
Precinct: Mates' Housing
Development Precinct

Address: 3 –5 Miller Street and 1060 – 1070 Whitehorse Road **Melway Map Ref:** 47 E9

Building Type: Houses & former Dairy **Construction Date** 1912 - 1913

Architect: **Builder:**



3 – 5 Miller Street



1070 Whitehorse Road



From left to right – 1070, 1068, 1066, 1064, 1062 & 1060 Whitehorse Road

History

Positioned between rail and road the south side of Whitehorse Road had overtaken the north as the commercial hub of Box Hill well before the economic depression of the 1890s. State School 2838 had opened and the land to its east was emerging as a prime residential area¹³⁹.

By 1905 the block bounded by Whitehorse Road, Bank, Linsley and Miller Streets had been subdivided by Thomas Linsley as the bulk of the Linsley Estate, 25 lots with the builder Phillip Bamford already in Bank Street at no.51¹⁴⁰. Linsley of “Machadodorp” was a *Jack of all trades* including a *contractor cleaning trains, a breeder of draught horses and carter*¹⁴¹. He was immortalised in Box Hill lore when his name was inscribed on the Boer War Memorial having returned from that campaign a local hero¹⁴². He, had a reputation as a fine horseman, and was the co-builder of Albion.

In 1905 the six lots along the Miller Street end of the Estate were in the hands of the Box Hill physician Dr. Walter Joseph Craig¹⁴³. By 1910 lots 23 to 25 on the north east corner had been acquired by Job Hone, an orchardist of Middleborough Road who subsequently sold to Thomas Mates¹⁴⁴. At the same time Mates bought lot 18 on Whitehorse Road from Robert Hillhouse where in 1912 he commenced the first pair of the group of houses now 1060-1070 Whitehorse Road and 3-5 Miller Street.

Thomas Mates, a local of “Towong” in Whitehorse Road, owned a stock and station agency in Melbourne¹⁴⁵. The Mates family became well known in Box Hill mainly through the civic, business and benevolent works of Ellen Boyland (nee Mates) and Maude Mates¹⁴⁶.

By 1913, Mates must have completed or near completed all of the houses as they were let even though they were all recorded as *unfinished* in the Rate Book for that year. The first tenants were James Anthony Bryant, stone cutter, Frederick Ingamells, Commonwealth

¹³⁹ Edna Perrin, *Professional and Business People in Box Hill to 1925*, Box Hill Historical Society, Box Hill, 1993, passim & Box Hill Historical Society Inc (BHHS), Sands & McDougall directories, 1872-1890.

¹⁴⁰ BHHS, Shire of Nunawading Rate Book 1905, Box Hill Riding, p.66.

¹⁴¹ Personal communication through BHHS with Lindsley descendant.

¹⁴² Julia Morant & O.S.Green, *Box Hill Sketchbook*, Rigby Ltd, Adelaide, p.10.

¹⁴³ Rate Book, op.cit.

¹⁴⁴ ibid. 1910, p.82 & 1912, p.92.

¹⁴⁵ BHHS, *Sands and McDougall Directory 1913*, p.1906.

¹⁴⁶ Andrew Lemon, *Box Hill*, Box Hill City Council & Lothian, Melbourne, 1978, pp.145, 162-4, 171.

Public servant, Henry Binks, painter, Miss Alice McMillan, teacher, Charles Vincent Gibson, gardener, Mrs. Nellie White and Victor Percy Gorrell, clerk and Alfred Briggs, engineer¹⁴⁷.

A year or two later Mates transferred ownership of the houses to Mary Ellen and Maude Isabel Mates who at the time were living in Barkers Road, Kew and Grace Bertha Mates and Mrs. Jessica Brown. The houses were described as being brick and were named: *Mantua*, *Medina*, *Marmora*, *Macedonia*, *Maloja*, *Moldavia*, *Mooltan*, *Malwa* the last two listed being the houses in Miller Street¹⁴⁸. The significance of these names or places to the Mates family is unknown at the time of writing.

After the death of Thomas Mates in 1920¹⁴⁹ the properties passed to Ellen and Mary, by then Mesdames Boyland and Vernon¹⁵⁰. The corner pair had possibly been sold prior to this with W. E. Bowley of Bendigo listed as owner in 1921. He let the houses to James Willoughby, labourer and Joseph Thomas, clergyman¹⁵¹.

Miss Margaret McDillan Monaghan of Hawthorn owned them by 1923¹⁵² and a few years later the first listing of a dairy on the corner appeared in the Sands and McDougall directories. A Brierley *dairy* appeared in 1928 with T. Holland and C. Caygill the following years. Rate Books indicated the last mentioned was Christopher Caygill, *dairyman* but gave no indication of a commercial enterprise in the building description or NAV which at the time was the same as the adjoining house¹⁵³. An MMBW plan of 1930¹⁵⁴ however depicted two timber buildings along Miller Street, one on the site of the now defunct brick dairy and the other across the rear of the block. These buildings were the first dairy and possibly a washroom and/or stable. This was an era of home deliveries with "milkies" making early morning rounds by horse and cart and dairies having small shop/office fronts for over the counter sales.

In the mid 1920s dairies existed in Box Hill along Station Street in Medway Street (Sawyer Bros.), near Bank Street (G. Mansfield) and at the corner of Severn Street and Station Street. There was also one in Whitehorse Road (S. Needes) a bit further west than "Moldavia" and dairy produce was sold by J. S. Cox over the road between Watt and Station Streets¹⁵⁵.

Suppliers to the dairy if there were others, are unknown however at the time there were dairy farmers in close proximity to Miller Street. Those in Box Hill in the mid 1920s were J. Wallace, A. Blood, J. Brennock and D. O'Regan senior on the west side of Middleborough Road between Riversdale and Lexton Roads and Miss E. Bishop on the north side of Riversdale Road¹⁵⁶. Dairy farming also extended over Middleborough Road into the neighbouring eastern suburbs.

Whether or not Monaghan had any association with dairy farming is unknown at the time of writing, however, continuing as owner of the property in the 1940s she built or approved the building of the brick dairy "Moldavia" that exists there today. The Rate made in May 1946 indicated that the site contained *DAIRY SHED washroom etc.* The NAV was 106 pounds compared with 55 pounds for the adjoining house. Monaghan let the property to Harry Thomas Nicholls, dairyman¹⁵⁷.

Subsequent owners into the early 1950s were Leslie Ernest Jungwirth, dairyman and Irelands Blackburn Dairy Pty Ltd. The property then changed hands several times within a few years,

¹⁴⁷ Rate Book, 1913, p.105 and 1915, pp.134-135.

¹⁴⁸ Ibid.

¹⁴⁹ BHHS, *Box Hill Reporter*, "Obituary", dated 10 December 1920.

¹⁵⁰ Rate Book 1921, p.53.

¹⁵¹ Ibid.

¹⁵² Rate Book 1923.

¹⁵³ Rate Book 1928-29, p.128.

¹⁵⁴ BHHS, MMBW Plan no.3090, Municipality of Box Hill dated 22 January 1930.

¹⁵⁵ Perrin, op.cit, pp.62-64

¹⁵⁶ Ibid.

¹⁵⁷ BHHS, Rate Books, East Ward, Book 16, 1947-1953, p.5603.

William Turner in 1954, Edith Morgan in 1956 and Costas Kanaris also 1956¹⁵⁸. How long the dairy continued to operate is unknown.

Description

All of the houses in this complex (eight dwellings) were constructed at the same time and by the same developer and have similar forms and details. Each house is a mirror image of its attached pair with the exception of 1070 and 1068 Whitehorse Road. Overall the form and design elements are similar with a subtle variation on particular elements for each pair. For example, while all houses have decorative gable ends and bay windows in similar locations, the gable end form and decoration varies for each pair, as does the form of the bay windows. The combination of roof forms varies, however all houses have complex roof forms at the front clad in terracotta tiles and simple roofs at the end clad in corrugated iron. The exception to this is 1070 Whitehorse Road which has the entire roof clad in terracotta tiles. The porch entry is in the same location for seven of the eight dwellings, the exception being 1070 Whitehorse Road.

Numbers 3 (Mooltan) & 5 (Malwa) Miller Street are semi-detached brick Federation dwellings. The houses include perpendicular gables at the front and a gable at the rear covering both houses. They have a side porch at the front extending between the gables with a hipped roof that partly continues from the main roof. The roof at the front including the two gables and porch roof is clad in terracotta tiles, while the roof at the rear is clad in corrugated iron. The front room has a box bay window to the Miller Street elevation with timber framed casement windows. There is a box bay window further down the side elevation. The two front gable ends have timber strap work with rough stucco in between and curved timber brackets supporting the overhanging eaves. On the gable end facing Miller Street the stucco continues down to the base of the highlight windows in the bay window. The porch has timber posts with curved timber brackets on brick pillars and a brick balustrade in between. Entry to the houses is via the side porch. There is a central double flue chimney towards the front of the property shared between the two attached houses and two chimneys at the rear. All chimneys are tapered and have a rough stucco render finish and terracotta chimney pots. The property has a low face redbrick fence at the Miller Street boundary and a low timber-paling fence dividing the two properties at the front. The property has a side driveway and there is no front gate.

Numbers 1060 (Mantua) and 1062 (Medina) Whitehorse Road are semi-detached brick Federation dwellings. The front of the houses include two thirds of a gambrel roof. Behind this is a gable wing perpendicular to the gambrel roof. There is a side porch at the front extending between the gable wing and the front of the house with a skillion roof that continues from the main roof. The rear section of the houses is half of a hip roof shared between the attached properties. The roof at the front including the gable, gambrel and porch roof is clad in terracotta tiles, while the roof at the rear is clad in corrugated iron. The front room has a bow window to the Whitehorse Road elevation with timber framed casement windows and a curved canopy over. There is a box bay window further down the side elevation. The front gable end is clad in weatherboards with two central louvre vents. On the elevation facing Whitehorse Road there is a rough stucco band between the eaves and the base of the highlight windows in the bow window. The remainder of the residence is face red brick. The porch has brick posts with curved timber brackets and a brick balustrade in between. The porch ends facing Whitehorse Road are clad in weatherboards. Entry to the house is via this side porch. There is a central double flue chimney towards the front of the property shared between the two attached houses. The brick chimney has terracotta chimney pots. It is likely that this chimney previously had a stucco finish. The property has a hairpin wire fence a side path entry with a hairpin wire gate set in from the front footpath.

Numbers 1064 (Marmora) and 1066 (Macedonia) are semi-detached brick Federation dwellings. The houses includes a front gable shared by the attached houses extending to the end of the bay windows. Behind this is a hip roof over both dwellings and a gable wing behind this and perpendicular to the hip roof. It has a side porch at the front extending between the gables with a hipped roof that partly continues from the main roof. The roof at the front

¹⁵⁸ *ibid.*

including the gables, hip and porch roof is clad in terracotta tiles, while the roof at the rear is clad in corrugated iron. The front room has a box bay window to the Whitehorse Road elevation with timber framed casement windows. There is a box bay window further down the side elevation. The front gable end is clad in weatherboards with two central louvre vents. The front section of the house has been painted/rendered. The rear of the house is face red brick. On the elevation facing Whitehorse Road there is a rough stucco band down to the base of the highlight windows in the bay window. The porch has timber posts with curved timber brackets on brick pillars and a brick balustrade in between. Entry to the house is via this side porch. There is a central double flue chimney towards the front of the property shared between the two attached houses and three chimneys at the rear. All chimneys are tapered and have a rough stucco render finish and terracotta chimney pots. The property has a low timber-paling fence. The property has a side driveway paved in concrete and there is no front gate.

Unlike the other semi-detached houses in this development the two houses at 1070 (Moldavia) and 1068 (Maloja) Whitehorse Road are not mirror images of each other. The residence at 1068 Whitehorse Road is similar in form to 5 Miller Street.

The house at 1068 includes perpendicular gables at the front and skillion roof at the rear. It has a side porch at the front extending between the gables with a hipped roof that partly continues from the main roof. The gable extending from the adjacent property at 1070 Whitehorse Road also intersects the front gable of this property. The roof at the front including the two gables and porch roof is clad in terracotta tiles, while the roof at the rear is clad in corrugated iron. The front room has an angled bay window to the Whitehorse Road elevation with timber framed casement windows. There is an angled bay window further down the side elevation. The two front gable ends have rough stucco render with central decorative imprints and curved timber brackets supporting the overhanging eaves. On the gable end facing Whitehorse Road the stucco continues down to the base of the highlight windows in the bay window. The porch has timber posts with curved timber brackets on brick pillars and a brick balustrade in between. Entry to the house is via this side porch. All chimneys are tapered and have a rough stucco render finish and terracotta chimney pots. The property has a low face redbrick fence at the Whitehorse Road boundary. The property has a side path leading to the porch entry.

The house at 1070 has two main gables perpendicular to one another and also shares part of a gable from the attached house. There are two porches to this residence, one at the intersection of the two main gables on the Miller Street side and one in between the 1070 Whitehorse Road gable and the 1068 Whitehorse Road gable. The roof is clad in terracotta tiles. The gable walls facing Whitehorse Road and Miller Street contain angled bay windows with timber-framed casement windows. The walls to this building are partially rendered and partially painted. The painted areas would have originally been face brick. The chimneys to the residence are tapered rendered brick with terracotta chimney pots.

At the rear of 1070 Whitehorse Road along the Miller Street boundary is a dairy building which was constructed in the inter war period. It has a stepped parapet wall at the front and has exposed brick at the base and is rendered brick above. The steps to the parapet have brick capping. Behind the parapet is a single gable roof clad in terracotta tiles. The front facade has a central window with a face brick sill and lintel.

A low brick fence borders the property and there is a narrow wrought iron entry gate on the corner of Miller Street and Whitehorse Road with square brick pillars. There is also another pedestrian entry adjacent to the dairy building.

Comparative Examples

There are no other known such developments of Federation semi detached houses in the City of Whitehorse. The only other pair of semi-detached houses in the municipality are at 72-74 Zetland Road, Mont Albert constructed in 1914. These are two-storey and are not part of a larger development of similar houses. The Dairy building is also the only known example of such a building to survive in the area.

Significance

What is significant?

Mates' housing development heritage precinct, comprising 3 –5 Miller Street and 1060 – 1070 Whitehorse Road including the Federation style houses, brick dairy and original development layout.

How is it significant?

Mates' housing development heritage precinct is of local historic and aesthetic significance to the City of Whitehorse.

Why is it significant?

Mates' housing development heritage precinct is of historical significance to the City of Whitehorse as an intact precinct of houses developed at the same time and by the same developer during the early 1900s. The precinct demonstrates the type of speculative development that occurred in this period. (Criterion A4 & Criterion E).

The precinct is of aesthetic importance for its unity and intactness. All the houses in the precinct are similar in form style, detailing and materials. They are excellent intact examples of Federation style dwellings demonstrating key features characteristic of the style. (Criterion E & Criterion B2).

Mates' housing development heritage precinct is also of aesthetic and historical significance for its dairy located on the site. (Criteria A4 & E).