignment of Union Road, and straddles the railway line which is located at a dip in the centre of the precinct. Union Road rises to either side of the railway corridor.

The precinct incorporates some development at the corner of Canterbury Road, including some (limited) development on the south side of Canterbury Road, east of Union Road.

The precinct comprises historic commercial/retail buildings, with some more recent infill development. The buildings are predominantly of 'contributory' heritage value (see Schedule of Properties), defined in Boroondara's Clause 22.05 'Heritage Policy' as follows:

'Contributory' heritage places are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important places of State, municipal or local cultural heritage significance, 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.

Several properties are of 'significant' heritage value, which is defined as:

'Significant' heritage places are individually important places of State, municipal or local cultural heritage significance. They can be listed individually in the Schedule to the Heritage Overlay. They can also be places that, when combined within a precinct, form an important part of the cultural heritage significance of the precinct. They may be both individually significant and significant in the context of the heritage precinct.

More recent infill development in the precinct, including post-WWII development of little or no heritage character, and in some instances earlier buildings which have been significantly modified, are identified as 'non-contributory'. These buildings are described in the Schedule of Properties. 'Non-contributory' buildings are defined Clause 22.05 as:

'Non-contributory' places are places 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.

The 'significant' buildings within the precinct are generally individually important in the precinct context, because they exhibit particular architectural merit or other distinguishing characteristics, with a corresponding level of intactness. For instance, 96-98 Union Road, a 1911 building, is significant for its particularly inventive façade treatment and rich original detailing, including tiling to the upper level facade. No 108 Union Road, of c.1890, is also significant, standing out for its 'sheaf of wheat' motif to its pediment, which denotes its original bakery use.<sup>22</sup>

The precinct is intended to capture, or include, historic commercial/retail buildings which are concentrated in the core of the Union Road shopping centre. While the precinct includes within its boundary some non-contributory buildings, this is generally due to their being adjacent to, or between, graded heritage buildings in Union Road.

The dates of construction for the graded heritage buildings range from the late 1880s through to 1940. The majority of buildings fall within the period of the 1890s to the 1920s.

In terms of built form, the historic commercial buildings are single and double storey, with zero setbacks to the street, of masonry construction, with face brick (sometimes overpainted) and rendered exteriors. Many shopfronts at ground floor level retain their original or early form, with stallboards, recessed entries, marble or tiled thresholds and 'in-gos', shop window glazing bars,

highlight windows, and tiling to walls. Non-original or altered shopfronts are also found, which is common in historic commercial streetscapes of Melbourne. The fact that few original verandahs survive is also common. These aspects of the precinct do not necessarily diminish its significance.

Also typical is the preponderance of intact first floor facades, with solid walls, punched rectangular windows, and often prominent parapets. The latter, including to the single-storey buildings, are variously plain, stepped and curved; some have pediments, with decoration; and cement signage panels. The first floors were often used for residential accommodation, in contrast to the retail or commercial activity at ground floor level. Several commercial buildings in the precinct have separate residences attached to the side or the rear. Awnings and verandahs are also found; the former typically of simple form, with fascias and some original soffits; the verandahs as noted above are typically not original.

Signage varies in impact and prominence: signs are attached to the fascias of awnings; to parapets, first floor facades and the roofs of verandahs and awnings; and in painted form to shop windows.

Many of the properties also have rear service yards, with annexes, skillions and outbuildings being common.

There is also landscaping in the precinct which contributes to its character, albeit some of more recent origin. The landscaping includes pinoak plantings setback from the street; plane trees including at corners with intersecting streets; and some low trimmed box hedges to the footpaths.

The Surrey Hills Railway Station complex and railway line alignment, due to their reconfiguration in c.1970, are excluded from the precinct.

### **Architectural & Comparative Analysis**

On a basic level, the development of shops and commercial buildings in association with a railway station is found elsewhere in Boroondara: it occurs at Camberwell, Canterbury, Glenferrie and Auburn. Glenferrie and Auburn developed earlier than Surrey Hills, reflecting the earlier arrival of the railway.

The Union Road Commercial Precinct has a core of late nineteenth and early twentieth century commercial and shop buildings. The majority fall within the period of the 1890s to the 1920s, similar to the predominant period of shops in Maling Road, Canterbury. As with Canterbury, the Union Road precinct also has a former hotel (Surrey Family Hotel, contributory) and a hall (Surrey Hall, contributory).

The earlier buildings in the Union Road precinct have typical Classical Revival detailing, at least to their first floor facades. The former Surrey Family Hotel of 1888 retains some of this detailing, including cement mouldings and window hoods, but has been heavily altered. The c.1890 former bakery at 108 Union Road (significant) is also handsomely detailed, as well as intact, and is distinguished by a 'sheaf of wheat' detail to the pediment, which indicates its original use.

Later buildings of the 1910s and 1920s have simpler detailing, including to parapets. The 1911 building at 96-8 Union Road (significant) is a departure from this in being particularly inventive, with a bold and original external composition and an array of rich intact original detailing. Some buildings, such as the prominent Dartnell's Pharmacy (c.1890, contributory) on high ground at the corner of Canterbury Road, have had later interwar makeovers in Moderne styling. The 1940 former dental surgery at 138 Union Road (contributory) is also a well executed Moderne building.

The precinct was spared the substantial 1950s and 1960s renovations seen elsewhere including at Camberwell Junction. For instance the awnings, although many are not original, did not attempt the often streamlined or aerodynamic fascias seen on their 1950s and 1960s Camberwell counterparts.

A number of commercial buildings are also, unusually, still performing their original role. This includes Dartnell's Pharmacy at 376-378 Canterbury Road (contributory) and the motor garage at 145 Union Road (contributory).

More generally, the precinct exudes a quiet atmosphere, again in contrast to Camberwell Junction or indeed Kew Junction. This is enhanced by the landscaping. The latter two commercial areas are larger and busier shopping strips, on main roads, with a greater diversity of architectural styles, and a higher proportion of later nineteenth century buildings.

There is also some homogeneity to the shopping strip, enhanced by the number of pairs or multiple shop terraces that have remained unified, at least at first floor or parapet level. These include 384-6 Canterbury Road (contributory), and in Union Road, numbers 131-3, 135-7, and 157-65 (all contributory).

### **Assessment Against Criteria**

(Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the *Heritage Act* 1995, and modified for Boroondara application).

*Criterion A - Importance to the course, or pattern, of the City of Boroondara's cultural history.*

Union Road Commercial Precinct is of historical significance as a long-standing local commercial/retail shopping area in Surrey Hills, which emerged in the 1880s after the extension of the railway line to Lilydale and the construction of the first station in the suburb in 1882. The Surrey Family Hotel, built in 1888 at the corner of Canterbury and Union roads, is an early and prominently located building in the precinct. The diversity of local businesses was well established by the interwar era, by which time the built form of the precinct had consolidated. The enterprises met the typical needs of middle class suburban living, including the growing number of railway commuters, with a ladies draper, boot shops, laundry, painter, greengrocers, florist, chemist, butchers, delicatessen, cab proprietors and newsagents. The precinct is also significant for its pattern of development which followed a similar pattern to that of residential development in the surrounding suburb, including a start in the 1880s, some fitful follow up development around the turn of the nineteenth century, and culminating in substantial consolidation of the precinct in the 1920s.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

Union Road Commercial Precinct is significant for demonstrating some of the principal characteristics of late nineteenth and early twentieth century shopping precincts. These include a mix of single and double storey historic masonry commercial buildings, with zero setbacks to the street; shopfronts at ground floor level which retain their original or early form and fabric; awnings of mostly simple form and detailing; and a preponderance of intact first floor facades, with solid walls, punched rectangular windows, and often prominent parapets. The latter, including to single-storey shops, are variously plain, stepped and curved; some with pediments, decoration, and signage panels. The fact that there are non-original or altered shopfronts in the precinct, as well as few original verandahs, is common in historic commercial streetscapes of Melbourne and does not necessarily diminish the precinct's significance.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Union Road Commercial Precinct is of aesthetic/architectural significance. The precinct has a comparatively high level of intactness, and streetscape diversity arising from the variety of façade and parapet treatments. Earlier buildings in the precinct have typical Classical Revival detailing, at least to their first floor facades. The c.1890 former bakery at 108 Union Road is distinguished in this context, with its handsome detailing and 'sheaf of wheat' motif to the pediment indicating its original use. Later buildings of the 1910s and 1920s have simpler detailing, although the 1911 building at 96-8 Union Road departs from this with its bold and original composition and rich detailing. There is also some homogeneity to the shopping strip, enhanced by pairs or multiple shop terraces that have remained unified, at least at first floor or parapet level. The precinct additionally derives some aesthetic value from its landscaping and street plantings, albeit some of which is of recent origin.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

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.*

Union Road Commercial Precinct is of social significance as a much valued commercial/retail shopping area in Surrey Hills, which has served the local community, and railway commuter traffic, since its emergence in the 1880s and consolidation in the 1920s. Although comparatively modest in size, the fact that the precinct retains its commercial focus emphasises its importance to the community of Surrey Hills.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Boroondara's history.*

N/A

## **Statement of Significance**

*What is Significant*

The Union Road Commercial Precinct is concentrated in Union Road, Surrey Hills, which is a north-south running road through the suburb. The precinct straddles the railway line, and incorporates development at the corner of Canterbury Road, including some (limited) development on the south side of Canterbury Road, east of Union Road. The precinct emerged in the 1880s after the extension of the railway line to Lilydale and the construction of the Surrey Hills Railway Station. Dates of construction for the graded heritage buildings range from the late 1880s through to 1940, although the majority of buildings fall within the period of the 1890s to the 1920s. The historic development, save for the former 1888 Surrey Family Hotel, is typically single and double storey, of masonry construction, with zero setbacks to the street. Many shopfronts at ground level retain their original or early form, and first floor facades are typically intact. Parapets are variously plain, stepped and curved; some have pediments, with decoration; and some with cement signage panels. Non-original or altered shopfronts, and non-original verandahs are also found, which is common in historic commercial streetscapes of Melbourne. There is also landscaping in the precinct which contributes to its character, albeit some of more recent origin. The landscaping includes pinoak plantings setback from the street; plane trees including at corners with intersecting streets; and some low trimmed box hedges to the footpaths.

### *How is it Significant*

The Union Road Commercial Precinct is of historical, social and aesthetic/architectural significance to the City of Boroondara.

### *Why is it Significant*

Union Road Commercial Precinct is of local historical significance (Criterion A). It is a long-standing local commercial/retail shopping area in Surrey Hills, which emerged in the 1880s after the extension of the railway line to Lilydale and the construction of the railway station in 1882. The diversity of local businesses was well established by the interwar era, by which time the built form of the precinct had also consolidated. The diverse commercial enterprises of the period met the typical needs of middle class suburban living, including the growing number of railway commuters, with a ladies draper, boot shops, laundry, painter, greengrocers, florist, chemist, butchers, delicatessen, cab proprietors and newsagents. The precinct is also of historical significance for its pattern of development which followed a similar pattern to that of residential development in Surrey Hills, commencing in the 1880s and, after some fitful follow up development around the turn of the nineteenth century, culminated in substantial consolidation in the 1920s. In terms of social significance (Criterion G), Union Road Commercial Precinct is locally significant as a much valued commercial/retail shopping area in Surrey Hills, which has served the community, and railway commuter traffic, for over 120 years. Although comparatively modest in size, its ongoing commercial focus emphasises its importance to the community of Surrey Hills.

Union Road Commercial Precinct is of local aesthetic/architectural significance (Criterion E). The precinct has a comparatively high level of intactness, and streetscape diversity arising from the variety of façade and parapet treatments. Earlier buildings in the precinct have typical Classical Revival detailing, at least to their first floor facades, while later buildings of the 1910s and 1920s have simpler detailing. There is also some homogeneity to the shopping strip, enhanced by pairs or multiple shop terraces that have remained unified, at least at first floor or parapet level. The precinct also derives some aesthetic value from its landscaping and street plantings. Union Road Commercial Precinct is additionally significant for demonstrating some of the principal characteristics of late nineteenth and early twentieth century shopping precincts (Criterion D). These include a mix of single and double storey historic masonry commercial buildings, with zero setbacks to the street; shopfronts at ground floor level which retain their original or early form and fabric; awnings of mostly simple form and detailing; and a preponderance of intact first floor facades, with solid walls, punched rectangular windows, and often prominent parapets.

### **Recommendations**

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

External Paint Colours	No
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

## Identified By

Lovell Chen, Surrey Hills and Canterbury Hill Estate Heritage Study, 2011.

## References

*General:* Butler, G. *Camberwell Conservation Study*, 1991.

### *Specific:*

<sup>1</sup> Chris McConville and Associates, *Camberwell Conservation Study: Volume Two: Camberwell Environment History*, City of Camberwell, Camberwell, Vic, 1990, p. 17.

<sup>2</sup> Surrey Hills Neighbourhood Centre Heritage Collection, 'History Walkabout' notes.

<sup>3</sup> See Leo Harrigan, *Victorian Railways to '62*, Victorian railways, Melbourne, 1962, p. 116.

<sup>4</sup> *The Argus*, 22 October 1883, p. 6.

<sup>5</sup> Sands and MacDougal Directories, 1885.

<sup>6</sup> Sands and MacDougal Directories, 1890.

<sup>7</sup> There were a number of earlier businesses concentrated here, which have subsequently been demolished/replaced, including a row of shops known as Hansen's Exchange and Woodhead's Corner Store, see Surrey Hills Neighbourhood Centre Heritage Collection, 'History Walkabout' notes.

<sup>8</sup> Surrey Hills Neighbourhood Centre Heritage Collection, 'History Walkabout' notes, identify Sneddon as a community-minded local figure, whose descendants remained in Surrey Hills for several generations.

<sup>9</sup> Sands and MacDougal Directories, 1890.

<sup>10</sup> Sands and MacDougal Directories, 1890.

<sup>11</sup> Surrey Hills Neighbourhood Centre Heritage Collection, 'History Walkabout' notes.

<sup>12</sup> Sands and MacDougal Directories, 1895.

<sup>13</sup> Information obtained from Surrey Hills History Nook Group, *Surrey Hills: In Celebration of the Centennial 1883 – 1983*, the Authors, Surrey Hills, Vic, 1983, pp46-48; Public Building File No.2554, VPRS7882/P1, Public Records Office of Victoria.

<sup>14</sup> Sands and MacDougal Directories, 1925.

<sup>15</sup> Chris McConville and Associates, *Camberwell Conservation Study: Volume Two: Camberwell Environment History*, City of Camberwell, Camberwell, Vic, 1990, p. 62.

<sup>16</sup> Museum Victoria: <<http://museumvictoria.com.au/collections/themes/2470/the-state-savings-bank-of-victoria-melbourne-victoria>>, accessed 25 March 2011.

<sup>17</sup> Sands and MacDougal Directories, 1920.

<sup>18</sup> Sands and MacDougal Directories, 1930.

<sup>19</sup> Sands and MacDougal Directories, 1925.

<sup>20</sup> Blainey, Geoffrey, *A History of Camberwell*, as cited in Peel, Victoria, Zion, Deborah and Yule, Jane, *A History of Hawthorn*, Melbourne University Press in association with the City of Hawthorn, Carlton, Vic, 1993, p. 95.

<sup>21</sup> Blainey, Geoffrey, *A History of Camberwell*, as cited in Peel, Victoria, Zion, Deborah and Yule, Jane, *A History of Hawthorn*, Melbourne University Press in association with the City of Hawthorn, Carlton, Vic, 1993, p. 94.

<sup>22</sup> This building was constructed for George Garner, baker and pastry cook, see Surrey Hills Neighbourhood Centre Heritage Collection, 'History Walkabout' notes.