

2.3 Mont Albert Residential Precinct, Mont Albert

Location

- 1 + 3 Beatty Street
- 2 Beresford Street ✓
- 1-3, 2 Earle Street ✓
- 2-3 4 1-39, ~~2-30~~ High Street
- (+11A) 5-11, 4-6 Hood Street
- 9-31 ~~11-33~~, 18-30 Trafalgar Street
- 5-17, 2A-8 Victoria Crescent ✓
- 74 4 — 692 Whitehorse Road
- (odot) 7-23 Wolseley Street ✓
- 1-13, 8-40 Zetland Road ✓

Review

Andrew Ward's *City of Box Hill Heritage and Conservation Study* (1990) identified a large precinct to the north and east of Mont Albert Railway Station, but divided in half by the railway line. The present precinct comprises that part of the precinct to the north of the railway line. The boundaries of this precinct been altered slightly. The eastern end of Zetland Road, which includes a large number of non-heritage buildings, has been excluded, as has the eastern side of Gordon Street. South of the railway line, Stanhope Street and Salisbury Street both include a small number of individual heritage buildings, but the amount of non-heritage building stock in both streets precludes their protection as a precinct.

Andrew Ward named this the Mont Albert Victorian, Edwardian and Inter War Historic Area. The survey of the area revealed several streets outside Ward's boundaries which also contain houses from this period. However, the building stock within the present precinct is distinguished by its scale and intactness: in general, the houses are either important historic remnants of nineteenth century development, or substantial single-storey twentieth century villas which make a direct contribution to the largely upper-middle class character of the area.

History

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

The earliest land subdivision in the Mont Albert area was George Cockroft's subdivision of land on the south-west corner of Whitehorse and Elgar Roads, in 1882. The citation for the Churchill Street Precinct documents the development of the eastern half of Mont Albert.

At the south-west of the precinct, a further triangle approximately bounded by Trafalgar Street, York Street and the railway line was auctioned in the 1880s as part of Sir Matthew Davies' Freehold Investment and banking Company's extensive Windsor Park subdivision, which encompassed much of Surrey Hills south to Canterbury Road.

A triangular wedge of land east of High Street, between Whitehorse Road and the railway line was auctioned in May 1891.¹⁰ Mont Albert Railway Station was opened in 1890 to

¹⁰ Auction Notice for "Mont Albert adjoining Surrey Hills", 2 May 1891. Vale Collection, State Library of Victoria.

meet the needs of this small community. By this time, there were three houses already in existence in the area, including the polychrome villa Yooralla, at 3 Beatty Street, which was indicated on the subdivision plans. There was also a 'golf house' at 30 Trafalgar Street, a remnant of the Surrey Hills Golf Club, which existed in the area for 1892 until the sale of the land in 1907. In addition, five Victorian houses in Wolseley Street, and one in Marlborough Street remain as evidence of this Land Boom subdivision.

It was not until the Mont Albert subdivisions of November 1906 and November 1907, however, that all of the land east of Marlborough Street and north of the railway was auctioned off. The success of the 1906 subdivisions is reflected in the number of Edwardian villas in Victoria, Marlborough and High Streets and Zetland Road. The lower blocks on the north side of Zetland Road and in Whitehorse Road appear to have been less favoured; some of this land was re-subdivided in 1922, and there is only one Edwardian house in this section, at 766 Whitehorse Road.

The momentum established by these land sales induced professional and business people to build large houses in the English Domestic Revival and bungalow styles throughout the inter-War years. During the post-War period, development has been concentrated in the vicinity of the intersection of High and Trafalgar Streets, and along Zetland Road, particularly at the eastern end.

Description

Mont Albert Residential Precinct comprises an area to the north of Mont Albert Railway Station, with its axis Trafalgar and High Streets and Zetland Road.

The blocks are generally very large, with relatively wide frontages. The housing stock in the precinct dates predominantly from the nineteenth century and the first three decades of the twentieth century.

Three main phases of development are represented in the precinct. There is a small number of houses dating from the original Windsor Park subdivision, on the west side of Wolseley Street. These are mostly single-storey symmetrical block-fronted timber villas with corrugated iron hipped roofs and iron verandahs. Yooralla, at 3 Beatty Street, is a similar in form, but of bichromatic brick with a slate roof.

The Edwardian houses in the precinct date from the subdivisions of 1906 and 1907, and are generally large, asymmetrically-planned villas. Most are of red brick, with common enrichment including rendered string courses, carved timber verandah friezes and turned timber posts, half-timbered gable-ends, decorative window hoods, terracotta ridge capping and chimney pots, and towers. Good examples of intact Edwardian houses include 13 and 17 Victoria Crescent, and 28 High Street, on the corner of Zetland Road.

The third phase of development represented in the precinct is a large number of inter-War houses. Whilst the bungalow/Arts and Crafts style predominates in the Churchill Street Precinct, to the north of the railway line, a wider range of inter-War styles is represented. There are several large bungalow style residences in Zetland Road: No. 12 is typical, with its spreading gabled roof, bracketed gable-end and diamond-pane leadlight windows. Also represented is the English Domestic Revival style, particularly in High Street. 15 Victoria Crescent is a rather austere example of the style, with rendered brick walls with decorative clinker brick quoining.

A number of the streets within the precinct, including Trafalgar Street and Victoria Crescent, have mature exotic street planting. Elsewhere in the precinct, the street planting is less prominent. Many houses have traditionally planted private gardens, some with hedges.

Footpaths within the precinct are concrete. There are bluestone kerbs and gutters in Marlborough and Gordon Streets, the latter of which whilst traditional, do not appear to be original.

Non-heritage building stock within the precinct is mainly confined to a group of post-War houses near the intersection of High and Trafalgar Streets.

Individually Significant Buildings

The following buildings within the Churchill Street Precinct are recommended for individual Heritage Overlay Protection and have datasheets in Volume 2, *City of Whitehorse Heritage Review: Building Citations*:

- Bona Vista, 1B Marlborough Street, Mont Albert
- House, 13 Victoria Crescent, Mont Albert
- House, 17 Victoria Crescent, Mont Albert

Statement of Significance

The Mont Albert Residential Precinct is of considerable aesthetic and historic significance.

Aesthetically, the precinct contains a large number of substantially intact houses dating from the Victorian, Edwardian and inter-War periods. The historically important remnant Victorian houses are complemented by a large number of Edwardian and inter-War houses exhibiting a range of interesting stylistic characteristics. Most of the houses display a particularly high level of intactness. Historically, the precinct represents the three major phases of development of the Mont Albert area. The precinct also has historical associations with Matthew Davies' Freehold and Investment Banking Company, important nineteenth century property speculators.

Source

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



Figure 13 South side Zetland Road, looking west



Figure 14 West side Wolseley Crescent, looking south: remnant nineteenth century development

MONT ALBERT

Saturday, 24th November, 1906 Houghton Collection
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MAGNIFICENT VILLA SITES

Adjoining Railway Station

WHITE HORSE ROAD

NELSON STREET

EARLE STREET

HIGH STREET

WHITE HORSE RAILWAY STATION

FREE RAILWAY BUILDING TICKETS

will be Issued by the
Railway Department
to the occupants of
Houses erected on
Allotments fronting
White Horse Road.

TERMS.

One-tenth Cash.
Balance by Quarterly Instalments up
to 5 years. Interest, 5 per cent.
Or under Building Society Tables, £100-5/- per week.

To be offered by
PUBLIC AUCTION
On the Ground
at 3 o'clock
Saturday, Nov. 24

J. C. ADAMS, Auctioneer, CAMBERWELL

Figure 15 Auction advertisement for land in the west of the precinct
Source: Houghton Collection, State Library of Victoria. Originally reproduced in Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990. Volume 1, p 111.

MOUNT ALBERT
ADJOINING RAILWAY STATION.

44 Magnificent VILLA SITES DEPTHS, 260 to 330ft.

By PUBLIC AUCTION on the ground at 3 o'clock
SATURDAY, 16th NOVEMBER, 1907.

TERMS—One-tenth Cash;
Balance
Quarterly Instalments
up to 7 years;
Interest, 5 per cent

Or under Building
Society Tables,
£100 5s. per week,
12 years

FREE RAILWAY BUILDING TICKETS
will be issued by the RAILWAY DEPARTMENT to the occupiers
of Houses facing Zetland Road, erected on the Allotments Nos. 26 to 44

Surveyed by J. S. JENKINS,
317 Collins St., Melbourne.

J. C. ADAMS, AUCTIONER, MR. CAMBERWELL.

Figure 16

Auction advertisement for land in the east of the precinct.

Source: Houghton Collection, State Library of Victoria. Originally reproduced in Andrew C Ward & Associates. *City of Box Hill Heritage and Conservation Study*. 1990. Volume 1, p 112.

