



# Heidelberg Road Heritage Assessment

Statement of Evidence

March 2022

## Acknowledgement of Country

We respect and acknowledge the Wurundjeri Woi-wurrung people, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

# Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Project	Issue No.	Notes/Description	Issue Date
2974	1	Draft Report	9 March 2022
2974	2	Final Report	25 March 2022

## Quality assurance

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

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# 1 Introduction

## 1.1 Purpose

- [1] I, Kim Roberts, have prepared this statement of evidence for Darebin City Council in relation to Amendment C203dare to the Darebin Planning Scheme Amendment (the Amendment).
- [2] The Amendment proposes to implement the recommendations of the 'Heidelberg Road Heritage Assessment' (the Assessment), prepared and revised by Context (now GML Heritage Victoria Pty Ltd) in 2020.

## 1.2 Instructions

- [3] This statement of evidence has been prepared in response to the instructions of the City of Darebin (Council) within the context of the Amendment to the Darebin Planning Scheme. It addresses that part of the Amendment that seeks to include properties assessed in the Assessment as being of heritage significance in the Heritage Overlay (HO).
- [4] It has been requested that I review submissions and provide an opinion on the heritage significance of the following individual properties that have been recommended for the inclusion in the HO:
  - 273-289 Heidelberg Road, Northcote
  - 257 Heidelberg Road, Northcote
  - 607 Heidelberg Road, Alphington.

## 1.3 Sources of information

- [5] This statement draws upon the following documentation:
  - Context 2020, 'Heidelberg Road Heritage Assessment'
  - Department of Environment, Land, Water and Planning (DELWP) 2018, Planning Practice Note 1 'Applying Heritage Overlay' (PPN01)
  - Context 2008, *City of Darebin Thematic Environmental History*.

## 1.4 Qualifications, experience and area of expertise

- [6] I am an architect and heritage consultant and have been engaged in the heritage field for over 18 years. I have been actively providing heritage and heritage asset management advice to private individuals and businesses, municipal councils, and the Victorian Director

of Housing and Secretary of Human Services regarding sites listed at Local, State and National level during this time. Since 2016 I have been a member of the Victorian Design Review Panel where I engage in peer review of architectural projects, particularly those within heritage contexts. I have also been recently appointed to the newly created Ballarat Design Review Panel. I have extensive experience working with the Planning Scheme, and a solid understanding of the Planning Scheme Amendment process. I have acted on behalf of the Director of Housing and Greater Bendigo City Council at Planning Panels in the past.

- [7] My area of expertise of relevance to this Planning Panel hearing is the assessment of the cultural heritage significance of places, buildings and structures within the wider Victorian context.
- [8] My curriculum vitae outlining my heritage qualifications and experience with respect to heritage issues is attached as Appendix A to this report.

## 1.5 Summary of opinion

- [9] The Amendment adds significant heritage properties to the HO and should be supported. The inclusion of the following properties is justified by the citations prepared as part of the 'Heidelberg Road Heritage Assessment' (2020):
  - 273-289 Heidelberg Road, Northcote
  - 257 Heidelberg Road, Northcote
  - 607 Heidelberg Road, Alphington.
- [10] Minor amendments to each citation are proposed as part of this submission.
- [11] The place citations for each property determine that they meet the 'threshold' of local significance based on HERCON criteria. Further, they respond to the broad historical themes articulated in the *City of Darebin Thematic Environmental History* and provide a comparative analysis against properties currently subject to the HO and other relevant examples in the local area or elsewhere.

## 1.6 Further changes recommended in response to submissions

- [12] I recommend in response to the submission regarding 273-289 Heidelberg Road, Northcote, that minor revisions are made to the description and statement of significance of the place citation to acknowledge the landscape contribution of the remaining eucalyptus trees to the overall site.
- [13] A revised citation for 273-289 Heidelberg Road, Northcote, is included as Appendix B of this evidence.

- [14] I recommend in response to the submission regarding 257 Heidelberg Road, Northcote, that minor changes should be made to the statement of significance (Criterion D) to clarify how the cypresses demonstrate typical garden designs of the 1940s.
- [15] A revised citation for 257 Heidelberg Road, Northcote, is included as Appendix B of this evidence.
- [16] I recommend in response to the submission regarding 607 Heidelberg Road, Alphington, that minor changes are made to the description and statement of significance to clarify:
- the date of the rear extension (pre-1968)
  - that the extant tiled roof is not original and has replaced original slate roofing
  - that the tessellated verandah flooring has been removed
  - the change to the site boundary and installation of the extant low brick fence following the widening of Heidelberg Road (post-1969).
- [17] A revised citation for 607 Heidelberg Road, Northcote, is included as Appendix B of this evidence.

## 1.7 Declaration

- [18] I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

Signed,

A handwritten signature in dark ink, appearing to read 'Kim Roberts'.

Dr Kim Roberts



## 2 Strategic basis to Amendment C203dare

- [19] The 'Heidelberg Road Heritage Assessment', dated 24 September 2020, should be taken as the strategic basis for Amendment C203dare. It contains an explanation of the assessment methodology, summarises the findings and recommendations of the Assessment, and contains the heritage citations for places recommended for the Darebin Heritage Overlay.

## 3 Methodology of the Assessment

### 3.1 Background

- [20] GML Heritage Victoria Pty Ltd (formerly Context Pty Ltd) prepared the 'Heidelberg Road Heritage Assessment' (the Assessment) in 2020. In April 2020, Context was engaged by the City of Darebin to prepare this Heritage Assessment to inform Darebin's Built Form Framework.
- [21] The Heritage Assessment was structured in two stages: Stage 1 – Preliminary assessment and Stage 2 – Detailed assessment. The final findings of the Study are outlined in the 'Heidelberg Road Heritage Assessment' report (2020). This study aimed to investigate and assess places in the study area that are identified as having potential heritage value outside Darebin's current HO. The study area is a linear corridor of single-depth properties fronting the north side of Heidelberg Road, in Northcote, Alphington and Fairfield, generally extending between Merri Creek and Darebin Creek.
- [22] The Assessment was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (rev. 2013) and the PPN01 'Applying the Heritage Overlay' (2018).
- [23] The Assessment was carried out in accordance with the set of tasks defined in Council's Briefs (received 18 May 2020). In addition to the above, this Assessment also considers relevant Independent Panel reports.
- [24] A total of seven places were found to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the HO. These places include:
- 1 Former Fairfield Hat Mills Complex (later Department of Aircraft Production branch), 159-179 Heidelberg Road, Northcote
  - 2 Residence, 257 Heidelberg Road, Northcote

- 3 Church of Jesus Christ of the Latter-day Saints, 273-289 Heidelberg Road, Northcote
- 4 Former residence, 331-333 Heidelberg Road, Northcote
- 5 Marineuie Court, 441 Heidelberg Road, Fairfield
- 6 Residence, 521 Heidelberg Road, Alphington
- 7 Kia-Ora, 607 Heidelberg Road, Alphington.

## **3.2 Stage 1 – Preliminary assessment**

### **3.2.1 Introduction**

- [25] In Stage 1, the properties fronting the north side of Heidelberg Road between Merri Creek and Darebin Creek were subject to a preliminary assessment, with particular reference to 10 places identified by Council’s heritage officer as possessing heritage potential.

### **3.2.2 Preliminary research**

- [26] As the first task of this study Context undertook extensive desktop and limited archival research in order to understand the history and significance of the precinct. In this review we have considered the key documents including the Darebin Heritage Review (2000), City of Darebin Heritage Study (2011), and the existing *City of Darebin Thematic Environmental History* (2008), as well as other relevant studies and databases. Some historical research was also undertaken to determine the potential heritage values of a selection of properties.
- [27] Physical historical and archival research was limited due to the restrictions and closure of public data repositories associated with COVID-19, which were implemented before the commencement of the Assessment.

### **3.2.3 Desktop review and site inspection**

- [28] In May 2020, Context staff undertook an online desktop review of all properties in the study area to determine whether there were other places with apparent heritage values in addition to those already identified by Council’s heritage officer.
- [29] Following the desktop review, two Context consultants walked the entire study area and surveyed the properties of interest, taking photographs and noting alterations and any other important elements (e.g. outbuildings, fences, trees).
- [30] Site inspection involved a detailed external inspection from the public domain and documentation including field notes and photographs. These visits informed the subsequent preparation of the description in Stage 2.

### **3.2.4 Preliminary comparative analysis**

- [31] Following the site inspection tasks, an internal project team workshop was held. The purpose of the workshop was to rationalise the benchmarking threshold of local significance and justify the potential significance of the investigated properties. Individual places and precincts included in the Darebin Heritage Overlay were examined as part of this comparative exercise.
- [32] Comparative analysis is an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. PPN01 advises that:
- To apply a threshold, 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 previously included in a heritage register or overlay.
- [33] In the preliminary comparative analysis process, similar places (in terms of built-date, type, and/or architectural style) already included in the Darebin Heritage Overlay were used as 'benchmarks' to provide a basis for comparison. Potential heritage places were compared according to a range of criteria, including how well they represented a historical theme, their architectural design quality, intactness and rarity.
- [34] Postwar heritage is an expanding area of heritage consideration and many comparative examples are included in Heritage Overlays in municipalities across Melbourne. In the absence of local examples with existing heritage controls the comparative analysis considers a range of similar postwar housing in other local government areas to establish an appropriate 'benchmark'.
- [35] Places that were found to fall below the threshold for local significance as individual places were not recommended for detailed assessment in Stage 2.

## **3.3 Stage 2 – Detailed assessment**

### **3.3.1 Contextual and individual place histories**

- [36] A brief contextual history for the Heidelberg Road corridor was prepared, providing an overview of its nineteenth and twentieth-century periods of development.
- [37] Individual histories were prepared for each individual place, providing answers to key questions such as when the building was created/built, for whom, by whom (builder and designer, if known), and how the place changed over time (both physically and in use). Biographical information on architects was also included where applicable.

[38] Researchers drew upon the following primary and secondary sources:

- previous heritage studies, including the Darebin Heritage Review (2000), City of Darebin Heritage Study (2011), and the existing *City of Darebin Thematic Environmental History* (2008)
- planning permit records and associated plans provided by City of Darebin
- local histories
- certificates of title and plans of subdivision
- Central Plan Office historic aerial photography collection
- rate books
- Parish plans
- Trove and Newspapers.com newspaper searches
- State Library of Victoria online collections of historic maps, plans and photos
- University of Melbourne archives
- Sands & McDougall street directories
- Public Record Office Victoria archival collections.

### 3.3.2 Description and integrity

[39] A description of each place was prepared based on the documentation from Stage 1. 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, and any alterations if noted.

[40] A separate integrity statement was prepared to determine the intactness and legibility of each place to inform the subsequent comparative analysis and assessment benchmarking. Considerations were made for each place's retention of overall form and massing, original external finishes, pattern of fenestration, architectural detailing and setting, as well as level of alterations.

### 3.3.3 Comparative analysis

[41] Comparative analysis is considered particularly important in justifying whether a place meets the threshold of local significance. It is also a key consideration in determining which assessment criteria apply and the relative importance of the place within a locality or wider area.

[42] Each comparative analysis was introduced with a brief overview of the relevant architectural style or building type. This introduction was then developed and expanded with the pertinent information from the contextual history to consider a selection of examples that provided a direct comparison with the subject site in terms of their architectural providence, style or type. A concluding discussion then considered how well the subject site compared to the comparative examples in order to benchmark its relative significance.

[43] In most cases comparisons were sought from within the City of Darebin; in some cases, where pertinent comparisons were not found within the municipality, comparisons were sourced from farther afield. This was where they provided a direct comparison in terms of their architectural style or type, or due to their demonstration of a similar development pattern. Municipal-wide typological or comparative analysis was beyond the scope of this project.

### 3.3.4 Assessment against criteria

[44] In accordance with PPN01, heritage places are no longer assigned a letter grade, but are identified as meeting the threshold of either 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 Darebin, but this is not essential to meet the local significance threshold.

[45] The PPN01 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).

[46] In the context of these assessments, where the criteria say, 'our cultural or natural history', it should be understood as 'Darebin's cultural or natural history'.

### 3.3.5 Statement of significance

- [47] For each individual place found to meet the threshold of local significance for at least one of the criteria, a statement of significance was prepared summarising the most important facts about, and the significance of, the place.
- [48] 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 PPN01, namely:

**What is it 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. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

**How is it significant?** – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

**Why is it significant?** – The importance of the place needs to be justified against the heritage criteria ... A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example “(Criterion G)”.

### 3.3.6 Mapping and curtilages

- [49] PPN01 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.

[50] On this basis, the individual places recommended by the Assessment are to be mapped to the extent of the title boundaries.

### 3.3.7 Statutory recommendations

[51] 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 PPN01.

[52] PPN01 describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place, including:

- External Paint Controls – to control changes to paint colours, which is 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 – if this box is ticked, demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised 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 ticked, yet 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.

[53] When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fences and Outbuildings exemptions are recommended, the specific elements to be protected have also been indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree Controls: *Yes – English Oak*.

## 4 Response to Submissions

### 4.1 Introduction

- [54] This section of the report contains information regarding places where an owner or their representative has made a formal submission to Council or will be appearing at the Amendment C203dare Panel hearing. For each place the heritage-related objections are summarised, and my response is provided.
- [55] In my evidence, I will respond only to issues related to the heritage significance of the places, such as their inherent physical characteristics, building typology, intactness (and condition where this impacts upon intactness), history and comparison to other places. I will generally not respond to issues that are not associated with confirming the heritage significance of the places and which would be better assessed as part of a planning permit application should they be added to the Heritage Overlay. Such issues include maintenance costs, property value or future development plans.



## 4.2 273-289 Heidelberg Road, Northcote (Submission 2)



**Figure 1** Church of Jesus Christ of the Latter-day Saints at 273-289 Heidelberg Road, Northcote. (Source: Context 2020)



**Figure 2** Three eucalypts (*Eucalyptus sp.*) planted in the Heidelberg Road setback. Note the foremost tree (left-hand side) was removed in 2021. (Source: Context 2020)



**Figure 3** Two remaining eucalypts (*Eucalyptus sp.*) planted in the Heidelberg Road setback. Note disturbed ground (highlighted in red) where two trees were removed in 2021. (Source: GML 2022)

## 4.2.1 Recommendations and Amendment C203dare

- [56] This place was assessed as part of the 'Heidelberg Road Heritage Assessment' and found to be of local significance. It is recommended for inclusion in the Darebin Heritage Overlay as an individually significant place. The reasons for its significance are set out below.

## 4.2.2 Statement of Significance

### WHAT IS SIGNIFICANT

Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, comprising the c.1958 chapel and recreation hall building fronting Heidelberg Road and the c.1974-78 new chapel fronting Westgarth Street, is significant.



Significant fabric includes the:

- original form and scale of the c.1958 chapel and recreation hall building, including its simple rectangular form, very low-pitched roof form and its asymmetric composition of the horizontal and vertical elements of hall, rectangular tower and landscaped quadrangle;
- elements that reflect the Modernist ecclesiastic designs of the c.1958 building produced by the Church of Jesus Christ of the Latter-day Saints' Building Division in Utah, United States, including the original orange face brick cladding, full-height metal-frame windows, clerestory windows and steel universal columns supporting projecting eaves on the Heidelberg Road elevation;
- original form and scale of the c.1974-78 chapel, including its basilica-like plan and four-wings with low-pitched gables;
- elements that reflect the Modernist ecclesiastic designs of the c.1974-78 building produced by the Church of Jesus Christ of the Latter-day Saints' Building Division in Utah, United States, including original cream face brick cladding and decorative brick and concrete panelling, pattern of fenestrations as well as the tower; and
- other original landscaping elements including the lawn and brick paving on the Heidelberg Road set back, brick paving of the quadrangle, brick garden beds built as part of the c.1958 building scheme, and early signages on the c.1958 building and in front of the c.1974-78 chapel including the dwarf brick wall.

### **HOW IT IS SIGNIFICANT**

Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, is of local historic, representative and social significance to the City of Darebin.

### **WHY IT IS SIGNIFICANT**

273-289 Heidelberg Road, Northcote, is historically significant as a church complex consisted of a c.1958 chapel and recreation hall building fronting Heidelberg Road and a c. 1974-78 chapel fronting Westgarth Street, established for the Church of Jesus Christ of the Latter-day Saints (LDS Church) in 1958. The earlier building was built c. 1958 most likely to designs prepared by Arnold Ehlers and A. Neff Taylor in conjunction with the (Mormon) Church Architectural Department. Experiencing rapid growth nationally in the post-war period, the church underwent an unprecedented expansion program in all states of Australia between 1956 and 1958, in which 19 chapels and additions to existing sites were undertaken. The Church officials at Utah, United States oversaw the entire building program, from the selection of sites to design details and functionality. The subject site would have been ideal for the church, as a new boom commenced in Darebin in the late 1940s with more than 2,500 new private houses and some large Housing Commission of Victoria estates were established between 1949 and 1954.

As a complex, 273-289 Heidelberg Road demonstrates the evolution of design aesthetics of the Building Division of the LDS church, where, unlike many other denominations,

established a standardised church designs produced by the church's Building Division and repeated around the world. The pre-standard plan building built c. 1958, comprising a chapel and a multipurpose room, was based on the Church's primitive prototype that formed the basis for the development of standard plans after the 1950s. The c. 1958 building is a tangible evidence of the last era of custom-design meetinghouses, as one of 19 churches built in that period across Australia. The later c. 1974-78 building displays the elements of more standardised church designs that were repeated in churches built in the 1970s. Gable roofs with sprawling wings, almost always accompanied by the rectangular asymmetrically placed tower form were key characteristics of the standard-plan designs. (Criterion A)

273-289 Heidelberg Road, Northcote, is of representative significance for both the c.1958 and c.1974-78 buildings' adoption of Modernist and Late-Twentieth Century Ecclesiastical style idioms. The representative elements include a restrained material palette of brick cladding and steel window frames and details. A linear, box-like horizontal and vertical massing of rectangular forms and simple rectangular tower (the c. 1958 building); and adapted traditional basilica-like plans, asymmetrically placed vertical tower form and linear, box-like massing (the c. 1974-78 building) echo the widely popular Late-Twentieth Century Ecclesiastical style architecture. (Criterion D)

The Church of Jesus Christ of the Latter-day Saints still operates today as a place of worship. The community centre houses Family History Centre, a branch of the Family History Library in Salt Lake City, Utah. The subject complex is of social significance to the City of Darebin, for its continued association with the church community. (Criterion G)

### 4.2.3 Heritage matters for discussion

[57] The submission regarding this property expressed support for the amendment and for the inclusion of the Church of Jesus Christ of the Latter-Day Saints at 273-289 Heidelberg Road, Northcote, as an individually significant place in the Heritage Overlay. The key point raised by the submitter is provided in *italics* beneath a subheading below. My response follows the excerpt.

#### **Inclusion of mature eucalypts**

[58] *The submitter believes the site is significant:*

- *for the built fabric of the structure*
- *as an important green open space that provides passive leisure benefits for the community.*

[59] *The submitter recommends Council to consider:*

- *inclusion of the mature eucalypts on site in the statement of significance to protect them, or*
- *apply an additional Environmental Significance Overlay or Vegetation Protection Overlay.*

[60] During the site inspection carried out for the Assessment (11 May 2020), four eucalypts were recorded as existing on the Heidelberg Road setback. A recent site visit (24 February 2022) confirms that two of these to the east of the setback have been removed. Recent aerial imagery confirms that this occurred in late 2021 (Figure 4).



**Figure 4** Aerial photographs showing the locations of the four eucalypts in September and October 2021. (Source: Nearmap with GML overlay)

[61] Although the exact age of the trees is not known, an aerial photograph from 1981 (Figure 5) confirms the trees were planted after 1981. Planting of the trees was not part of the original building scheme, and is beyond the key development period of the site, which has been defined as c.1958-1978 in the current statement of significance.

[62] Tree controls were not recommended as the trees make little or no contribution to the church's historical or aesthetic significance. However, we agree that the eucalypts overall contribute positively to the visual setting and amenity of the site, particularly the landscape presentation of the Heidelberg Road setback. We also agree that this pocket of green space makes a positive contribution to the local urban environment and provides amenity benefits for the community.

[63] PPN01 does not recommend application of tree control for trees' amenity value:

... the control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust Heritage Register), or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. (p.4)

[64] Given that these trees do not directly contribute to the heritage significance of the site it is suggested that other planning measures would be likely to provide more appropriate options for their protection than the Heritage Overlay.



**Figure 5** 273-289 Heidelberg Road in January 1981. Note there was no tree planted between the c.1958 building and Heidelberg Road at this time. (Source: Central Plan Office, 'WESTERN PORT FORESHORES (1/1981)' via Landata)

## 4.2.4 Conclusion and recommendations

[65] It is my opinion that:

- minor revisions should be made to the description and statement of significance of the place citation to acknowledge the landscape and setting contribution of eucalypts to the overall site.



### 4.3 257 Heidelberg Road, Northcote (Submission 3)



**Figure 6** View of 257 Heidelberg Road, Northcote, through driveway. (Source: Context 2020)



**Figure 7** View of the front fence and two cypresses by the gate. (Source: Context 2020)

### 4.3.1 Recommendations and Amendment C203dare

[66] This place was assessed as part of the 'Heidelberg Road Heritage Assessment' and found to be of local significance. It is recommended for inclusion in the Darebin Heritage Overlay as an individually significant place. The reasons for its significance are set out below.

### 4.3.2 Statement of Significance

#### WHAT IS SIGNIFICANT

257 Heidelberg Road, Northcote, a single-storey cream face brick residence, built c1948-49 for the owner Beniamino Bortolussi, is significant.

Significant fabric includes the:

- original built form, roof and scale of the residence and separate garage;
- unpainted brick surfaces and decorative brickwork, pattern of fenestration;
- chimney, and steel framed windows including the curved glass to the corner windows;
- low masonry brick fence with saw tooth detailing, mild steel panels and gates; and
- front garden and landscaping including the concrete and marble-paved driveway and footpath; and
- two cypresses by the gate.

#### HOW IT IS SIGNIFICANT

257 Heidelberg Road, Northcote, is of local historic, representative and aesthetic significance to the City of Darebin.

#### WHY IT IS SIGNIFICANT

257 Heidelberg Road, Northcote, a single-storey cream face brick residence, built c.1948-49, is historically significant as an example of immediate postwar residential development in Darebin. A major boom commenced in the late 1940s changed the pattern of Darebin's settlement. Over 2500 new private houses were built in the municipality between 1949 and 1954, to meet the increasing demands for housing. The building reflects the massive postwar boom and suburban expansion that characterises Darebin's postwar development. (Criterion A)

257 Heidelberg Road, Northcote, is of representative significance, for its design characteristic of the late 1940s domestic architecture. Severe shortages of building materials and increased labour costs meant that architect-designed economic housing became favoured by new homeowners. House plans published in popular magazines and



design handbooks provided solutions to maximise the efficiency of the budget and land size.

The subject residence displays the defining elements of the early postwar houses influenced by Interwar Moderne style that was popular for the interwar domestic architecture and carried onto 1950s. The elements highly characteristic of the type include its cube forms juxtaposed with curves; horizontal emphasis to the façade through its use of bands of different coloured brickwork; tall chimney that acts as a strong vertical element; relatively formal garden and landscaping of the front setback; and low masonry fence with mild steel panels and gates. These are defining elements of the late 1940s examples that developed out of the Moderne Style of the 1930s and was popular during the immediate postwar period. (Criterion D)

257 Heidelberg Road, Northcote, is also aesthetically significant, distinguished by its high intactness and integrity as well as its use of well-detailed elements that reflect the influences of Moderne style architecture adapted for late 1940s residences. Key elements include the curved corner windows with curved glass and deep eave overhangs, recessed bands of slim dark coloured brickwork and its unusually proportioned and detailed chimney. The overall brickwork and refinement of detail in the design are evidence of a high level of craftsmanship. The brickwork incorporating face cream, brown and dark red bricks, curved corners laid in header course, saw tooth detail to the fence's brick capping, piers with stepped tops and curved corners to the driveway opening all bring interest and textural depth to the elevations achieved through the adaptation of cheap building materials under the Government's building restrictions.

The front garden also features distinctive features. The driveway is paved with large custom-made brown concrete panels with a raised edge on one side that forms the edge of the garden bed. There is a brown concrete strip inserted with irregular-cut marble pieces in the middle of the driveway, which reflects the property's association with the first owner Beniamino Bortolussi, granolithic and marble contractor. Other landscaping elements that are consistent with the style include the narrow garden bed that is covered with aggregate gravels and wraps around the front lawn; cypresses planted on either side of the gate; and various ornamental plants including tapestry hedge and standard roses in the front garden. (Criterion E)

### 4.3.3 Heritage matters for discussion

- [67] The submission objects to the proposed inclusion of 257 Heidelberg Road, Northcote, as an individually significant place in the Heritage Overlay. This section responds to the objection raised in Submission 3, focusing on matters pertaining to heritage significance only. The key points raised by the submitter are provided in *italics* beneath a series of subheadings below. My response follows each excerpt.

## Integrity of the place

[68] *The house is not in its original condition with numerous additions and modifications. Many of the original fittings and features have been altered thereby reducing the heritage significance of the property.*

[69] Following an initial site visit on 11 May 2020, I re-visited the site on 24 February 2022. When inspected from the street, the primary elevation fronting Heidelberg Road appears highly intact, with no obvious additions or alterations readily visible. Our integrity statement provided in the citation acknowledges the rear addition which is not visible from public domain. It reads (emphasis added):

257 Heidelberg Road, Northcote, is highly intact with limited changes visible to original or early fabric. The early postwar residence retains the original street frontages and built form with gable and hipped roofs. Intact original elements include cream face brick walls with brown and dark red brick bands, terracotta tile roofs, curved corners with wide steel framed corner windows fitted with curved glass, strong verticality of the chimney, low masonry fences with mild steel gate and fence panels, and landscaping features to the front garden. The discreet rear additions are not visible from public domain. Overall, the building has very high integrity.

[70] We note that no further evidence of additions or modifications have been provided by the submitter.

[71] In terms of its architectural qualities and integrity, the subject building compares favourably to the Moderne style examples on the Darebin Heritage Overlay, including:

- 36 Cooper Street, Preston (part of HO36)
- 499 St Georges Road, Thornbury (part of HO318 Thornbury Park Estate Precinct)
- 8, 9 and 10 Kelley Grove, Preston (part of HO103 Kelley Grove Precinct).

[72] I uphold the view articulated in the place citation that the house maintains a high degree of intactness as perceived from the street. It retains its original fabric and stylistic indicators, including:

- unpainted brick surfaces and decorative brickwork
- hipped roof and chimney
- pattern of fenestration and steel-framed windows including the curved glass to the corner windows
- low masonry brick fence with saw tooth detailing, mild steel panels and gates
- landscaping to the front garden that is consistent with the house period and style.

## Significance of more recent buildings

[73] *The submitter questions the heritage significance of a building built in the 1940s:*

- *It does not have any particular types of architecture that make it a stand out type of property.*

[74] As described in the historical context provided in the 'Heidelberg Road Heritage Assessment' report and as defined in the *City of Darebin Thematic Environmental History* (2008), the immediate postwar period (late 1940s) was one of the key periods of residential development in the City of Darebin. Like other suburbs in broader metropolitan Melbourne, Darebin saw one of the most intense building booms in the municipality in the late 1940s, which changed the pattern of settlement in Darebin and the cultural make-up of the local population (Context 2008:75). Over 2500 new private houses were built in the municipality between 1949 and 1954 to meet the increasing demands for housing. Buildings developed in the postwar period are increasingly gaining more recognition as heritage places for their demonstration of this phase of development.

[75] As stated under Criterion A, the c.1948-49 residence at 257 Heidelberg Road is an example that reflects the massive postwar boom and suburban expansion that characterises much of Darebin's postwar development.

[76] The residence is a good example of a Moderne style brick house built in the 1940s. It displays material qualities and detailing that were popular in fashionable interwar domestic architecture and carried into the 1950s. In aesthetic terms it is a well-articulated version of this type and retains a remarkably sympathetic and intact garden setting. As noted in the statement under Criterion D, the residence retains:

The elements highly characteristic of the type ... [including] horizontal emphasis to the façade through its use of bands of different coloured brickwork; tall chimney that acts as a strong vertical element; relatively formal garden and landscaping of the front setback; and low masonry fence with mild steel panels and gates. These are defining elements of the late 1940s examples that developed out of the Moderne Style of the 1930s and was popular during the immediate postwar period. (Criterion D)

## Additional controls

[77] *The fence has many large cracks and needs repairs. The submitter is unsure when the fence would be repaired or whether its original appearance will be retained.*

[78] *The cypress trees are not native trees and hinder the view of a driver reversing from the driveway. The submitter questions why a heritage overlay would be placed on a plant that has little or no significance.*

- [79] *The submitter requests the Overlay be amended to not cover the garage, the front fence or the cypress trees.*
- [80] The fence and garage retain a good level of intactness and integrity. The original low masonry front fence with mild steel panels and gates, and original cream brick garage, are identified as significant elements and as such an additional control has been proposed (Fences and Outbuildings control). Future changes to these elements would require a planning permit unless they purely constituted repairs and maintenance.
- [81] Being part of the original garden design (developed through to the 1960s), the cypresses are identified as elements that contribute to the significance of the place under 'What is significant?' in the statement of significance.
- [82] Ornamental trees, a hedge and cypresses in the front garden were typical garden design elements for houses in the 1940s. The cypresses are evidence of this popular trend and therefore contribute to the understanding and significance of the place. There are no additional controls proposed for the cypresses in their own right as they are not integral to an understanding of the place; however, the trees form part of the broader landscape character of the place and contribute to the aesthetic setting of the house.

## Extent of protection

- [83] *The submitter asks if the entire house is to be covered by the overlay, or just the facade.*
- [84] It is recommended that the whole site is included on the HO to provide adequate protection of the setting and associated land into the future. PPN01 advises:

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). (p.5)

## 4.3.4 Conclusion and recommendations

- [85] It is my opinion that:
- 257 Heidelberg Road is of local significance.

- The low masonry fence and garage contribute to the significance of the place. Therefore, the proposed Fences and Outbuildings control is appropriate.
- The two cypresses also contribute to the significance of the place. Therefore, it is appropriate to retain these elements under 'What is significant?'. No separate tree controls should apply.
- Minor changes should be made to the statement of significance (Criterion D) to clarify how the cypresses demonstrate the typical garden designs of the 1940s.
- No other changes are recommended.

## 4.4 607 Heidelberg Road, Alphington (Submission 4)



**Figure 8** View of 607 Heidelberg Road, Alphington, from Heidelberg Road. (Source: Context 2020)



**Figure 9** View of 607 Heidelberg Road, Alphington, from Grange Road. (Source: Context 2020)



## 4.4.1 Recommendations and Amendment C203dare

[86] This place was assessed as part of the 'Heidelberg Road Heritage Assessment' and found to be of local significance. It is recommended for inclusion in the Darebin Heritage Overlay as an individually significant place. The reasons for its significance are set out below.

## 4.4.2 Statement of Significance

### WHAT IS SIGNIFICANT

607 Heidelberg Road, Alphington, a single storey brick residence built in 1903 for Walter Foreman, is significant.

Significant fabric includes the:

- original (1903) and early (c1918) form and scale, terracotta tiled roof, chimneys and verandah roof form;
- red face brick surfaces, decorative cream brick banding and roughcast surfaces;
- pattern of fenestration, timber-framed windows and doors; and
- timber gable strapping and timber eave brackets, stringcourse label mould.

### HOW IT IS SIGNIFICANT

607 Heidelberg Road, Alphington, is of local historic, representative, and aesthetic significance to the City of Darebin.

### WHY IT IS SIGNIFICANT

Kia-Ora at 607 Heidelberg Road, Alphington, is of historical significance for its representation of the development of Darebin and its growing prestige of Alphington as a residential area in the twentieth century. The substantial size of the allotment and fine architectural detailing of the house reflect the elevated status of the area. This is further reflected in the building's association with Benjamin Barrington Bank Sibthorpe (occupant from 1903 and owner from 1914) who was a director of MacRobertson's Pty. Ltd., a well-known confectionery business based in Fitzroy. The construction of this finely detailed villa signals the growing prestige of the area and its desirability to middle class professionals. The house also reflects the area's economic recovery following the economic crash of the 1890s before the start of World War One. (Criterion A)

607 Heidelberg Road, Alphington, is of representative significance, for its retention of elements characteristic of Federation era designs incorporating Queen Anne styling. This includes its varied building and roof forms, red face brick surfaces, its pattern of fenestration and window and door joinery, decorative chimneys and ridge cresting. The subject building is a good representative example of a substantial Federation era villa, a typology that is relatively underrepresented in the City of Darebin Heritage Overlay. (Criterion D)

607 Heidelberg Road, Alphington, is also aesthetically significant as a fine, early example of the Queen Anne style. Its prominent, three street facing gables with fine architectural detailing, decorative chimneys and ridge cresting and wraparound verandah, demonstrate an Australian adaptation of the picturesque aesthetic qualities of this style. The substantial corner allotment with a low fence and mature garden setting enhance its aesthetic quality and distinguish the building's design as a particularly refined example within the City of Darebin. (Criterion E)

### 4.4.3 Heritage matters for discussion

- [87] The submission objects to the proposed inclusion of 607 Heidelberg Road, Alphington, as an individually significant place in the Heritage Overlay. This section responds to the objection raised in Submission 4, focusing on heritage matters only. The key points raised by the submitter are provided in *italics* beneath a series of subheadings below. My response follows each excerpt.

#### Development in the immediate neighbourhood

- [88] *The impact of the new and future developments on all corners facing 607 Heidelberg Road have been detrimental to the integrity of the place. The AMCOR site opposite 607 was demolished entirely and redeveloped with a plan that includes an 18-storey building. On the western corner of the junction is also earmarked for a multi-storey development. The site opposite number 607 has another plan for residential development. Being on the main road, it would naturally be considered a prime location for low-level development.*
- [89] It is agreed the higher density development in the vicinity of 607 Heidelberg Road, Alphington, has had some impact on the scale and character of the neighbourhood area.
- [90] It is noted, however, that 607 Heidelberg Road is separated from the existing and proposed developments within the neighbourhood by roadways. The place has been assessed as being of individual significance and not as part of a heritage precinct. Newer developments in the vicinity of 607 Heidelberg Road are not detrimental to the integrity of the place in its own right, nor do they diminish its ability to demonstrate its heritage significance as an individually significant place.
- [91] Heritage Victoria's *The Victorian Heritage Register Criteria and Threshold Guidelines* define the integrity of a place or object as follows (emphasis added):

**Integrity:** refers to the degree to which the heritage values of the place or object are still evident and can be understood and appreciated (for example, the degree to which the original design or use of a place or object can still be discerned). If considerable change to a place or object has occurred (through encroaching development, changes to the



fabric, physical deterioration of the fabric etc) the significant values may not be readily identifiable and the place or object may have low-level integrity. (p.5)

[92] We provided the following integrity statement for this place in the citation:

607 Heidelberg Road, Alphington, is a highly intact Queen Anne style house exhibiting minimal changes visible to original or early significant fabric.

The building retains original and early features, including its decorative ridge cresting, chimneys, gable end detailing, timber framed windows and door and its pattern of fenestration. The building also retains its original built form and scale, materials and stylistic details. Early additions, including the western gable wing and the low brick fence, are complimentary in style and materials. They contribute to the aesthetic qualities of the place and do not diminish the legibility of the original building.

The mature garden setting, including the two mature tree specimens, enhances the integrity of the place.

Overall, the building has high integrity.

[93] The developments in the vicinity of 607 Heidelberg Road, Alphington, do not closely encroach on the place or impinge on the ability of the place to illustrate its inherent heritage values. We maintain our view that the place has high integrity. However, the information regarding alterations to the property boundary provided in the submission should be reflected in the citation (refer to Section 4.4.4 and Appendix B). The details regarding alterations are set out in the table below.

## Alterations to the place

Submitter's points	My response
<i>The property was purchased in 1968 and while most of the façade has remained original, some alterations were made over time. These include the following.</i>	-
<i>The original turned-timber posts and fretwork which once adorned the <b>verandah</b> soon rotted out and were replaced with iron materials not consistent with the period of the home.</i>	<p>We had identified the ironwork to the verandah as later additions in the description:</p> <p>It has decorative ironwork valances and posts that appear to be a later addition. Timber fretwork and turned posts were more commonly used in Federation era verandah designs. The retention of the original timber eave brackets on this building indicates that the verandah detailing may also have been timber.</p> <p>We agree that the use of iron frieze was less common in the Federation period. However, this change is reversible and does not fundamentally weaken the place's integrity.</p>
<i>The <b>tessellated veranda flooring</b> had to be removed and re-concreted but the tiles were never replaced.</i>	<p>I note the tessellated verandah flooring has been removed. This should be noted in the description of the place.</p> <p>However, this change is not readily visible from the street. It is reversible and does not fundamentally weaken the place's presentation or overall integrity.</p>
<i>The rounded <b>brick fence</b> and fence posts have gradually tilted and lean so much that both entrance gates are not aligned. In fact, the gate facing Heidelberg Rd cannot be opened at all.</i>	<p>The general physical condition of the fabric (ie tilted brick fence) does not impact the analysis of intactness and integrity. <i>The Victorian Heritage Register Criteria and Threshold Guidelines</i> advise that 'Intactness should not be confused with condition – a place may be highly intact but the fabric may be in a very fragile condition' (p.5).</p>

Submitter's points	My response
<p><i>Due to an <b>extension</b> being added prior to our purchase in 1968, the original <b>slate roofing</b> was removed and the entire roofing material was replaced with tiles. We have been advised that this alteration was completed without due consideration given to the strength and construction design of the timber roof trusses which are now supporting the tiles. As a result, the house regularly moves and cracks make a regular appearance both on the house exterior and interior. The constant vibration of traffic is no help in this regard.</i></p>	<p>Noted that the original or early slate roofing was replaced with tiles prior to 1968. The existing terracotta tiles are not, however, out of keeping with a house of the type and period.</p> <p>Removal of tiles and restoration of the slate roof would be supported from a heritage perspective.</p>
<p><i>The <b>garden</b> has never been properly landscaped to a suitable design for the period. There are many over-grown trees, shrubs and plants which need to be severely pruned or removed altogether. The front garden was acquired by VicRoads to widen Heidelberg Rd in 1970 decreasing the home's sense of grandeur that attracted us to purchase it in the first place.</i></p>	<p>Our citation notes that the site was subject to a road widening order in 1968:</p> <p style="padding-left: 40px;">The residence was sold for \$16,050 after Elizabeth Mary Sibthorpe's death in 1968. At that time, the property was described as a brick house with nine rooms on site of 12,7100 sq. feet subject to road widening order (Age 1 July 1968:10).</p> <p>An aerial photograph from 1969 confirms that the property curtilage changed after 1969 and the extant low brick fence dates to after this time (Figure 10). This should be noted in the site history of the place. Clarifications should also be made in the description and integrity.</p> <p>The garden provides adequate setting for the place; however, it is not an intrinsic element in the understanding of the significance. There were no significant plants identified at this site, and no tree controls have been proposed.</p> <p>The widening of Heidelberg Road in c.1970 reflects the road's continued importance as a major throughfare. Subsequent change to the site curtilage is evidence of this phase in Darebin's history.</p> <p>Acquisition of part of the front garden by VicRoads and change to the site curtilage does not unduly diminish the place's integrity. Sufficient curtilage is maintained to support an understanding of the heritage values upheld in the place citation.</p>
	<p>Overall, the place retains a good level of intactness and integrity despite the later changes listed.</p>



**Figure 10** Extract of a 1969 aerial showing the earlier allotment boundary (red outline). Note the extent of the current allotment following the acquisition of part of the land by VicRoads c.1970 (yellow dashed line). (Source: Central Plan Office, 'Eastern Freeway Project' (1/1969), via Landata)

#### 4.4.4 Conclusion and recommendations

[94] It is my opinion that:

- 607 Heidelberg Road is of local significance.
- The place retains a good level of intactness and integrity despite the later changes.
- Minor changes should be made to the citation and statement of significance to clarify:
  - the date of the rear extension (pre-1968)
  - that the extant tiled roof is not original and has replaced original slate roofing
  - that the tessellated verandah flooring has been removed
  - the change to the site boundary and installation of the extant low brick fence following the widening of Heidelberg Road (post-1969).

- No other changes are recommended.

## References

Context 2008, *City of Darebin Thematic Environmental History*, prepared for City of Darebin.

Context 2020, 'Heidelberg Road Heritage Assessment', prepared for City of Darebin.

Department of Environment, Land, Water and Planning (DELWP) 2018, *Planning Practice Note 1 'Applying Heritage Overlay'*.

Heritage Council of Victoria 2019, *The Victorian Heritage Register Criteria and Threshold Guidelines*.

# Appendix A



**For me, heritage is as much about the future as the past. The way in which the continuities and changes of living culture are expressed in built fabric and cultural landscapes never cease to fascinate me.**

## **Dr Kim Roberts**

### **Associate**

Kim is a registered architect with a background in contemporary architectural design; she has specialised in heritage architecture, heritage planning and heritage asset management for over 16 years. Kim is a passionate advocate of cultural heritage and delights in developing innovative responses to heritage contexts.

Working in a range of private and public sector roles, Kim has taken on the roles of project and design architect, heritage planner and heritage consultant on a variety of heritage project types and scales. Kim has experience in the areas of architectural conservation, adaptive re-use, heritage planning and management, peer design review (with focus on heritage), academic research and architectural education. She has been extensively engaged in the provision of strategic and statutory heritage advice, including heritage asset management strategies, conservation management plans and heritage impact statements.

Prior to joining GML, Kim developed a Heritage Asset Management Strategy for the state-wide asset portfolios of the Director of Housing and Secretary of Human Services and managed the long-term implementation of this Strategy.

Kim completed a PhD on the Hiroshima Peace Memorial Park designed by Kenzo Tange and visitor responses to and interpretation of this memorial landscape at Deakin University. Throughout her career, Kim has taught in the areas of history, theory and design, frequently participating as a guest critic within architectural design studios.

### **Qualifications**

Registered Architect, ARBV No. 16148  
 Doctor of Philosophy, Deakin University  
 Bachelor of Architecture (Honours), Deakin University  
 Bachelor of Arts – Literature (Honours), Deakin University

### **Professional affiliations**

Member, Victorian Design Review Panel  
 Member, Australian Institute of Architects  
 Affiliate Member, Planning Institute of Australia

### **Key experience**

#### **Conservation management plans**

- South African War Memorial, St Kilda—Client: City of Port Phillip, current
- Ballarat East Town Hall Gardens Conservation Management Plan—Client: City of Ballarat, 2020
- St Kilda Cemetery Conservation Management Plan—Client: Southern Metropolitan Cemeteries Trust, 2020
- Brighton General Cemetery Conservation Management Plan—Client: Southern Metropolitan Cemeteries Trust, 2020
- Abbotsford Convent Conservation Management Plan Project—Client: Abbotsford Convent Foundation, 2019
- 295 Whitehall Street, Yarraville Conservation Management Plan—Client: Independent Cement and Lime, 2019
- Emerald Hill Estate Conservation Management Plans 1–4 (for Department of Health and Human Services), 2012–2018

#### **Built heritage assessments**

- South Yarra Heritage Review—Client: City of Melbourne, current
- Nillumbik Heritage Study—Client: Shire of Nillumbik, current
- Maldon Central Historic Area Review: Significance and Heritage Impact Assessment—Client: Mount Alexander Shire Council, current
- Doveton Pool in the Park—Client: City of Casey, 2021
- Baimbridge College, Hamilton—Client: Victorian School Building Authority, 2020
- Elwood Foreshore Facilities Strategy Heritage Study—Client: City of Port Phillip, 2020
- Bayside Mid-Century Modern Heritage Study (Council and residential self-nominated places)—Client: Bayside City Council, 2020
- Moreland Stage 1 Built Heritage Assessment—Client: Moreland City Council, 2018



## Heritage consulting

- Kelly House Heritage Conservation Works—Client: DELWP, current
- Palais Theatre and Luna Park Precinct Revitalisation—Client: City of Port Phillip, 2020
- St Vincent Gardens Playground—Client: City of Port Phillip, 2020
- Supreme Court Redevelopment—Heritage Architect/Heritage Consultant (for Lovell Chen/Billard Leece Partnership), 2007
- Shepparton Showgrounds Redevelopment—Architect/Heritage Consultant (for RBA Architects + Conservation Consultants), 2006
- Parliament House of Victoria, various projects—Architect/Heritage Consultant (for RBA Architects + Conservation Consultants), 2006
- Carlton Housing Redevelopment, Former Queen Elizabeth Centre—Heritage Consultant (for RBA Architects + Conservation Consultants), 2005

## Heritage asset management

- Heritage Asset Management Plan (for Department of Health and Human Services), 2008–2018
- Heritage Asset Inventory (for Department of Health and Human Services), 2010–2016
- Heritage Asset Procedures and Guidelines (for Department of Health and Human Services), 2012–2018

## Design

- Preston Tramways Workshops Master Plan—Design Architect/Heritage Consultant (for Lovell Chen), 2007
- Supreme Court Redevelopment—Heritage Architect/Heritage Consultant (for Lovell Chen/Billard Leece Partnership), 2007
- Shepparton Showgrounds Redevelopment—Architect/Heritage Consultant (for RBA Architects + Conservation Consultants), 2006
- Parliament House of Victoria, various projects—Architect/Heritage Consultant (for RBA Architects + Conservation Consultants), 2006
- Glenlyon Church Residential Conversion (for Multiplicity), 2003

## Professional background

Associate, GML Heritage (formerly Context), 2019–present

Member, Victorian Design Review Panel, 2016–present

Heritage Planner, Department of Health and Human Services, 2008–2018

Architect and Heritage Consultant, Neil Architecture, 2007–2008

Architect and Heritage Consultant, Lovell Chen, 2005–2007

Architect and Heritage Consultant, RBA Architects + Conservation Consultants), 2003–2005

Architectural graduate, Multiplicity, 2001–2003

Architectural graduate, Greg Jones and Associates, 1999–2001

## Publications

Roberts, K, 'Hiroshima: notes on the expanded field', in Frichot, H and Stead, N (eds), *Writing Architectures: Ficto-Critical Approaches*, Bloomsbury, 2020

Roberts, K, 'Hiroshima space: the pathways of post-memory', in Beljaars, D and Drozynski, C (eds), *Civic Spaces and Desire*, Routledge, 2019, pp 95–114

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*Society of Architectural Historians, Australia and New Zealand* 29:1, 2019, pp 86–108

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## Presentations

Roberts, K, 'The Hiroshima Peace Memorial Park and the shadow side of spatial research', conference paper, Haunting, Memory, Place, Australian Centre for Architecture History, Urban and Cultural Heritage (ACAUCH) Annual Symposium, Melbourne School of Design, University of Melbourne, 2017

Roberts, K, 'Hiroshima: notes of the expanded-field', conference paper, Colloquium on Ficto-Critical Approaches to a Writing Architecture, University of Queensland, 2016

Roberts, K, 'Hi-ro-shi-ma space: post-memorial navigations of the Hiroshima Peace Memorial Park', conference paper, Rethinking Modern Asia-Pacific Architectures: Postgraduate Student Plenary, Melbourne University, 2016

Roberts, K, 'Hi-ro-shi-ma space: the pathways of post-memory', conference paper, Spaces of Desire: Remembrance and Civic Power, Cardiff University, 2016

Roberts, K, 'Hiroshima Peace Memorial Park: a navigational meditation from the outside', conference paper, Exploring Japan through New Lenses: Emerging Themes in Japanese Studies Postgraduate Symposium hosted by The Japanese Studies Centre, Monash University, 2015

Roberts, K, 'Past Lineage and Future Vector: Kenzo Tange and the Hiroshima Peace Memorial Park', conference paper, Precursors into the Future International Symposium, Cardiff University, Cardiff Metropolitan & University of South Wales, 2014

Roberts, K, 'Forgetting, Space and Survival: Ethico-Aesthetics and the Hiroshima Peace Memorial Park', conference paper, 9th International Conference on Environmental, Cultural, Economic and Social Sustainability Hiroshima, Japan, 2013

Roberts, K, 'Reconstruction and verisimilitude after the event: the curious space of Araki Yasusada', conference paper, Double Dialogues conference: The Twenty-First Century: The Event, the Subject and the Artwork, University of the South Pacific, Suva, Fiji, 2012

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## **Memberships**

Australian Institute of Architects

Planning Institute of Australia

Society of Architectural Historians, Australia and New Zealand

# Appendix B

## 273-289 Heidelberg Road, Northcote

### Church of Jesus Christ of the Latter-day Saints, Northcote

**Citation number:**

**Prepared by:** Context

**Survey Date:** May 2020

**Place Type:** Religious

**Significance level:** Significant

**Architect:** (likely) Arnold Ehlers and A. Neff Taylor in conjunction with the (Mormon) Church Architectural Department

**Builder:** Not known

**Construction Date:** c.1958 & c.1974-78

**Extent of overlay:** To title boundaries



Figure 1. Quadrangle fronting Heidelberg Street, Northcote. (Source: Context, May 2020)



Figure 2. Chapel fronting Westgarth Street, Northcote. (Source: Google, June 2019)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History* (2007):

### 7 Community and Culture

#### 7.1 Worshipping

## PLACE HISTORY

273-289 Heidelberg Road, Northcote, is a church and community complex built for the Mormon Church c. 1958, most likely to designs prepared by Arnold Ehlers and A. Neff Taylor in conjunction with the (Mormon) Church Architectural Department.

Prior to the construction of the church complex, it appears that the land did not have any permanent structures erected on site. A plan dated to 1909 shows the land as empty, with the majority of the surrounding blocks also undeveloped (MMBW Detail Plan no. 1270, 1909). According to street directories, the land was used by Sidney Panther as 'storage' from at least 1925 until 1955 (S&Mc 1925, 1955). This storage was likely to have been linked to Panther's timber business (*Advocate* 16 May 1949:7).

The Church of Jesus Christ of the Latter-day Saints (known commonly as the Mormon or LDS Church) has its origins in the American religious movement founded by Joseph Smith in the early nineteenth century. The movement had an established presence in Australia since the 1840s. Experiencing rapid growth nationally in the post-war period, the church underwent an unprecedented expansion program in all states of Australia between 1956 and 1958. During this time 19 chapels and additions to existing sites were undertaken at a cost of one million dollars and an estimated half-million dollars in donated labour from church members (Cummings 1961:221). A further 15 parcels of land intended for use as chapel sites had also been purchased by this time (Cummings 1961:221). All building work was designed by Arnold Ehlers and A. (Amos) Neff Taylor in conjunction with the Mormon Church's Architectural Department (Cummings 1961:221). The consistent contribution and oversight of works from Neff Taylor, Ehlers and the Department, all based in Utah (America), meant the designs for the sites around Australia conformed to general standards, design features and materiality which were also common in LDS buildings around the world.

The church at the subject site was most likely constructed in 1958 towards the end of this period of expansion between 1956 and 1958. An aerial photograph shows the building being built in June 1958 (Figure 5). The building was completed by January 1960 (Figure 3).

In 1961 the church was described in the following terms:

*In a lovely setting of spacious lawns and gardens on Heidelberg Road, Fairfield, stands the chapel erected by the Melbourne Branch of the Church of Jesus Christ of the Latter-day Saints... this grand edifice not only contains a very lovely chapel, but a large recreation hall, individual classrooms for Sunday School work, committee rooms, and a beautifully appointed kitchen. These rooms are built around a large quadrangle, in which seats set on a paved area are surrounded by lawns and gardens with flowering shrubs... what a wonderful impression the landscaped grounds must make on the passer-by! If so much thought and work has been put into the beautification of the surrounding of the building, one straight away visualizes the beauty of the interior." (Cummings 1961:229)*

This description indicates that the first buildings, inclusive of the original chapel and community centre with courtyard, were designed as a cohesive structure.

In 1974-78, a new chapel was built to the north of the c.1958 building (Figure 7). A passage connecting the two buildings was constructed by 1981 (**Figure 5**).

The Church of Jesus Christ of the Latter-day Saints still operates today as a place of worship. The community centre houses a Family History Centre, a branch of the Family History Library in Salt Lake City, Utah (*Newsroom* 13 April 2020).

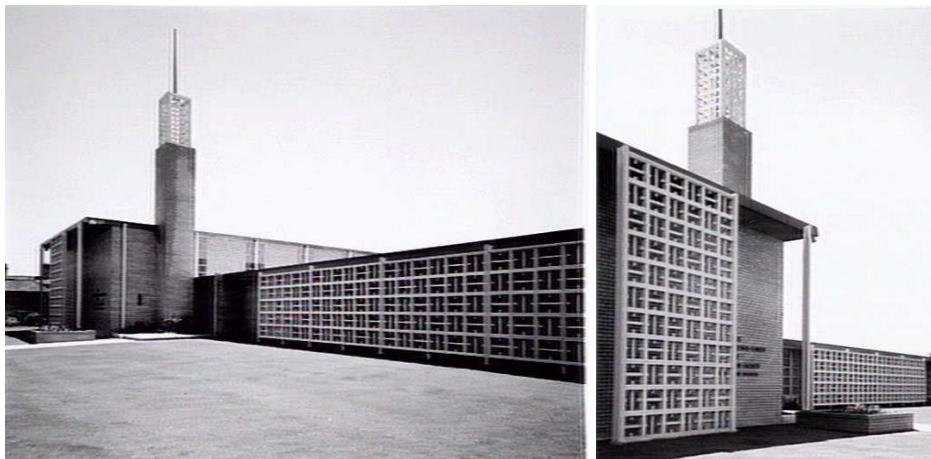


Figure 3. The building facing Heidelberg Road in January 1960. Note that the decorative screens and the spire on the tower have been removed. (Source: Lyle 1960, 'Church of Latter Day Saints', State Library Victoria Accession No: H92.20/6790)

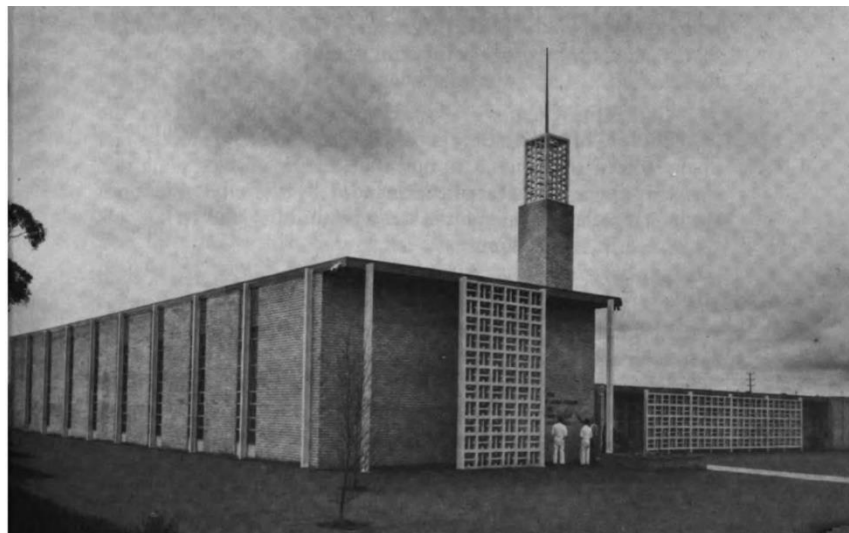


Figure 4. The building facing Heidelberg Road, at completion. Note that the decorative screens and the spire on the tower have been removed. (Source: Cummings 1961:223)





Figure 5. 273-289 Heidelberg Road in Heidelberg Road being built in June 1958. (Source: Central Plan Office, 'MELBOURNE OUTER SUBURBS NO.2 PROJECT (6/1958)' via Landata)



Figure 6. 273-289 Heidelberg Road in January 1969. The early landscaping shown is largely intact. (Source: Central Plan Office, 'EASTERN FREEWAY PROJECT (1/1969)' via Landata)



Figure 7. 273-289 Heidelberg Road in April 1978. Note the new chapel was completed by this time. (Source: Central Plan Office, 'WESTERN PORT FORESHORES (4/1978)' via Landata)



Figure 8. 273-289 Heidelberg Road in January 1981. Note the passage between the earlier building and the new chapel was completed by this time. (Source: Central Plan Office, 'WESTERN PORT FORESHORES (1/1981)' via Landata)

### *A. (Amos) Neff Taylor, Architect*

A. Neff Taylor was born in 1919 in Utah. Taylor's grandfather had been the third president of the Latter-day Saints Church, and was involved with Joseph Smith and Brigham Young in the foundational years of the religion (*Deseret News*, 2 November 1946:8). After serving in the navy during World War Two, A. Neff Taylor joined the Latter-day Saints Church as a designer of chapels, and later, temples, for the organisation for over 26 years (*Salt Lake Tribune* 28 February 1980:32). By 1961, Taylor had been appointed the head of the technical and research section of the Church's architectural department (*Deseret News*, 26 August 1961:6). An active member of the church, Taylor held positions as a bishop, high council member and stake executive secretary until his death in 1980 (*Salt Lake Tribune* 28 February 1980:32).

### *Arnold Ehlers, Architect*

Arnold Ehlers was born in 1901 in Hamburg, Germany, later moving with his family to Utah, America. Ehlers graduated from the Blaine School, Salt Lake City in 1917 having earlier attended the Carlisle School. Following his graduation, Ehlers took courses in mathematics and engineering at the Latter-day Saints High School, Salt Lake City, in preparation for a career in architecture. Serving as a draughtsman at multiple architectural practices, Ehlers undertook mostly minor commercial and public projects until 1939. During this time, Ehlers eventually became the Chief Draughtsman for the firm of Anderson and Young in Salt Lake City. In 1939, he left to set up a partnership with Lorenzo Young in the same city, however the firm was interrupted by the onset of World War Two (Archifact 2013:52).

Practicing intermittently through the war, Ehlers eventually obtained a position as Supervising Architect for the Latter-day Saints Building Committee, while continuing to undertake private commissions. Between 1952 and 1954, Ehlers acted as Supervising Architect for the Church Building Committee, New Zealand, followed by contributing towards the building program in Australia later in the decade (Archifact 2013:52).

Continuing to work in other roles as an Area Architect for the Church, Ehlers had a brief time in practice with his son, Jack, in 1964 and 1965. Ehlers was then charged with the Meetinghouse remodelling Programme for the Church Building Department until he retired in 1971 (Archifact 2013:52).

## **DESCRIPTION**

The Church of Jesus Christ of the Latter-day Saints complex comprises a recreation hall fronting the northern side of Heidelberg Road (c.1958) and a later chapel (c.1974-78). fronting Westgarth Street to the south. The buildings are connected via a passage (c.1978-81). The site is generally flat and has generous front setback.

### *Chapel and community centre (c.1958)*

Set back from the street, the c.1958 building comprising the original two storey chapel and single storey community centre is a dominant building in the Heidelberg Road streetscape. The steel-framed buildings are constructed in orange brick with a pinkish tint laid in stretcher bond and have a low-



pitch roof clad in metal sheets that float above an expressed steel beam that acts as a modern interpretation of a classic entablature.

The original two-storey chapel is built to the west of and is attached to the single storey community centre. The community centre is built around a large internal quadrangle and originally housed a large recreation hall, individual classrooms for Sunday School work, committee rooms, and a kitchen. A tower topped with decorative panels is located along the eastern wall of the chapel where it intersects with the community centre building. The community centre is accessed from an entrance on the east.

Along the southern elevation, facing Heidelberg Road, projecting eaves are supported by regularly spaced steel universal columns. Two-storey in height across the front of the Chapel and single storey across the community centre, these columns create a colonnade effect across the buildings. At the eastern end of the community centre the building projects forward to be in line with the colonnade and its sheer wall surface is broken up by narrow recessed vertical panels in the brick works that maintain the rhythmic spacing of the columns. Narrow full height vertical openings are provided on the west, north and south elevations of the building and are commonly placed either side of an expressed steel member. Breaking the wall surface into regular bays these openings replicate the vertical emphasis created by the colonnades across the front of the buildings. Fitted with metal framed windows that are divided into a square module, the top and bottom panels of each of these windows are fitted with opaque glass. Highlight windows exist on the eastern wall of the chapel. The east elevation features a full-height metal-framed window and clerestory windows.

The landscaping around the building including the lawn, concrete pavement and brick garden beds (in matching bricks) appear original, as shown in Figure 6. [Four eucalypts \(\*Eucalyptus\* sp.\) Gumtrees](#) planted after 1981 existed in front of the c.1958 building close to the footpath. [Two trees were removed in late 2021 \(Nearmap\). The remaining two trees and lawned area are important urban elements that provide amenity benefits for the congregation and wider community.](#)

The courtyard within the quadrangle is paved with brick. The c.1978-81 passage is built in cream brick, with large steel-framed windows and flat roof.

### *New chapel (c. 1974-78)*

Constructed of cream bricks laid in stretcher bond, the north-facing chapel is a modern style church building, within the broader Late Twentieth-Century Ecclesiastical idiom. The building has a traditional basilica-like plan with four wide low-pitched gabled wings comprising narthex, nave, apse, choir, and transepts.

The primary elevation facing Westgarth Street is distinguished by its sheer brick wall that steps back from the street line and incorporates a large central section constructed from panels of interlocking off form concrete that emphasise verticality. A spire rises from above the main recessed entry that is set from Westgarth Street and features geometric concrete formwork.

The roof form of the chapel is constructed using four interlocking low-pitched gables and continues towards the ground over the main entry, anchoring the building to the site at this point. Each of the minor gable ends feature a central panel of pale rock faced brickwork that is set between vertical slim

projecting brick columns. These panels provide a contrasting ribbed texture to the otherwise unadorned wall surfaces of the building.

Large rectangular steel-framed windows are provided on the east and west elevations. Small windows are on the south, and the north elevation features strip windows behind the projecting wall plane.

At the front of the Chapel a lawn area is broken up by a brick paved path that leads to the entry and appears original. Garden beds planted with small shrubs surround the building and a group of eucalypts mark the entry. A Low brick fence runs along the Westgarth Street boundary and a dwarf brick wall inset with the church name stands on the lawn behind the low fence. The 'visitors welcome' appended after the 'Church of Jesus Christ of the Latter-day Saints' is part of the Church's standard style of logo from c.1980.

## INTEGRITY

As a whole, the Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, is largely intact with some changes visible to original or early important fabric.

The c.1958 building is relatively intact, retaining the original built form of the original chapel and a community centre built around a quadrangle. The building's steel-frame construction, orange brick walls, tower with decorative top panels, full-height and clerestory windows, and the landscaping including the orange brick garden beds are part of the important early elements. Despite the loss of decorative panels along the colonnade and the spire above the tower, the original design of the building is still highly legible.

The c.1974-78 chapel fronting Westgarth Street represents a slightly later mode of design within the denomination's architecture. The building appears highly intact, with its retention of important elements such as the basilica-like floor plan, steel-frame construction with cream brick cladding, gable roofs with a shallow pitch, decorative stonework on each gable end and a spire.

The building has been altered, with the removal of original decorative panels along the Heidelberg Road elevation and the spire above the tower. The logo 'Church of Jesus Christ of the Latter-day Saints' on this elevation is also a later addition dating from after 1980. The earlier signage was located near the right-hand side edge of the wall (Figure 3).

The site's intact early landscaping, c.1981 passage connecting the two buildings, and its continuous use as a place of worship are other factors that contribute to the importance of the place. Overall, the building has high integrity.

## COMPARATIVE ANALYSIS

### *Post-war Mormonist architecture*

A church architect has been a feature of the Church of Jesus Christ of the Latter-day Saints since 1847. Building a ward chapel involves constant consultation with the Church Design and Architecture Division, housed in the central church offices in Salt Lake City (Starrs 2009:335). The Church officials oversaw the details from building design, temperature control, size, square footage to decorations, grading, logos facing, and signage. Unlike temples, which are used for particular rituals with exclusive access, the ward chapels (commonly known as meetinghouses) are often mass-produced with simpler designs. Since the 1920s, Mormons have repeated more or less standardised designs for the ward

chapel architecture, although there was no single standard plan adopted until after the 1950s (Starrs 2009:335).

In the 1930s, the church building slowed due to the economic depression, but it was the period when some of the most original architectural work of the church was developed, influenced by art deco and International School motifs (Starrs 2009:335). The period was followed by the church's key expansion period in the immediate postwar period. From 1945 to 1955, three firms in Salt Lake City designed more than 1000 stake and ward meetinghouses. Standardisation of plans largely advanced during this period, due to the lack of time for specialisation. In the 1950s, a standard plan prototype became established. In the ward meetinghouse, a multipurpose room was provided close to the chapel. The multipurpose room is adaptable into a gymnasium, stage, or rehearsal facilities, and all adjoined a kitchen and classrooms. (Starrs 2009:335-336).

A Church Building division was formed in 1955, with Harold Burton as church architect. Burton moved to a more modern, ecclesiastical architecture (Starrs 2009:336). In 1959, a senior church design official issued a blanket statement: 'A church should embody architectural beauty, dignity, simplicity, structural stability, and functional livability [sic], and at the same time be economic in its cost and give long service with low expenditure and maintenance' (Starrs 2009:336). The church advocated the use of a generic and place-unspecific standard design. Modern meetinghouses were enthusiastically described by church leaders as positive proof of church's success in the mission field.

In 1964, the growth in the building program of the Church led to the reorganisation of the Building Division, and the subsequent establishment of an office dedicated to standard plans (Bradley 1981:24). By the late 1970s, a complete set of 23 drawings was available. Every building was designed to accommodate the largest possible zoning regulations. Gable roofs with sprawling wings, almost always accompanied by the rectangular asymmetrically placed tower form were key characteristics of the standard-plan designs (Figure 9) (Starrs 2009:337-338). Modifications of the basic plan often included changes of basic massing, façade decoration and steeple forms. It was common to apply a decorative theme throughout the design (Bradley 1981:26).

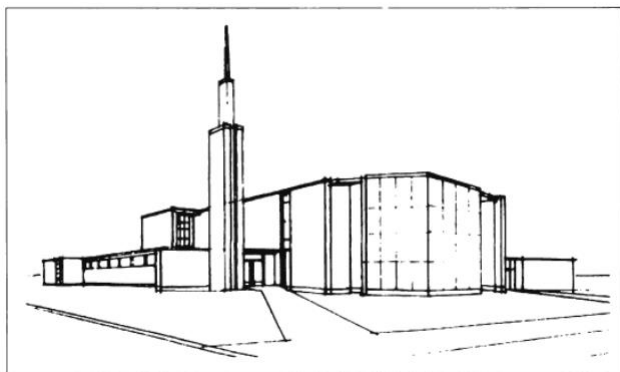


Figure 9. An example of a standard-plan drawing, known as the 'Fairmont' style. (Source: Meinig 2009:339)

In Australia, 19 chapels and additions to existing chapels were built between 1956 and 1968. The following are a selection of examples in Victoria, that are likely contemporaneous with the c.1974-78 building on the subject site. These designs were repeated across Australia, with similar designs existent in other states. None of these have heritage protection.



Figure 10. LDS Church in Gladstone Road, Dandenong North (No HO). (Source: Google, March 2020)



Figure 11. LDS Church in Hewish Road, Croydon (No HO). (Source: Google, September 2019)



Figure 12. LDS Church in Glenroy Road, Glenroy (No HO). (Source: Google, February 2020)



Figure 13. LDS Church in Hawthorn Road, Hawthorn (No HO). (Source: Ware 2016, via Google)

An example in Greenwich, New South Wales, features decorative screens similar to the c.1958 building. It is likely another pre-standard plan building, which was constructed through the expansion program in all states of Australia between 1956 and 1958, in which 19 chapels and additions to existing sites.



Figure 14. LDS Church in Greenwich Road, Greenwich, New South Wales. (Source: Google, November 2019)

The subject site as a whole, the LDS church complex at 273-[285-289](#) Heidelberg Road is distinctive for its unique design approach, and for its demonstration of the Church's changed design tastes in the post-war period. Combining a chapel and multi-purpose recreational hall with a box-like massing and form, the c. 1958 building is a rarer, pre-standard design church that represents profound influence of International style. The c. 1974-78 building represents the Church's fully developed standard plan designs actively adopted around the world. These elements reflect the church's original design



scheme and is consistent with the aesthetics of modernist architecture, as well as those of the Mormon church's architectural department in Utah, United States. The site as a whole is an unusual important example in Victorian context, comprising both the pre- and established standard design LDS church buildings.

### *Post-war churches in Darebin*

The subject site is characteristic of churches of various denominations set within complexes of associated buildings and grounds, such as chapels, halls, Sunday schools and gardens. As a complex, Church of Jesus Christ of the Latter-day Saints in Northcote illustrates the progression of Heidelberg Road during the post-war boom and the evolving role of the church community in providing both educational and spiritual services to the growing community.

Post-war churches in Darebin, 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. 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. 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.

The Modernist churches in Darebin that are currently included on the City of Darebin's Heritage Overlay as individual place include the following.

Regent Baptist Church complex at 726-34 High Street, Reservoir (HO271) comprises a 1918 timber chapel with a clinker brick porch added in 1923, and a 1964 church designed by Keith Reid. The Modernist church has two brown brick bays that flank a central entrance. Above the door in this entrance is a large stained-glass window and a steeply pitched roof clad in terracotta tiles crowns the composition. A cone-shaped copper spire extends up from the roof at its High Street end. A bay projects to the south at rear. The Regent Baptist Church complex is of local historic, aesthetic and social significance to Darebin City.

St George's Anglican Church, 32-34 Ralph Street, Reservoir (HO279) was constructed in 1964, designed by the noted architectural firm of Mockridge, Stahle and Mitchell. It is a Modernist Anglican church built of steel and concrete, which is of a cubic form and displays structural expressionism in its use of a space frame truss roof that appears to float above the building. A tall spire set on a raised platform is placed centrally above the roof. St George's Anglican Church is of local historic, architectural and social significance to Darebin City.

St Gabriel's Catholic Church Complex at 237-243 Spring Street, Reservoir (HO280) comprises a church designed by S. J. Moran and constructed by F. O. Dixon in 1960, and a presbytery at 237-243 Spring Street. The church is constructed of cream brick in the Modernist style with a roof clad in terracotta tiles. It is built on a diagonal to the Spring Street and Viola Street corner. The church has a

recessed entrance which is faced with glazed white tiles and panels of small green mosaic tiles. At right of the entrance is a bell tower with a cross at its top. There is a foundation stone at the base of the tower. Further west along Viola Street is a cream brick Presbytery that is contemporaneous with the church, and sympathetic to it in terms of its materials. St Gabriel's Catholic Church Complex is of local historic, architectural and social significance to Darebin City.

Holy Name Catholic Primary School & Church Complex, 2-26 Robb Street, Reservoir (HO249), Darebin City (HO249) was built in stages from 1939 to 1966. The church was designed by J. P. Saraty and constructed by 1964 and the mural and artworks were created for the church by Voitre Marek. The Modernist form of the church and its setting behind an open forecourt is integral to the significance of the place. The Holy Name Church complex is of local historic, architectural, aesthetic and social significance to Darebin City.



Figure 15. Regent Baptist Church complex at 726-34 High Street, Reservoir (HO271).



Figure 16. St George's Anglican Church, 32-34 Ralph Street, Reservoir (HO279).



Figure 17. St Gabriel's Catholic Church Complex at 237-243 Spring Street, Reservoir (HO280).



Figure 18. Holy Name Catholic Primary School & Church Complex, 2-26 Robb Street, Reservoir (HO249).

For its adoption of Modernist and Late-Twentieth Century Ecclesiastical style idioms, both the c.1958 and c.1974-78 buildings at 273-289 Heidelberg Road, Northcote compare well with all of the above examples of post-war churches in Darebin. The HO-listed churches and the subject buildings utilise a restrained material palette of brick cladding and steel window frames and details.

Built with a linear, box-like horizontal and vertical massing of rectangular forms, the subject c.1958 building assumes a more functionalist aesthetic and includes a quadrangle that was part of the original

design scheme. The simple rectangular tower functions as a strong vertical element that plays off against the horizontal character of its low-lying rectangular form of the recreational wing, establishing prominence in the streetscape.

The subject c.1974-78 building is distinguished from these other modern designs by its adoption of a standard design that was provided by the centralised church offices in Utah, United States. This building adopts a more traditional basilica-like plans, less typically seen in Modernist church designs. Yet, its adoption of asymmetrically placed vertical tower form and linear, box-like massing echoes the widely popular Late-Twentieth Century Ecclesiastical style idioms that are also represented in all the above HO-listed examples.

As a group, modern post-war churches in Darebin display an eclectic character, ranging from traditional basilica forms, to the modern cubic-form church. Post-war churches are not well represented in the Heritage Overlay. The LDS church in Northcote compares favourably to other post-war churches in the municipality in terms of its architectural qualities, integrity and its use of brick cladding, plain walls and simplified forms.

The two post-war chapels demonstrate the evolution of architectural custom and Modern ecclesiastical design of the LDS church, where, unlike many other denominations, established a standardised church designs produced by the church's Building Division and repeated around the world.

## ASSESSMENT AGAINST CRITERIA

✓	<b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).
	<b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
	<b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
✓	<b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
	<b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).
	<b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
✓	<b>CRITERION G</b> 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).
	<b>CRITERION H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).



## STATEMENT OF SIGNIFICANCE

### WHAT IS SIGNIFICANT

Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, comprising the c.1958 chapel and recreation hall building fronting Heidelberg Road and the c.1974-78 new chapel fronting Westgarth Street, is significant.

Significant fabric includes the:

- original form and scale of the c.1958 chapel and recreation hall building, including its simple rectangular form, very low-pitched roof form and its asymmetric composition of the horizontal and vertical elements of hall, rectangular tower and landscaped quadrangle;
- elements that reflect the Modernist ecclesiastic designs of the c.1958 building produced by the Church of Jesus Christ of the Latter-day Saints' Building Division in Utah, United States, including the original orange face brick cladding, full-height metal-frame windows, clerestory windows and steel universal columns supporting projecting eaves on the Heidelberg Road elevation;
- original form and scale of the c.1974-78 chapel, including its basilica-like plan and four-wings with low-pitched gables;
- elements that reflect the Modernist ecclesiastic designs of the c.1974-78 building produced by the Church of Jesus Christ of the Latter-day Saints' Building Division in Utah, United States, including original cream face brick cladding and decorative brick and concrete panelling, pattern of fenestrations as well as the tower; and
- other original landscaping elements including the lawn and brick paving on the Heidelberg Road set back, brick paving of the quadrangle, brick garden beds built as part of the c.1958 building scheme, and early signages on the c.1958 building and in front of the c.1974-78 chapel including the dwarf brick wall.

[Two eucalypts \(\*Eucalyptus\* sp.\) planted in the Heidelberg Road setback contribute to the setting of the place but are not significant in their own right.](#)

### HOW IT IS SIGNIFICANT

Church of Jesus Christ of the Latter-day Saints complex at 273-289 Heidelberg Road, Northcote, is of local historic, representative and social significance to the City of Darebin.

### WHY IT IS SIGNIFICANT

273-289 Heidelberg Road, Northcote, is historically significant as a church complex consisted of a c.1958 chapel and recreation hall building fronting Heidelberg Road and a c. 1974-78 chapel fronting Westgarth Street, established for the Church of Jesus Christ of the Latter-day Saints (LDS Church) in 1958. The earlier building was built c. 1958 most likely to designs prepared by Arnold Ehlers and A. Neff Taylor in conjunction with the (Mormon) Church Architectural Department. Experiencing rapid growth nationally in the post-war period, the church underwent an unprecedented expansion program in all states of Australia between 1956 and 1958, in which 19 chapels and additions to existing sites were undertaken. The Church officials at Utah, United States oversaw the entire building program, from the selection of sites to design details and functionality. The subject site would have been ideal

for the church, as a new boom commenced in Darebin in the late 1940s with more than 2,500 new private houses and some large Housing Commission of Victoria estates were established between 1949 and 1954.

As a complex, 273-289 Heidelberg Road demonstrates the evolution of design aesthetics of the Building Division of the LDS church, where, unlike many other denominations, established a standardised church designs produced by the church's Building Division and repeated around the world. The pre-standard plan building built c. 1958, comprising a chapel and a multipurpose room, was based on the Church's primitive prototype that formed the basis for the development of standard plans after the 1950s. The c.-1958 building is a tangible evidence of the last era of custom-design meetinghouses, as one of 19 churches built in that period across Australia. The later c.-1974-78 building displays the elements of more standardised church designs that were repeated in churches built in the 1970s. Gable roofs with sprawling wings, almost always accompanied by the rectangular asymmetrically placed tower form were key characteristics of the standard-plan designs. (Criterion A)

273-289 Heidelberg Road, Northcote, is of representative significance for both the c.1958 and c.1974-78 buildings' adoption of Modernist and Late-Twentieth Century Ecclesiastical style idioms. The representative elements include a restrained material palette of brick cladding and steel window frames and details. A linear, box-like horizontal and vertical massing of rectangular forms and simple rectangular tower (the c.-1958 building); and adapted traditional basilica-like plans, asymmetrically placed vertical tower form and linear, box-like massing (the c.-1974-78 building) echo the widely popular Late-Twentieth Century Ecclesiastical style architecture. (Criterion D)

The Church of Jesus Christ of the Latter-day Saints still operates today as a place of worship. The community centre houses Family History Centre, a branch of the Family History Library in Salt Lake City, Utah. The subject complex is of social significance to the City of Darebin, for its continued association with the church community. (Criterion G)

## RECOMMENDATIONS

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

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

### DAREBIN PLANNING SCHEME

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No

PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

**OTHER**

N/A

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Starrs, Paul F. 2009, 'Meetinghouses in the Mormon Mind: Ideology, Architecture, and Turbulent Streams of an Expanding Church' in *Geographical Review* Vol. 99, No. 3, Donald W. Meinig: Shaping American Geography, pp. 323-355.

## 257 Heidelberg Road, Northcote

### Residence

**Citation number:**

**Prepared by:** Context

**Survey Date:** May 2020

**Place Type:** Residential

**Significance level:** Significant

**Architect:** -

**Builder:** Not known

**Construction Date:** c.1948-49

**Extent of overlay:** To title boundaries



Figure 1. 257 Heidelberg Road, Northcote. (Source: Context, May 2020)



Figure 2. 257 Heidelberg Road, Northcote, looking into the front gate. (Source: Context, May 2020)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History* (2007):

### 5 Building Suburban Darebin

#### 5.3 Twentieth century recovery

## PLACE HISTORY

257 Heidelberg Road, Northcote, was built c.1948-49. The land known as 257 Heidelberg Road, Northcote, was part of Crown Allotment 27 near Northcote, Parish of Jika Jika, County of Bourke (CT Vol. 2929 Fol. 734).

The land was vacant until 1945 (S&Mc 1945). The existing residence was listed in the 1950 Sands & McDougall postal directory, likely constructed after the transfer of land to Beniamino Bortolussi in 1948 (S&Mc 1950; CT Vol. 2929 Fol. 734). Beniamino and his wife Linda Bortolussi resided at 257 Heidelberg Road, Northcote, until they died in 1981 (CT Vol. 2929 Fol. 734).

Beniamino Bortolussi (also known as Benjamin Bortolussi) was in partnership with Domenico Pertile and Nello Buriani, carrying out business of granolithic and marble contractors, under the name of Anglo-Italian Granolithic Co. (formed by 1926), at 210A Leister Street, Carlton. In 1935, N. Buriani retired, and D. Pertile in 1954. B. Bortolussi carried on the business in Carlton from 1954 (*Age* 11 September 1926:1; 13 August 1935:15; 23 June 1954:9). The company continues today as Anglo-Italian Concrete today.

The aerial photographs from 1954, 1969 and 1981 show few changes over time (Figure 3). The house, garage and the vegetable patch at the rear of the property existed by 1954. Landscaping including the front garden setting and planting, two sheds and concrete pavement at the rear of the property were completed by the 1960s. By 1981, a tree planted in the front garden prior to 1954 had been removed. The original c.1948-49 house was extended to the north after 1981, with a patio and new hipped roofed sections attached to the northwest corner of the original house (Figure 3 and Figure 4).

257 Heidelberg Road remains as a private residence today.



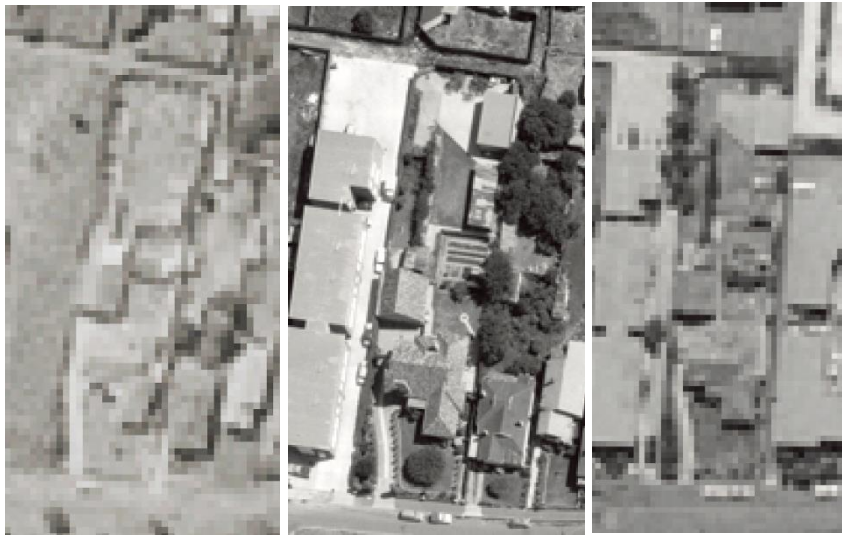


Figure 3. 257 Heidelberg Road, in 1954 (left), 1969 (middle) and 1981 (right). (Source: Central Plan Office, 'MELBOURNE AND METROPOLITAN PROJECT NO.3 (3/1954)', 'EASTERN FREEWAY PROJECT (1/1969)' & 'WESTERN PORT FORESHORES (1/1981)', via Landata)

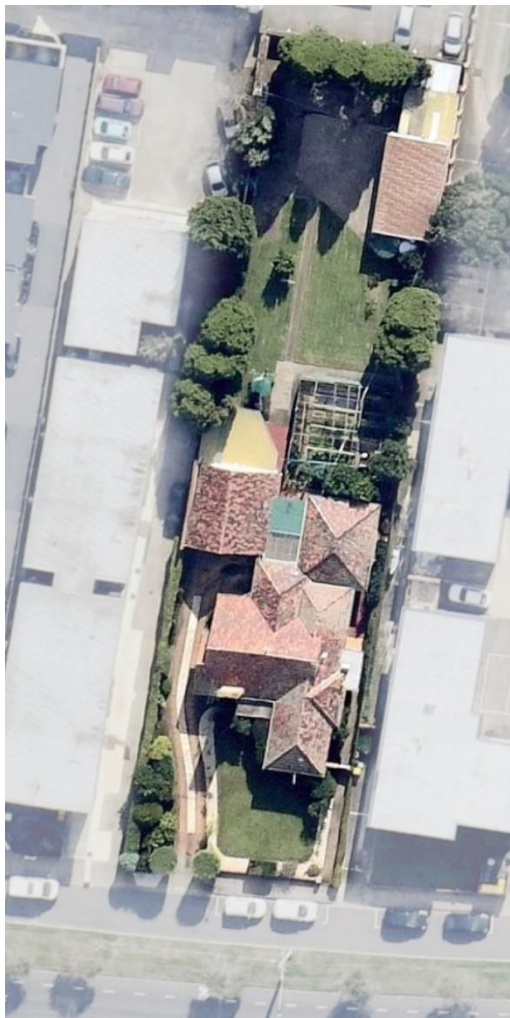


Figure 4. Aerial photograph of 257 Heidelberg Road. (Source: Nearmap)



## DESCRIPTION

257 Heidelberg Road, Northcote, is a single-storey cream face brick residence, built c.1948-49 (designer unknown) for the owner Beniamino Bortolussi.

The narrow rectangular allotment is located within a largely residential strip on the north side of Heidelberg Road across the Fairfield Park. The building has a terracotta tile hip and gable roof, with a hipped roofed wing extending to the south intersected at its mid-point by a transverse gable-roofed wing that fronts the west. The roof is distinguished by exaggerated eave overhangs (accentuated by curved corner windows) lined with narrow timber lining boards. A smaller hipped roofed bay exists on the north. There are a patio and new hipped roofed sections attached to the northwest corner of the original house. An original separate garage built of cream brick (front elevation) and textured red brick (side elevations) is located near the northwest corner of the house. An open carport has been constructed to the north elevation of the original garage.

The brick house is clad with cream brick laid in fletcher bond (curved corners are laid in in header courses), with thin recessed brown brick bands running across the façade of the street-fronting wing. On the principal elevation, the lowermost three courses of brickwork are of unglazed dark red brick. Terracotta vents are inserted in these bottom courses. The brick windowsills of the corner windows are laid in angle, and the projected 'brick on edge' effect continues across the street-fronting elevation.

The dominating-key decorative features of the house are: its curved corners with wide steel-framed corner windows fitted with curved glass; bands of recessed slim darker-coloured bricks; and an unusually proportioned wide, yet thin and tall chimney that acts as a strong vertical element. This is in contrast to the otherwise horizontal emphasis given to the treatment of the façade through its use of bands of different coloured brickwork, horizontal glazing bars and thin feature tiles that protrude fin-like at regular intervals up the corner of the chimney. These are defining elements of the late 1940s examples referred to as 'Waterfall' style houses that developed out of the Moderne style of the 1930s and were popular during the immediate postwar period. The entrance porch is not visible from public domain.



Figure 5. Views of 257 Heidelberg Road showing the key decorative elements and driveway. (Source: Context, May 2020)

The garden with original landscaping elements in the front setback is largely consistent with the initial construction period. The driveway and footpath are paved with large brown concrete panels with a raised edge on one side that forms the edge of the garden bed. There is a brown concrete strip inserted with irregular-cut marble pieces in the middle of the driveway, which reflects the property's association with the first owner Beniamino Bortolussi, granolithic and marble contractor.

Cypresses on either side of the gate are possibly planted in the c.1960s during the ownership of the Bortolussi family or like-for-like replacements (see Figure 3). Various ornamental plants including tapestry hedge and standard roses are planted in the front garden. At the rear of the property, there are cypresses and vegetable patch.

The front fence is constructed of matching cream brick laid in fletcher bond with brown and dark red brick accents. A distinctive saw tooth detail to the fence's brick capping, piers with stepped tops and curved corners to the driveway opening. Curved corners are laid in header course. The mild steel fence panels and gates all appear original. Tree hedging extends along both the eastern and western allotment

boundaries. A shed and watertank ~~is~~are located at the rear of the property. The sections of the back garden are concrete-paved, with footpaths to the house and around the vegetable patch.



Figure 6. Details of the front fence of 257 Heidelberg Road, constructed of matching cream brick laid in header course with brown and dark red brick accents. Mild steel gates and fence panels are also original. (Source: Context, May 2020)

## INTEGRITY

257 Heidelberg Road, Northcote is highly intact with limited changes visible to original or early fabric. The early postwar residence retains the original street frontages and built form with gable and hipped roofs. Intact original elements include cream face brick walls with brown and dark red brick bands, terracotta tile roofs, curved corners with wide steel framed corner windows fitted with curved glass, strong verticality of the chimney, low masonry fences with mild steel gate and fence panels, and landscaping features to the front garden. The discreet rear additions are not visible from public domain. Overall, the building has very high integrity.

## COMPARATIVE ANALYSIS

### *1940s Moderne style domestic architecture*

After the beginning of the World War Two, the Government introduced building restrictions in 1941 that allowed only houses not exceeding a total cost of £3000 to gain a permit. Rationing of building and other materials limited new constructions and building work ceased by 1942, resulting in a short supply of housing during the wartime and postwar years. By 1946, after the end of the War, suburbs were springing up. An Influx of immigrants in the postwar period was another factor that accelerated densification of areas formerly considered outer suburbs. From 1945 to 1955, around when the wartime building restrictions became relaxed, 576,440 houses were completed. However, severe shortages of building materials and increased labour costs meant that economic housing designed by architects and mass-produced by builders became favoured by new homeowners:

*The many low-cost design books or catalogues which became available in the immediate post-war era are an indication of the demand for housing. The Sun's Book of Post-War Homes, published by Melbourne's Sun News-Pictorial in 1946, was the product of an architectural competition. The Australian House, by Norman Jenkins, contained*

*fifty houses...Your Post-War Home by Watson Sharp offered 'Home plans of distinction for Australians who are planning to build'... (Cuffley:40)*

Books, magazines and catalogues of house designs had a powerful influence in maintaining popular ideals as well as in identifying or directing trends. Magazines such as the *Australian Home Beautiful*, the *Home*, *Australian House and Garden* and *Australian Homemaker* were among the influential media (Cuffley:35). Plans published in these magazines and design handbooks provided solutions to maximise the efficiency of the budget and land size, often encouraging construction of smaller homes in anticipation of future extensions (Cuffley:74). Garages, whether or not integrated with the house itself, and formal gardens with ornamental or flowering plants were also commonly featured with the houses in the 1940s magazines and handbooks.

Melbourne's regional interpretation of the international popular Mid-century Modern or International style architecture was not fully developed until the early 1950s with the stereotypical forms and massing of detached interwar houses carried on into the 1950s. The subject residence displays the defining elements of houses that were popular during the wartime and immediate postwar period built under building restrictions. Houses from this period often employ austere design with cube forms often juxtaposed with curved and cylindrical forms derived from Moderne style architecture of earlier decades.

Moderne architecture favoured geometric forms, especially plain wall planes, curved corners and copings, interpenetration of volumes and surfaces, and a clear articulation of forms, often emphasising horizontal, vertical, or diagonal lines.

In the 1940s, the pressed imperial-size bricks were particularly popular as standard 'modular' building or cladding material. Overfired clinker bricks, cream bricks and machine-textured or 'tapestry' bricks became fashionable. Colours and textures were employed to give a desired effect, such as the use of string courses to enhance the modern horizontal emphasis or as trims and textures. Examples with vertical elements with curved or falling effects are also referred to as 'Waterfall' front houses (Cuffley:118-119).

On the Darebin's Heritage Overlay, many interwar examples are single residences predominantly in Old English/Tudor Revival and Californian bungalow style. There are only a small number of Moderne residences identified as being Individually significant in Darebin.

The Sandland Family Houses at 36 Cooper Street and 40 Cooper Street, Preston (HO208) are a pair of houses developed for the locally important Sandland family. The house at 36 Cooper Street is a rendered brick inter-war villa with a hipped roof clad in terracotta tiles. Its design features elements influenced by the Moderne style. Two projecting bays flank a central porch. The bay to the right has a curved wall at the corner of the building. The curved corner window in this location has a horizontal hood above its window. The upper walls of the house are rendered brick and the bases of the walls are face brick. The windows of the house are steel framed and contribute to the Moderne character of the dwelling. The front boundary fence is complementary and has a brick base, rendered brick pillars and wrought iron railings between each pillar. The house, garden and front fence at 36 Cooper Street, Preston are elements that contribute to the significance of the place. The pair at 36 and 40 Cooper Street are of local historic, architectural and aesthetic significance to Darebin City.

499 St Georges Road, Thornbury is a substantial early 1940s cream brick Moderne style building, originally a combined house and surgery. It has an L-shaped and geometric form relieved by the partly cantilvered and curved balconies (structural support added as a later addition), the umber brick plinth



and tapestry brick banding ('speedlines'). Fenestration includes original timber doors with porthole window and timber-framed corner windows. The extended cuboid wing, which addresses Fyffe Street, incorporated both the former surgery and garage. 499 St Georges Road is recommended as individually significant in Thornbury Park Estate precinct (assessed and recommended as individually significant place in 'Thornbury Park Estate Precinct' 2020).

8,9 and 10 Kelley Grove, Preston, are included in the Kelley Grove Precinct (HO103). They are all 1940s examples constructed of face cream brick with variegated brick detailing, asymmetrical arrangement and terracotta tiled roofs. The Kelley Grove Precinct has a highly consistent and intact streetscape.



Figure 7. 36 Cooper Street, Preston (HO208). (Source: Google, July 2019)



Figure 8. 499 St Georges Road, Thornbury (assessed and recommended as individually significant place in 'Thornbury Park Estate Precinct' 2020). (Source: Google, July 2019)



Figure 9. 10 (left) and 8 (right) Kelley Grove, Preston, in the Kelley Grove Precinct (HO103). (Source: Google, December 2018)



Figure 10. 9 Kelley Grove, Preston, in the Kelley Grove Precinct (HO103). (Source: Google, December 2018)

257 Heidelberg Road, Northcote, compares well with these examples and like them features design elements that are evocative of the Moderne style that was popular for the interwar domestic architecture and carried onto 1950s.

The use of curved corners and/or windows, low masonry fences with mild steel work, terracotta tiled hipped roofs (with or without gabled bays) and cream brick walls (except for 36 Cooper Street, Preston) with darker-coloured brick details are the common features observed in these examples. With the use of curved elements and stepping down chimneys as the primary vertical element in the street frontages, 9 and 10 Kelley Grove (in HO103 Kelley Grove Precinct) are representative examples of the 'Waterfall' front houses. 499 St Georges Street is a more representative of the late interwar Moderne domestic architecture, with its geometric two-storey and partly cantilevered and curved balconies.

257 Heidelberg Road, Northcote, is a better example than the group of places in the Kelley Grove Precinct (HO103). 257 Heidelberg Road is distinguished for its fine detailing and high integrity. This is evident in the curved corner windows with curved glass and deep eave overhangs, recessed bands of slim dark coloured brick work and its unusually proportioned and detailed chimney. It is further distinguished by its retention of key characteristics of the 1940s domestic setting including its relatively formal landscaping and original garage. The discreet rear additions are not visible from the public domain and do not diminish the place's integrity. The intact postwar ornamental garden in the front setback also complements to the place's representativeness.

The subject building compares favourably to the Moderne style examples at 36 Cooper Street, Preston (part of HO36) and 499 St Georges Road, Thornbury (recently assessed and recommended as individually significant place in 'Thornbury Park Estate Precinct' 2020) in terms of its architectural qualities, integrity and its use of decorative face brick cladding, curved windows, simplified asymmetrical form and solid massing.

## ASSESSMENT AGAINST CRITERIA

✓	<b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).
	<b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
	<b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
✓	<b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
✓	<b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).
	<b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
	<b>CRITERION G</b> 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).
	<b>CRITERION H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

## STATEMENT OF SIGNIFICANCE

### WHAT IS SIGNIFICANT

257 Heidelberg Road, Northcote, a single-storey cream face brick residence, built c.1948-49 for the owner Beniamino Bortolussi, is significant.

Significant fabric includes the:

- original built form, roof and scale of the residence and separate garage;
- unpainted brick surfaces and decorative brickwork, pattern of fenestration;
- chimney, and steel framed windows including the curved glass to the corner windows;
- low masonry brick fence with saw tooth detailing, mild steel panels and gates; and
- front garden and landscaping including the concrete and marble-paved driveway and footpath; and
- two cypresses by the gate.



## HOW IT IS SIGNIFICANT

257 Heidelberg Road, Northcote, is of local historic, representative and aesthetic significance to the City of Darebin.

## WHY IT IS SIGNIFICANT

257 Heidelberg Road, Northcote, a single-storey cream face brick residence, built c.1948-49, is historically significant as an example of immediate postwar residential development in Darebin. A major boom commenced in the late 1940s changed the pattern of Darebin's settlement. Over 2500 new private houses were built in the municipality between 1949 and 1954, to meet the increasing demands for housing. The building reflects the massive postwar boom and suburban expansion that characterises Darebin's postwar development. (Criterion A)

257 Heidelberg Road, Northcote, is of representative significance, for its design characteristic of the late 1940s domestic architecture. Severe shortages of building materials and increased labour costs meant that architect-designed economic housing became favoured by new homeowners. House plans published in popular magazines and design handbooks provided solutions to maximise the efficiency of the budget and land size.

The subject residence displays the defining elements of the early postwar houses influenced by Interwar Moderne style that was popular for the interwar domestic architecture and carried onto 1950s. The elements highly characteristic of the type include its cube forms juxtaposed with curves; horizontal emphasis to the façade through its use of bands of different coloured brickwork; tall chimney that acts as a strong vertical element; relatively formal garden and landscaping of the front setback; and low masonry fence with mild steel panels and gates. These are defining elements of the late 1940s examples that developed out of the Moderne Style of the 1930s and was popular during the immediate postwar period. [The front garden provides a setting that is consistent with the period, retaining a pair of cypresses near the gate, other ornamental trees, and a hedge, all typical garden design elements for 1940s houses.](#) (Criterion D)

257 Heidelberg Road, Northcote, is also aesthetically significant, distinguished by its high intactness and integrity as well as its use of well-detailed elements that reflect the influences of Moderne style architecture adapted for late 1940s residences. Key elements include the curved corner windows with curved glass and deep eave overhangs, recessed bands of slim dark coloured brickwork and its unusually proportioned and detailed chimney. The overall brickwork and refinement of detail in the design are evidence of a high level of craftsmanship. The brickwork incorporating face cream, brown and dark red bricks, curved corners laid in header course, saw tooth detail to the fence's brick capping, piers with stepped tops and curved corners to the driveway opening all bring interest and textural depth to the elevations achieved through the adaptation of cheap building materials under the Government's building restrictions.

The front garden also features distinctive features. The driveway is paved with large custom-made brown concrete panels with a raised edge on one side that forms the edge of the garden bed. There is a brown concrete strip inserted with irregular-cut marble pieces in the middle of the driveway, which reflects the property's association with the first owner Beniamino Bortolussi, granolithic and marble contractor. Other landscaping elements that are consistent with the style include the narrow garden bed that is covered with aggregate gravels and wraps around the front lawn; cypresses planted on either

side of the gate; and various ornamental plants including tapestry hedge and standard roses in the front garden. (Criterion E)

## RECOMMENDATIONS

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

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

### DAREBIN PLANNING SCHEME

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES	Yes - Masonry fence
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

### OTHER

Low masonry fence with mild steel panels and gates, and original cream brick garage.

## REFERENCES

Age, as cited.

Central Plan Office, *Historic Aerial Photography - 1930s to 1990s*, via Landata.com.au, as cited.

Context 2008, *City of Darebin Heritage Study Volume 1: Draft Thematic Environmental History*, prepared for City of Darebin.

Cuffley, Peter 1993, *Australian Houses of the Forties & Fifties*, Five Mile Pres:Rowville.

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

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

## 607 Heidelberg Road, Alphington

### Kia-Ora

Citation number:

Prepared by: Context

Survey Date: May 2020

Place Type: Residential

Significance level: Significant

Architect: -

Builder: Not known

Construction Date: 1903, c.1918



Extent of overlay: To title boundaries



Figure 1. 607 Heidelberg Road, Alphington. (Source: Context, May 2020)



Figure 2. 607 Heidelberg Road, Alphington. (Source: Context, May 2020)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Darebin Thematic Environmental History* (2007):

### 5 Building Suburban Darebin

#### 5.3 Twentieth century recovery

## PLACE HISTORY

'Kia-Ora' at 607 Heidelberg Road, Alphington, was built by 1903, on part of Crown Portion 117, Parish of Jika Jika, County of Bourke, held by Walter Foreman, gentleman, since 1885 (CT Vol. 1757 Fol. 281). The land was part of the housing estate known as the Fulham Grange Estate. The site was formerly part of the land occupied by Perry brothers Nurseries from the 1850s before being subdivided and auctioned in 1883-85 (*Argus* 7 February 1883:2; *Argus* 24 September 1885:3).

In 1889, southern section of the allotment was acquired by the Victorian Railways Commissioners, for construction of the Outer Circle railway line. The construction of Outer Circle line commenced in 1888 and was completed by 1891. Riversdale to Fairfield was the final section to be completed. Fulham Grange Railway Station was located near the junction of Heidelberg Road, Fulham Street and Grange Street, Alphington. The costly and unsuccessful Outer Circle line closed after three years of operation, and the section that passed the former Fulham Grange Railway Station was reused as a private siding of the Australian Paper Manufacturers (AMP) from 1919 to 1994 ('Fulham Grange Station on the Outer Circle Line (Demolished)' VHD Place ID 27252).

After its completion, in 1903, the brick residence at 607 Heidelberg Road, Alphington, was occupied by Benjamin B. B. Sibthorpe and his family (ER 1903). The property was depicted in the 1910 Melbourne and Metropolitan Board of Works (MMBW) plan and is labelled as 'Kia-Ora'.



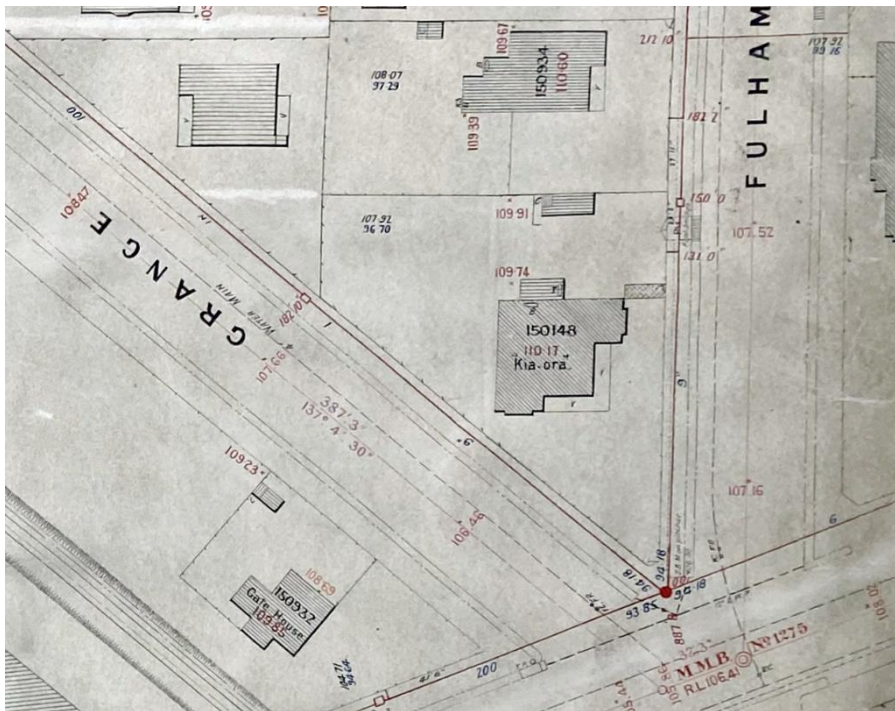


Figure 3. 'Kia-Ora', at 607 Heidelberg Road between Grange and Fulham streets. (Source: MMBW Detail Plan no.2478, 1910)

The property was still held by Walter Foreman until his death in May 1913, and was transferred to Walter Foreman Jnr. And George Alfred Stephens shortly after (CT Vol. 1757 Fol. 281).

In 1914, Benjamin B. B. Sibthorpe became the owner of the property (CT Vol. 1757 Fol. 281; S&Mc 1974). Benjamin Barrington Bank Sibthorpe was a director of MacRobertson's Pty. Ltd., a well-known confectionery business based in Fitzroy. The founder of MacRobertson's, a prominent businessman and philanthropist MacPherson Robertson was also living in the vicinity, near Heidelberg Road, at 43 Station Street, Fairfield ('Carmelea' HO80, City of Darebin).

By 1918, dentist Ernest Barrington Sibthorpe, son of Benjamin Sibthorpe, commenced dental practice at the subject premises (S&Mc 1917-18). The existing western wing was added between 1910 and 1931 (Figure 4). It is likely that the western wing was constructed c.1918 to house Ernest Sibthorpe's dental clinic.

Benjamin Sibthorpe died in 1940 and his family members continued to reside at 'Kia-Ora' through to 1968 (Age 11 September 1940:10; S&Mc 1955). [During the ownership of the Sibthorpe family, the extant rear extension was made.](#) The residence was sold for \$16,050 after Elizabeth Mary Sibthorpe's death in 1968. At that time, the property was described as a brick house with nine rooms on site of 12,7100 sq. feet subject to road widening order (Age 1 July 1968:10). [A small portion of the front garden was acquired by VicRoads to widen Heidelberg Road c.1970. The low brick fence and garden plantings are additions following this change \(Figure 6\). The widening of Heidelberg Road c.1970 reflects the road's continued importance as a major throughfare.](#)

607 Heidelberg Road remains as a private residence today.





Figure 4. 607 Heidelberg Road in 1931, showing the western wing added c.1918. (Source: Central Plan Office, 'MALDON PRISON (11/1931)', via Landata)

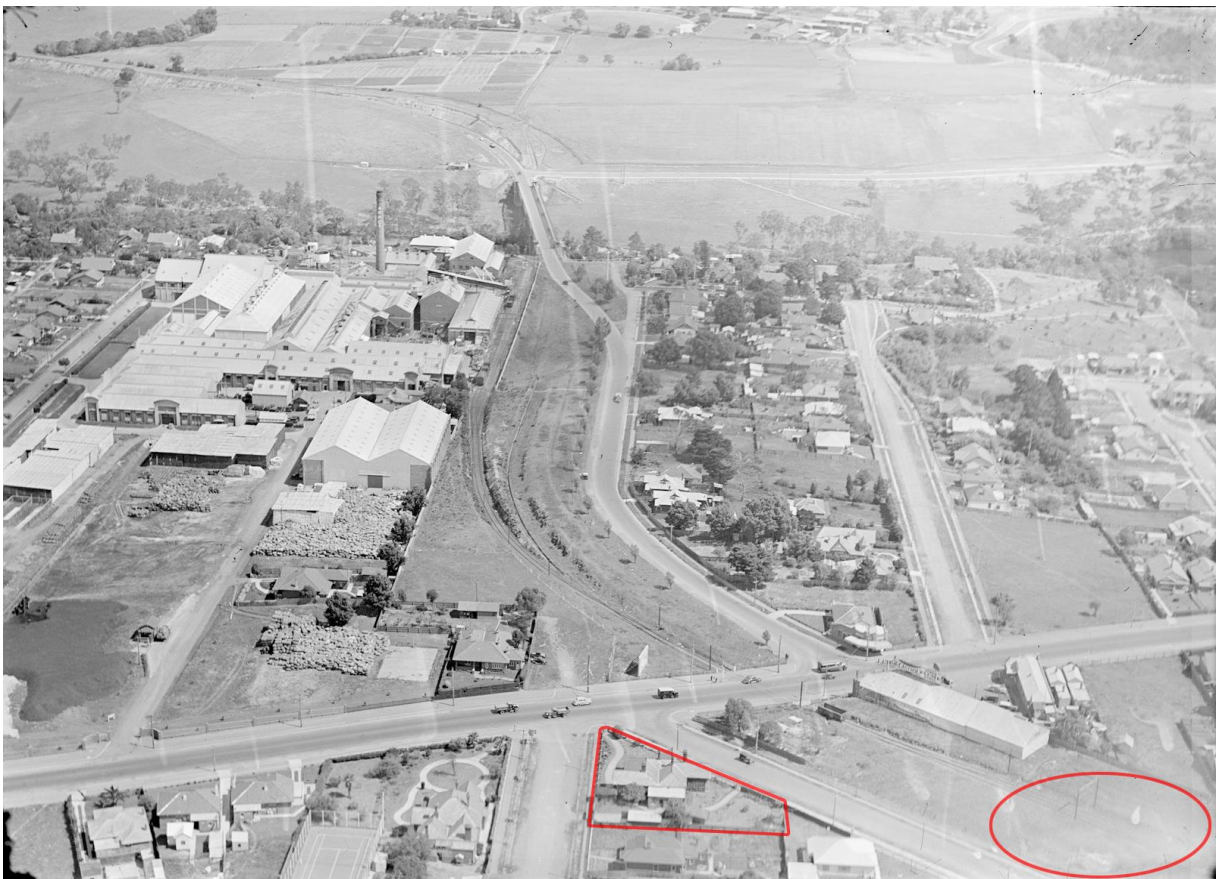


Figure 5. A c.1945 aerial photograph of Heidelberg Road looking south, showing 607 Heidelberg Road, Alphington and the approximate location of the demolished Fulham Grange Station to the bottom-right highlighted in red. (Source: Pratt 1945, 'Australian Paper Manufacturing mill (APM) at Fairfield', State Library Victoria, Accession no.: H91.160/169)



Figure 6. Extract of a 1969 aerial showing the earlier allotment boundary (red outline). Note the extent of the current allotment following the acquisition of part of the land by VicRoads c.1970 (yellow dashed line). (Source: Central Plan Office, 'Eastern Freeway Project' (1/1969); via Landata)

## DESCRIPTION

607 Heidelberg Road, Alphington, is a single storey brick residence built in 1903 (architect unknown) for the owner Walter Foreman.

Kia-Ora is sited on a substantial and irregular sized corner allotment with prominent street frontages to Grange Road, Heidelberg Road, and ~~Fullham~~ Fulham Road. The building design exhibits features associated with the Queen Anne style, notable in its roof form, layout, fine architectural details, and surface materials.

The original built form has a squarish plan and composite hip roof with two projecting gable wings oriented to the east and south. A third projecting gable wing (built c.1918) extends from the western elevation. An L-shaped corrugated metal skillion roof wraps around the north-western corner of the main built form. The northern section of this roof shelters a small red brick extension that is original. The roof along the western elevation forms an open pergola (Figure 7).



Figure 7. Aerial photograph of 607 Heidelberg Road. (Source: Nearmap)

The building has a [non-original but sympathetic](#) terracotta tiled hip and gable roof with terracotta ridge cresting. Three tall chimneys punctuate the roof. The chimneys feature decorative raised brickwork arranged in a geometric pattern and robust corbelled cornices. The eastern- and western-most chimneys are wider, and each is capped with two terracotta chimney pots, the central chimney is narrow and has a single terracotta pot.

Kia-Ora is constructed of red face brick. Two rows of cream, stretcher laid bricks form a continuous decorative banding along the eastern and southern wall surfaces. Above the arched openings are soldier course lintels. The original gable wings have wide overhanging eaves, simple timber barge boards and timber fretwork brackets. The gable ends have regularly spaced half-timber strapping interspaced with roughcast surfaces. Wide, segmentally arched windows present on the eastern and southern gable ends. The timber-framed windows comprise six panes of decorative leaded and coloured glass, the bottom ones have vertical proportions and the shorter upper panes follow the curvature of the arch. Underneath the window openings are simple projecting sills. Along the eastern façade is a tall timber-framed sash window and the front entrance door which features timber surrounds and sidelights. On the southern façade are two tall sash windows with leaded glass upper panes.

On the western elevation is a third gable wing dating from c.1911-1919. This early addition matches the original gable wings in its stylistic detail and materials. It is constructed of face brick and has wide eaves and timber fretwork brackets (of a slightly different design to the original brackets). The gable ends also have half-timber strapping and roughcast surfaces. Distinct from the other gable wing openings, this wing has a box bay window comprising narrow sash windows. A low, flat corrugated metal roof shelters the box bay window. At the rear section of the western façade there is a sash segmental arch window with a stringcourse label mould.

A verandah wraps around the south-western corner. It has decorative ironwork valances and posts that appear to be a later addition. Timber fretwork and turned posts were more commonly used in Federation era verandah designs. The retention of the original timber eave brackets on this building indicates that

the verandah detailing may also have been timber. The tessellated verandah flooring has been removed.

Four outbuildings of various sizes are dotted along the northern boundary of 607 Heidelberg Road. The largest of these, a corrugated metal clad garage fronting Fullham Road, is a later addition. Comparison of contemporary aerial photographs with historical plans and plans indicate that the smaller corrugated metal clad outside lavatory behind the garage is original. The other smaller shed structures are obscured from street view but appear to be recent additions.

Kia-Ora has a ~~mature~~ garden setting and retains early c.1970s low brick fencing along boundary of the principal street frontages to Heidelberg Road, Grange Road and Fulham Road. It has a low clinker brick wall fence with strapped cast iron gate, ~~suggesting that the fence dates from the interwar period~~. The brick ~~fence wall~~ has a decorative pattern made up of a central row of soldier course bricks between two rows of header bricks. Brick piers modulate the wall, adding height and visual interest. Several of these columns appear to have been repaired or reconstructed in like material. The low height of the fence and its use of red brick modulated with piers complement the building and garden. The rear section of the allotment has a timber paling fence and Colorbond gate concealing a concrete driveway off Fullham Road. A concrete path leads from the corner gate to the verandah entrance. The garden features dense vegetation and plantings along the principle facades. Two mature trees in the front yard appear to be original or early plantings, a pineapple palm and Norfolk Island palm.

## INTEGRITY

607 Heidelberg Road, Alphington, is a highly intact Queen Anne style house exhibiting minimal a few changes visible to original or early significant fabric.

The building retains original and early features, including its ~~decorative ridge cresting~~, chimneys, gable end detailing, timber framed windows and door and its pattern of fenestration. The building also retains its original built form and scale, materials and stylistic details. Early additions, including the western gable ~~wing and the low brick fence~~, are complimentary in style and materials. They contribute to the aesthetic qualities of the place. Later changes including the terracotta tiled roof which replaced an earlier slate roof, pre-1986 rear addition, removal of tessellated verandah flooring and c.1970s low brick fence and do not diminish the legibility of the original building.

The ~~mature~~ garden setting, ~~including the two mature tree specimens,~~ enhances the integrity of the place.

Overall, the building has high integrity.

## COMPARATIVE ANALYSIS

### *Federation Queen Anne villas*

The Queen Anne style emerged in Australia during the Federation era (sometimes also referred to as the Edwardian era) which dates from roughly 1890 to the start of the First World War in 1914. The style presents a lighter, more picturesque aesthetic that departs from the symmetry and formalism of earlier Victorian era styles. Commonly associated with domestic architecture, in Australia the style was influenced by English and American designs but with notable regional variations. One such variation was the integration of a wide wrap-around verandah.



The treatment and ornamentation of roofs is a key characteristic of Queen Anne architecture. Designs of this style feature picturesque roofscapes that consist of various roof forms. They are frequently clad in terracotta or slate and accentuated by terracotta ridging, apex ornamentation, and elongated chimneys capped with terracotta pots. Typically constructed of red brick, other common wall surfaces include roughcast panelling and wall-hung timber shingles. Asymmetrical facades often incorporated striking elements, such as low towers or sinuous Art Nouveau detailing, contribute to the romantic appearance of the style. Bay, oriel and round accent windows were popularly applied.

In the City of Darebin, this period of development is relatively under-represented, and examples of Queen Anne styles included as individual places within the Heritage Overlay are largely concentrated within Preston. The examples provided below generally have similar scale and exhibit similar stylistic features to the subject building. Comparable examples on the Heritage Overlay include:

The house at 4 Mount Street, Preston (HO237), constructed by 1917, is an early twentieth century bungalow constructed in brick with a low-pitched hip slate roof. It is of historical and architectural significance to the City of Darebin. Architecturally, it has a unique design, with an unusual combination of features that illustrates the transition in styles from the Federation era Queen Anne style, to the bungalows that emerged during the inter-war period. The house reflects the recovery in development in Preston following the economic crash of the late 1890s and prior to the post-First World War boom. It has had some recent alterations and additions made, including the outbuildings, the front fence and gates and skillion at the rear of the house.

The house formerly known as 'Balleer', constructed c.1910, at 648 Bell Street, Preston (HO204) has historical and architectural significance to the City of Darebin. It is a transitional Federation era house with a relatively unusual form comprising a main gable and two subsidiary gables. The house has a relatively high degree of external integrity. The house is described as having Arts and Crafts detailing, notably in the way that the design addresses its corner siting with the inclusion of secondary gables to the Bell Street elevation. However, it exhibits several elements that are characteristic of the Queen Anne style, including the picturesque, decorated roof, red face brick walls with roughcast panel accents, and asymmetrical composition. Later alterations and additions include the lean-to extension and other outbuildings to the rear.

The house known as 'Somerset', at 93 Cramer Street, Preston, (HO209) constructed c.1915, it is described as a substantial single-storey Edwardian villa set back from the street behind a mature garden. The house is of brick construction and has a hipped and gabled roof with slate tile roofing. The roof features the complex intersection of forms characteristic of the style and includes terracotta ridge capping, apex ornamentation and tall brick chimneys complete with terracotta chimney pots. A bay projects towards the side of the street facing elevation and a verandah with a timber frieze and brackets continues across the remainder of this façade. Another bay projects from the side of the house, contributing to its picturesque qualities. It is of local historic and architectural significance to the City of Darebin. Historically, the house is significant as evidence of the first phase of suburban development in this part of Preston in the early years of the twentieth century. Its scale and grandeur, not common in housing in Preston during that period demonstrates the diversity of its residents and their means. The house is architecturally significant as an unusually substantial brick Edwardian villa, not commonly found throughout Darebin, and is a good representative example of Edwardian villa design. Its significance is heightened by the house's intactness and good condition. The house has aesthetic qualities as a villa within a garden setting. Its front fence, outbuildings, alterations, and additions are recent developments.

1 Flinders Street, Thornbury (HO122), is a substantial brick villa constructed in 1910. The house is red brick with a terracotta tiled and ornamented roof and wide verandah with timber fretwork- all elements that are consistent with the Queen Anne style. Its symmetrical arrangement is uncommon for designs of this style and contributes to its aesthetic significance.

331-333 Heidelberg Road, Northcote, built 1913, is a substantial red brick residence that demonstrates elements of the Queen Anne style. The building features an asymmetrical layout with picturesque roof, a striking corner tower, and wraparound verandah with octagonal bay windows. Its substantial setback from the street, fine architectural detailing and the substantial size of the residence reflects the development and growing prestige of the Darebin area in the twentieth century. The building has good integrity withstanding some alterations, including modifications to the verandah, a single storey brick addition to the northwest corner and loss of the original fence. 331-333 Heidelberg Road has been identified as having potential historic, representative and aesthetic significance to the City of Darebin and recommended for inclusion in the Schedule to the Heritage Overlay of the Darebin Planning Scheme in the 'Heidelberg Road Heritage Assessment', Context 2020.



Figure 3. 4 Mount Street, Preston (HO237).



Figure 4. 'Balleer' 648 Bell Street, Preston (HO204).



Figure 5. 'Somerset' 93 Cramer Street, Preston (HO209).



Figure 6. 1 Flinders Street, Thornbury (HO122).





Figure 7. 331-333 Heidelberg Road, Northcote (recommended for inclusion in the Darebin Planning Scheme Heritage Overlay in the Heidelberg Road Heritage Assessment, Context 2020)

Kia-Ora at 607 Heidelberg Road, Alphington, is a substantial brick villa articulated in the Queen Anne style.

Like Balleer, Somerset and the houses at 1 Flinders Street, Thornbury, and 331-333 Heidelberg Road, Northcote, Kia-Ora exhibits key features of the style including prominent gable ends, terracotta ridge cresting, tall elaborate chimneys and roughcast and red face brick surfaces. Unlike these three examples, Kia-Ora does not have apex ornamentation or finials. Somerset, 1 Flinders Street and 331-333 Heidelberg Road also have wraparound verandahs comparable to the subject building, demonstrating the Australian variation of the style.

The house at 4 Mount Street, Preston, is a later construction, and has a more modest design, it retains elements of the Queen Anne style in its face brickwork, tall, corbel capped brick chimney with terracotta chimney pot, and in its fenestration. Built slightly later than the other examples, 4 Mount Bay Street has a box bay window that is comparable to the early addition at Kia-Ora.

In terms of its scale and its level of architectural detailing, 607 Heidelberg Road is most directly comparable to Somerset and 331-333 Heidelberg Road. The subject building is a refined example of the style, distinguished by its accent brickwork, decorative timber framed windows, gable ends and its mature garden setting. This is further enhanced by the substantial size and corner location of the allotment and its prominent street frontages.

Houses of the late Federation period often combine elements of the bungalow style resulting in different (and generally simpler) forms. The asymmetry of Federation-era villas may be replaced with a more symmetrical form and may include a porch (either projecting or recessed). Balleer, Somerset and 4 Mount Street reflect this transition between architectural styles. The early additions to Kia-Ora, including the western projecting gable and low brick fence, also reflect this transition and are complimentary in style and materials to the original design. Kia-Ora is distinguished by its fine detailing and substantial allotment and garden setting. Its level of integrity compares favourably to the comparative examples for its retention of early and original fabric. The recent pergola on the western elevation, timber paling fence and garage do not diminish the legibility of the subject building. 4 Mount Street, Somerset, Balleer and 331-333 Heidelberg Road have also had recent modifications and additions, including new fences and sheds.

## ASSESSMENT AGAINST CRITERIA

✓	<b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).
	<b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
	<b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
✓	<b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
✓	<b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).
	<b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
	<b>CRITERION G</b> 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).
	<b>CRITERION H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

## STATEMENT OF SIGNIFICANCE

### WHAT IS SIGNIFICANT

607 Heidelberg Road, Alphington, a single storey brick residence built in 1903 for Walter Foreman, is significant.

Significant fabric includes the:

- original (1903) and early (c.1918) form and scale, ~~terracotta-tiled~~ main roof form, chimneys and verandah roof form;
- red face brick surfaces, decorative cream brick banding and roughcast surfaces;
- pattern of fenestration, timber-framed windows and doors; and
- timber gable strapping and timber eave brackets, stringcourse label mould.

## HOW IT IS SIGNIFICANT

607 Heidelberg Road, Alphington, is of local historic, representative, and aesthetic significance to the City of Darebin.

## WHY IT IS SIGNIFICANT

Kia-Ora at 607 Heidelberg Road, Alphington, is of historical significance for its representation of the development of Darebin and its growing prestige of Alphington as a residential area in the twentieth century. The substantial size of the allotment and fine architectural detailing of the house reflect the elevated status of the area. This is further reflected in the building's association with Benjamin Barrington Bank Sibthorpe (occupant from 1903 and owner from 1914) who was a director of MacRobertson's Pty. Ltd., a well-known confectionery business based in Fitzroy. The construction of this finely detailed villa signals the growing prestige of the area and its desirability to middle class professionals. The house also reflects the area's economic recovery following the economic crash of the 1890s before the start of World War One. (Criterion A)

607 Heidelberg Road, Alphington, is of representative significance, for its retention of elements characteristic of Federation era designs incorporating Queen Anne styling. This includes its varied building and roof forms, red face brick surfaces, its pattern of fenestration and window and door joinery, and decorative chimneys ~~and ridge cresting~~. The subject building is a good representative example of a substantial Federation era villa, a typology that is relatively underrepresented in the City of Darebin Heritage Overlay. (Criterion D)

607 Heidelberg Road, Alphington, is also aesthetically significant as a fine, early example of the Queen Anne style. Its prominent, three street facing gables with fine architectural detailing, decorative chimneys ~~and ridge cresting~~ and wraparound verandah, demonstrate an Australian adaptation of the picturesque aesthetic qualities of this style. The substantial corner allotment with a low fence and mature garden setting enhance its aesthetic quality and distinguish the building's design as a particularly refined example within the City of Darebin. (Criterion E)

## RECOMMENDATIONS

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

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

### DAREBIN PLANNING SCHEME

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES	No

TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

**OTHER**

N/A

## REFERENCES

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