Location

Black Street, Proudfoot Street and View Street

Review

Andrew Ward's Whitehorse Heritage Review 2001 identified Black's Estate as a potential Heritage Overlay Precinct. Graeme Butler's City of Whitehorse Heritage Review: Heritage Overlay Precincts 2002 confirmed the precincts worthiness for inclusion in the Heritage Overlay.

History

Unless otherwise referenced the historical information below has been derived from Graeme Butler's City of Whitehorse Heritage Review: Heritage Overlay Precincts 2002.

The Lilydale Railway opened in 1882 and with it the Surrey Hills railway station, gaining full service by 1883. Another platform at Surrey Hills station and the opening of nearby Mont Albert station occurred in 1890, providing the basis for suburban life and the Land Boom. Electrification of the line in 1922 meant another boost to development potential.

The earliest land subdivision in Mont Albert was George Cockroft' s subdivision of land on the south west corner of Whitehorse and Elgar Roads. Agents CJ and T Ham provided "luncheon on the ground" at the 1882 auction of 55 lots facing Elgar Road, Halifax Road (Churchill Street) and Huddersfield Road (Zetland Road). The railway, which had opened in 1882, already bisected the estate.[1]

It was not until the first decade of the twentieth century that residential development of the area began in earnest. Subdivision plans dated 24 April 1882 show that part of Cockroft's estate south of the railway line to have been excised from the scheme and re-subdivided in 1904, at which time it was renamed Churchill Street.[2]

Meanwhile tramways had come from Camberwell to Warrigal Road by 1916 and on to Elgar Road by 1925. The Surrey Hills No. 1 Reservoir was completed in 1891 to the north of Canterbury Road allowing the Yan Yean MMBW water supply to be reticulated from there to surrounding homes, providing a further boost to development. No. 2 Reservoir, south of Canterbury Road was completed in 1913 with the water tower on the site completed in 1929.

<u>The inter-war housing period</u>
The period after the Great War saw the popular ideal of the detached small house in a garden setting cause a dramatic expansion of the greater metropolitan area.

This was encouraged by the rise of the Garden City movement, the associated ideals of slum clearance and improved housing for the masses, and the acute housing shortage following the Great War.

[1] Allom Lovell & Associates, City of Whitehorse Heritaqe Review: Heritage Overlay Precincts, April 1999, p. 9.
[2] Ibid

The extension of train services and electrification and expansion of tramlines enabled travel over greater distances to and from work. Ownership of a car also became increasingly common amongst the middle class.

While the affluent continued to build larger, often architect designed examples of the favoured styles in areas such as Toorak, South Yarra, Malvern, Kew and Balwyn, public transport and lower land prices encouraged the working classes to move to the developing outer suburbs such as Surrey Hills, Mont Albert and Box Hill.[3]

The subdivision

In the 1890s Robert Black established a dairy farm on property north of Mont Albert Road and at the rear of houses facing Elgar Road and Salisbury Street. He subdivided in 1923 forming Black Street, View Street and Proudfoot Street.[4] It appears from the era and style of housing in this area that many of the blocks were purchased at this time and developed within a short period of time.

Origin of street names in the precinct

Black Street was named after Robert Black who subdivided the land, View Street was the continuation of an existing street and it is believed that Proudfoot Street was named after the Black family solicitor. Proudfoot was a Councillor from 1911 – 31, serving as Shire President from 1916 – 1917 and 1924 – 1926 and was the first Mayor when the western part of the Shire became the Borough of Box Hill in 1926.[5]

Description

Black's Estate containing View Street, Black Street and Proudfoot Streets consists of a large collection of inter war houses dating from the 1920s and 30s. The precinct demonstrates the range of styles from this era including the Bungalow, Tudor (or English Cottage) Revival, Spanish Mission, Georgian Revival and Streamline Moderne. Some of the houses are a combination of one or more of the styles. The residences are substantially constructed of masonry or have masonry featured in the front facade. There are a few 1940s masonry dwellings amongst the 1920s and 30s houses but these are also similar in form, materials and setback, contributing to the consistent nature of the precinct.

Below is a list of the common characteristics of houses in the precinct:

- 1920s, 1930s and 40s buildings
- Substantially single storey
- Similar setbacks from the street
- Driveways to one side of the house leading to a garage near or at the rear boundary, with single crossover
- Commonly masonry construction
- Render over the masonry is common
- Hipped roofs with terracotta or other ceramic tiles
- Defined entry porches
- Different colour brick used for decorative detailing
- Similar scale (height) and double fronted, detached
- Dominant front porches usually in masonry
- Timber framed windows, typically making up less than 50% of any associated wall surface
- Dominant chimneys, suited to the particular style of house, and used as a decorative element
- Early, low pier and panel masonry (face brick and/or rendered finish), some reconstructed timber framed wire fabric fences for the Californian Bungalow style houses, and originally some simple low picket fences

[3] Raworth, Bryce, Our Inter-War Houses, How to Recognise, Restore and Extend Houses of the 1920s and 1930s, The National Trust of Australia (Victoria), 1991, p9.
[4] Williams. Charles F. *The Origins of Box Hill Street Names*, City of Box Hill, April 1985, p. 14.
[5] Ibid

Black's Estate Precinct, Mont Albert

Statement of Significance

What is significant?
The Black's Estate heritage precinct, comprising interwar and 1940s properties with a frontage to Black, Proudfoot and View Streets, Mont Albert and including the houses, other buildings, elements, fences and fabric remaining from those periods.

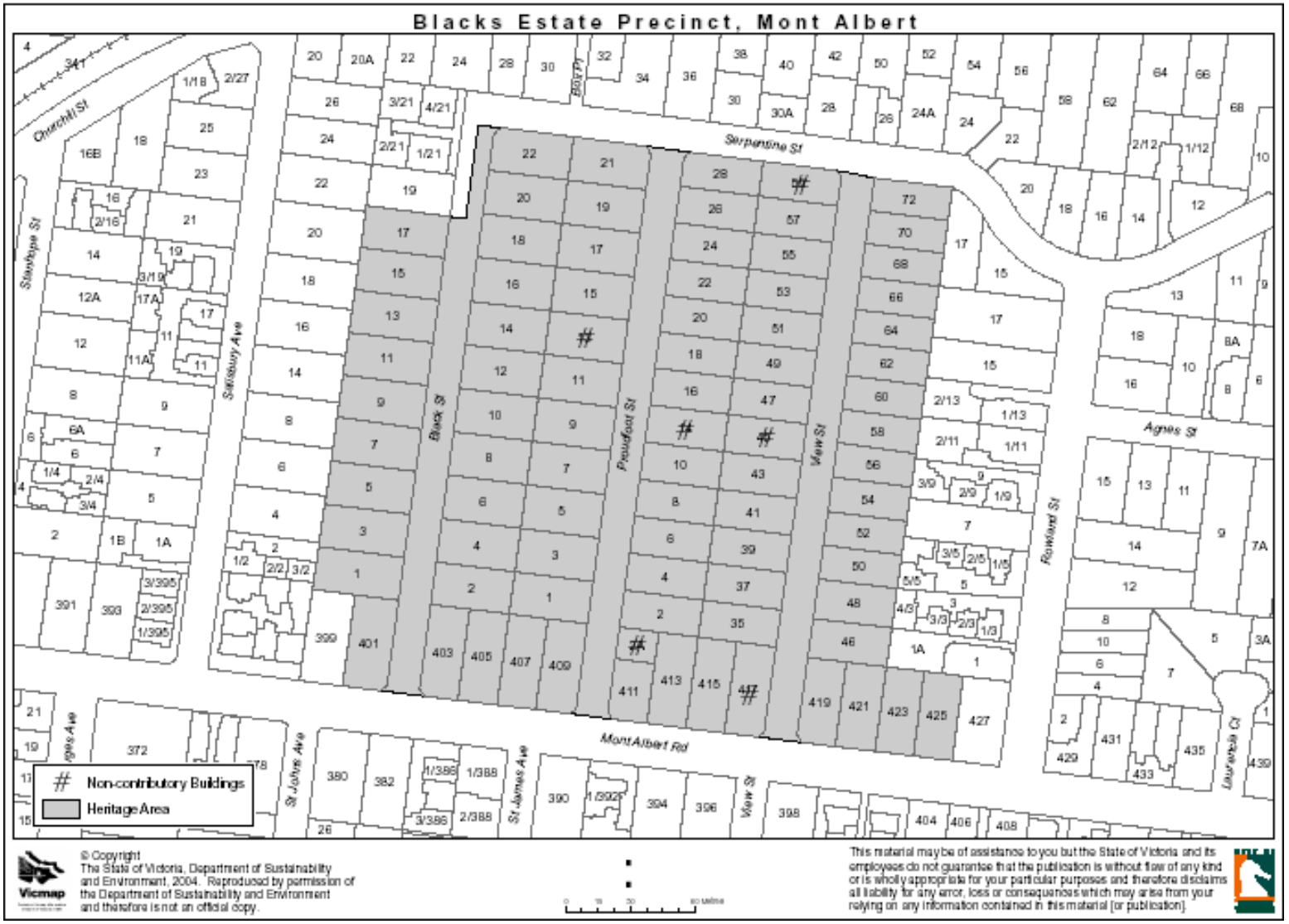
How is it significant?
The Black's Estate heritage precinct is of local historic and aesthetic significance to the City of Whitehorse.

Why is it significant?

The Black's Estate heritage precinct is of aesthetic and historical significance to the City of Whitehorse as it contains the best and most intact collection of inter-war and 1940s substantially masonry buildings covering a number of styles, but retaining a consistency in materials, scale, setback and detailing (Criterion A4 & Criterion E).

The Black's Estate heritage precinct is rare in the Whitehorse area as an estate that was subdivided and substantially developed in the 1920s and 30s. While there are many examples of these housing types throughout the municipality, they are generally scattered. Often these types of buildings are infill in earlier subdivisions or were constructed in a 1920s subdivision that only developed partially in the 1920s and 30s and then developed after the war (Criterion A4).

The Black's Estate heritage precinct has aesthetic significance as it contains some excellent examples of 1920s and 30s housing in the range of styles prevalent at the time including Bungalow, Tudor (or English Cottage) Revival, Spanish Mission, Georgian Revival and Streamline Moderne. Of particular note are elements such as masonry porches, distinctive chimneys, curved walls and decorative brickwork (Criterion E).


Blacks Estate Precinct, Mont Albert
Serpentine St
Mont Albert Rd
Churchill St
Stanhope St
Salisbury Ave
Black St
Pewsford St
View St
Rowland St
Agnes St
St Johns Ave
St James Ave
Laurencia Ct
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Heritage Area
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