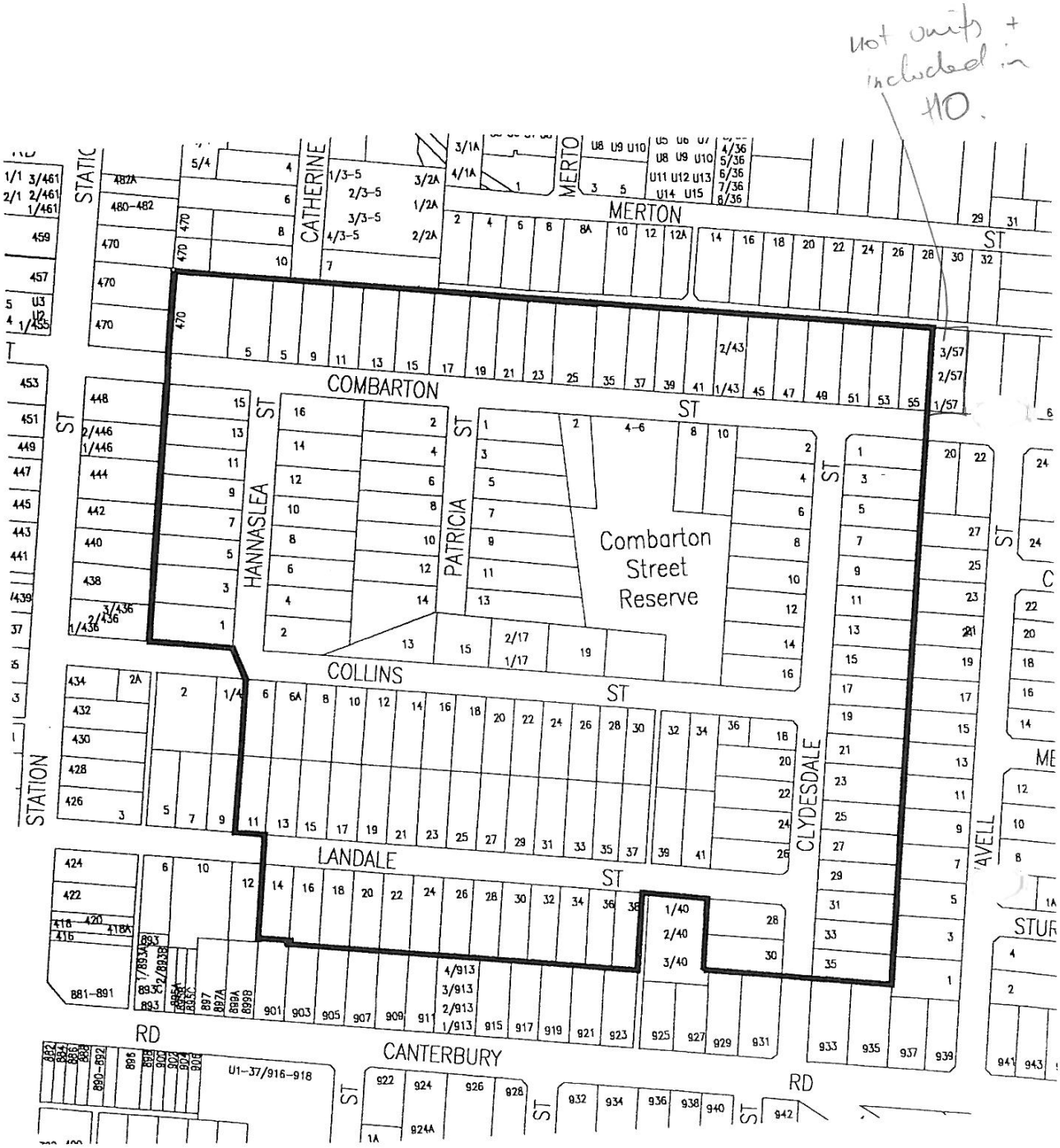

Figure 6 Combarton Street Precinct

2.2 Combarton Street Precinct, Box Hill

Location

1-35, 2-30 Clydesdale Street
~~13-19~~, 6-36 Collins Street
1-55 Combarton Street
1-15, 2-16 Hannaslea Street
11-41, 14-38 Landale Street
1-13, 2-14 Patricia Street
Combarton Street Reserve

Review

The review of this precinct revealed very little change in the composition of the building stock in the years following the previous study. A small number of new buildings has been constructed; it was noted that in the new buildings, the setback and scale of the existing buildings have been respected, and that similar materials have been used. The new buildings are generally not intrusive.

The boundaries of the precinct have been altered slightly at the south-west corner.

History

The following historical information is derived from Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990:

This first subdivision of land in this area occurred on its south-western corner when G M Adam's, a Box Hill auctioneer, advertised 83 lost for sale towards the end of the 1880s. His Maiden Erleigh estate was located on a "famous orchard" and included the "cream of the land". It was considered suitable for business and villa sites and Adams noted that each allotment was well cultivated with "valuable fruit trees in full bearing". The land sales resulted in the formation of Collins and Landale Streets and by 1890 had resulted in the construction of seven weatherboard houses,[6] of which only one appears to have survived.

To the north of Maiden Erleigh, Stephen Creek owned a market garden which was sold off to form Combarton Street c.1900.

By the early 1930s, Clydesdale Street had been formed and bungalows erected at No. 16 (since demolished) and Nos. 2-14 and 1-17. In April 1936 the remaining southern portion of the site was sold off and realised prices in the vicinity of £900 for house and land.[7] The streets within the area were initially occupied mainly by tradesmen, a soldier, clerks, gardeners and drivers, but few professionals.[8]

Description

The following historical information is derived in part from Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990:

The Combarton Street Precinct consists of the residential streets bordering the municipal reserve which occupied the low lying land following the alignment of a tributary to

6 Rate Books. 1890.
7 Valuation cards of the City of Box Hill. Box Hill Historical Society collection.
8 Valuation cards of the City of Box Hill. Box Hill Historical Society collection.

Gardiner's Creek between Combarton Street and Collins Street. With the exception of the few Edwardian villas in the area of the old Maiden Erleigh Estate, the houses were erected during the 1920s and 1930s and, to a very limited extent, in the post-War period. They contrast dramatically with later development on all sides and consist of richly decorated villas in the villas in the California Bungalow style. They were built typically as five- and six-roomed timber houses for middle and lower income groups with decorative brickwork associated with their front verandahs.

The precinct contains a high proportion of typical 1920s single-storey Californian bungalows, the majority of timber construction. Typical architectural elements which are widespread throughout the precinct include low-pitched terracotta tiled roofs; shingled or half-timbered gable-ends; exposed rafter ends; clinker and red brick verandah piers and walls with roughcast render dressings; curved profile brick verandah balustrading; slatted and raked timber balustrading; ornamental brickwork including tuckpointed panels, soldier course trims, niches, cross, square and diamond-shape patterns; and timber glazing bars to upper window sashes.

In addition to the bungalow housing stock, the precinct also contains a number of single-storey inter-War brick villas in the English Domestic Revival style. These occur particularly in Patricia Street and Collins Street. A smaller number of remnant Edwardian houses remains. One Victorian house, substantially but sympathetically altered, remains in Hannaslea Street.

There is very little non-heritage building stock within the Precinct. Of note are a small number of properties on the north side of Collins Street. A small number of new residential buildings has been constructed within the precinct in the 1990s. In general, the design of these is particularly sympathetic to the existing buildings in terms of scale, setback and materials.

Street planting within the precinct is predominantly native species. Footpaths, kerbs and gutters are concrete. Public open space within the precinct comprises Combarton Street

Reserve, indicated as a "public playground' on the advertising material for the Clydesdale estate[9], which forms the recreational focus for the precinct.

Individually Significant Buildings

No buildings within the Combarton Street Precinct are recommended for individual Heritage Overlay Protection.

Statement of Significance

The Combarton Street Precinct is of considerable aesthetic significance. The precinct contains the best collection of small Californian bungalow-style houses in the City of Whitehorse. The precinct comprises very homogeneous streetscapes, with nearly all the houses, including those not in the bungalow style, similar in scale, setback and materials. Although there are many examples of this housing style throughout the municipality, they are generally relatively scattered, or in groups of two or three. In addition, a number of the bungalows within this precinct are extremely good examples of this Arts and Crafts-influenced style. Of particular note are elements such as decorative brick and timberwork, both noticeable in the verandahs of many of the bungalows.

Source

Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990.

9 Auction advertisement. Clydesdale Estate, 4 April 1936. Box Hill Historical Society collection.

Figure 7 *East side Combarton Street, looking south: note the verandah details and original timber and woven wire front fence of the house in the foreground*

Figure 8 *South side Collins Street looking east*

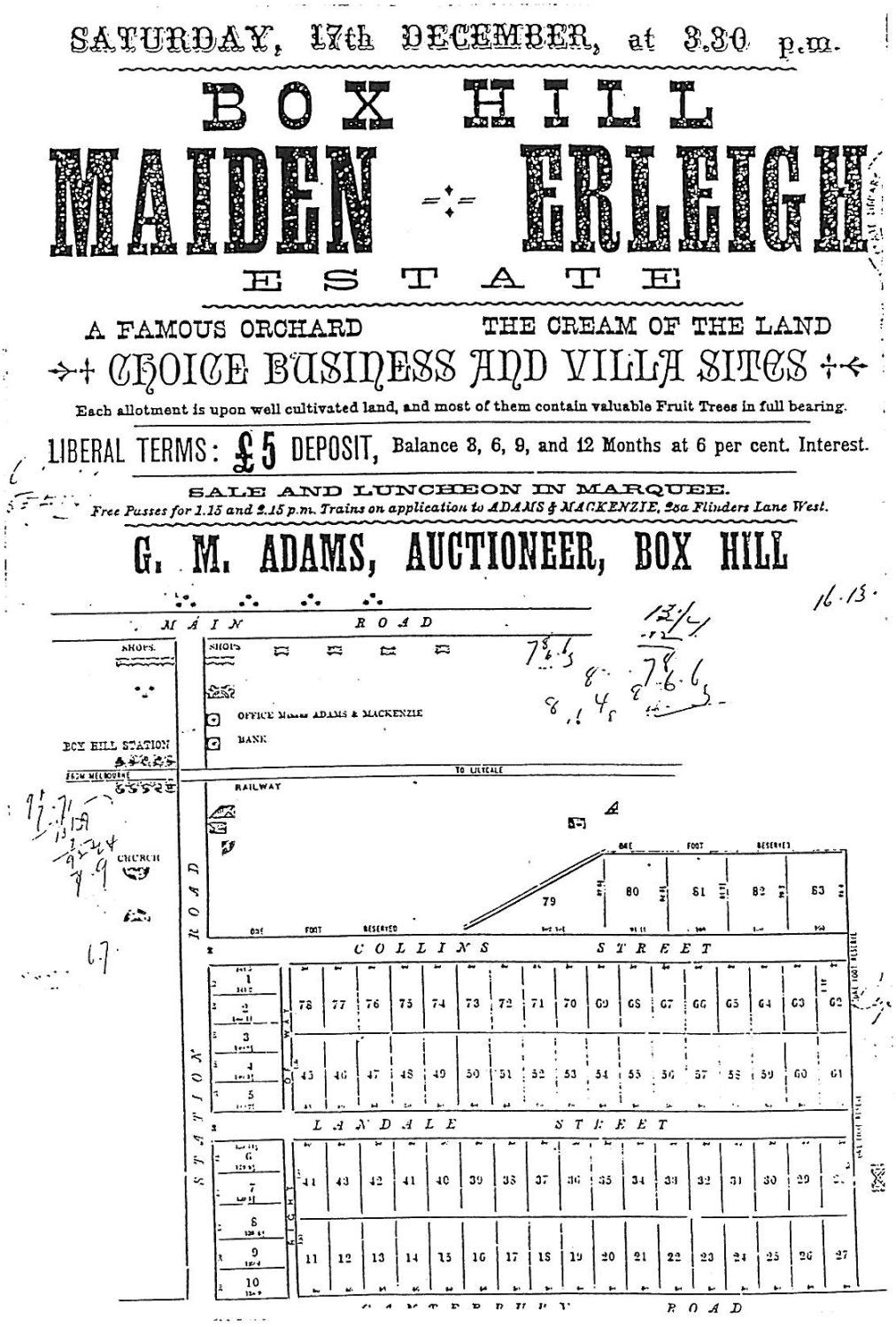

Figure 9 *Advertisement for the Maiden Erleigh estate, early 1880s*
Source: Box Hill Historical Society collection. Reproduced in Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990. Volume 1, p 118.

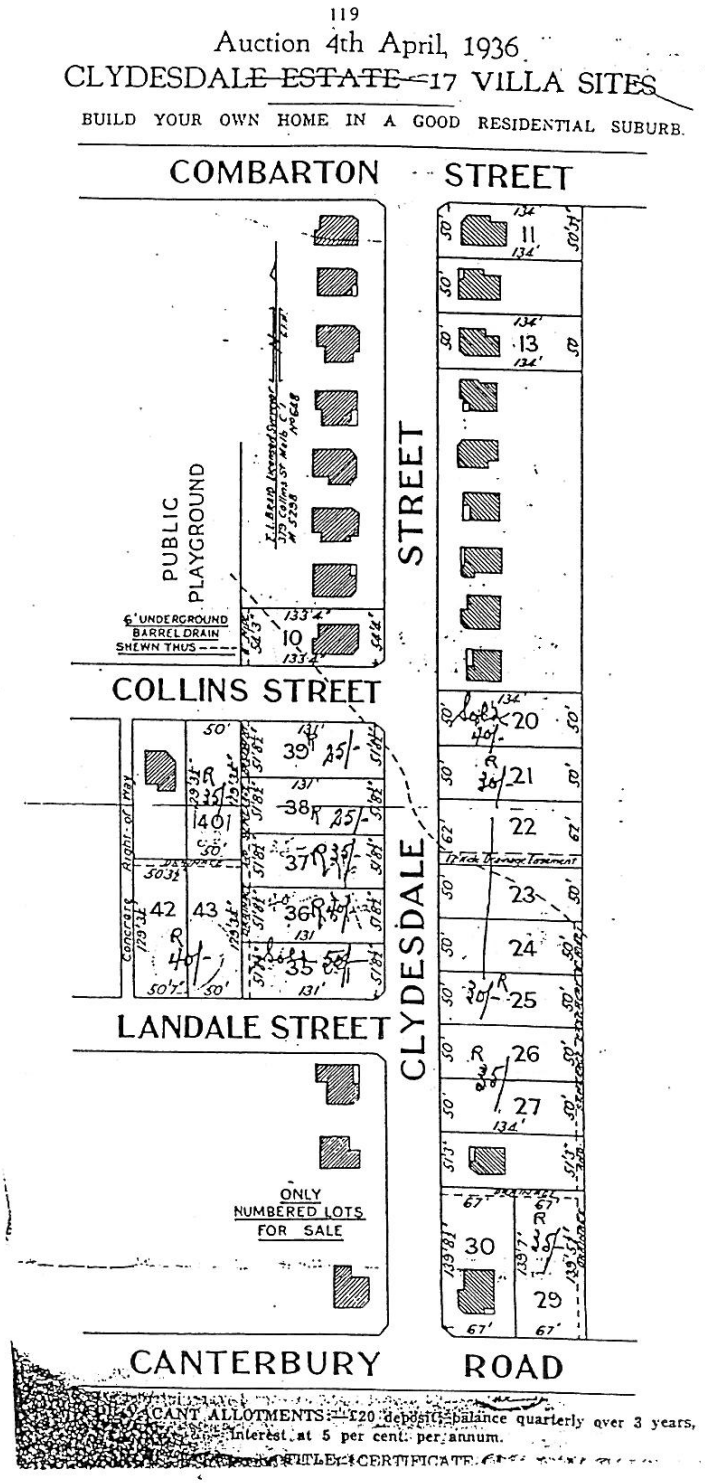

Figure 10 *Clydesdale Estate, 1936, showing the Californian bungalows already in existence prior to the subdivision*
Source: State Library of Victoria. Map room. Reproduced in Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990. Volume 1, p 119.

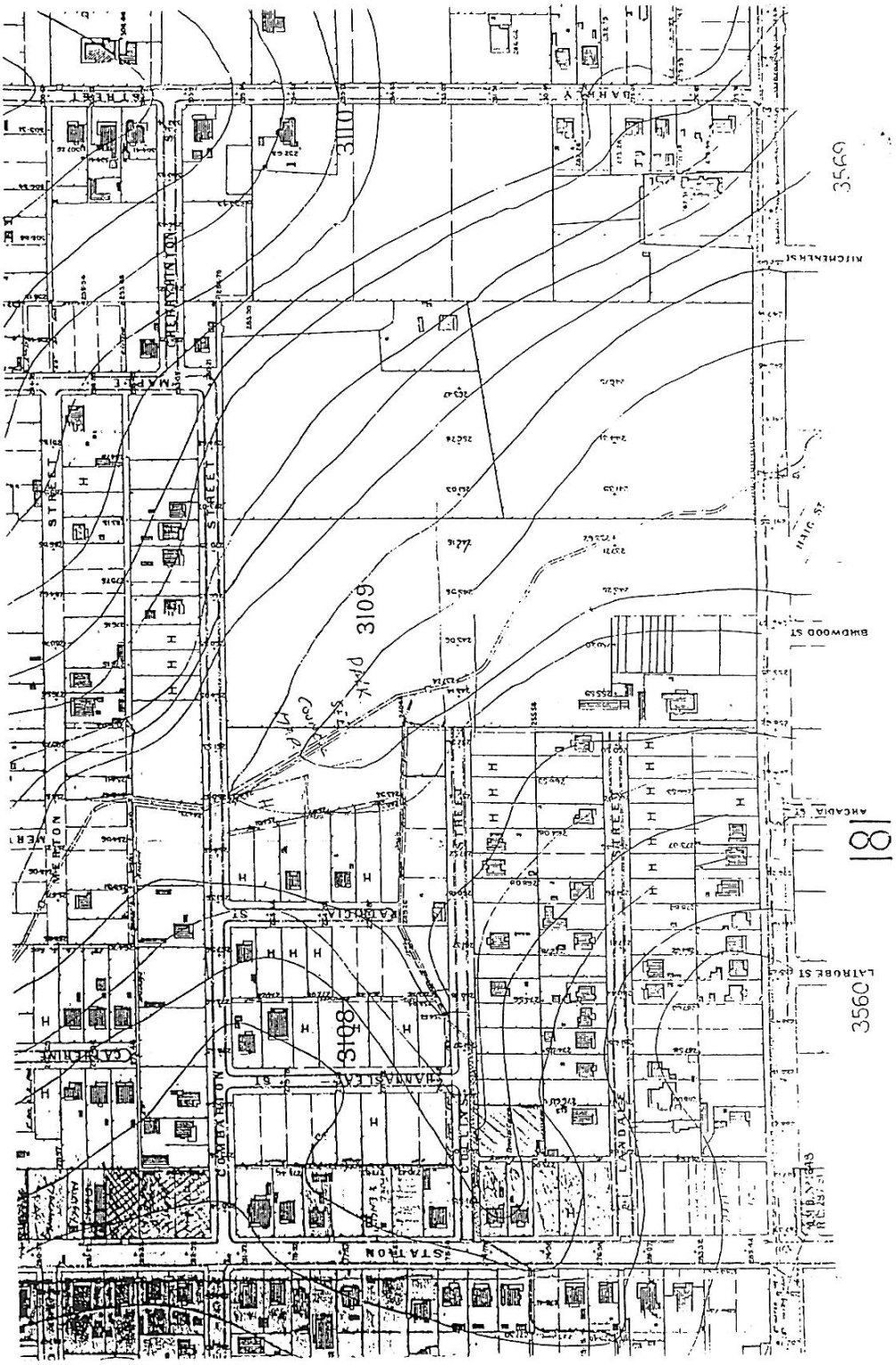

Figure 11 *Part of MMBW Map No. 177, showing the development of the precinct by c.1928*
Source: MMBW Map No. 177. 160' to 1" Series. Map Room, ERC, The University of Melbourne.