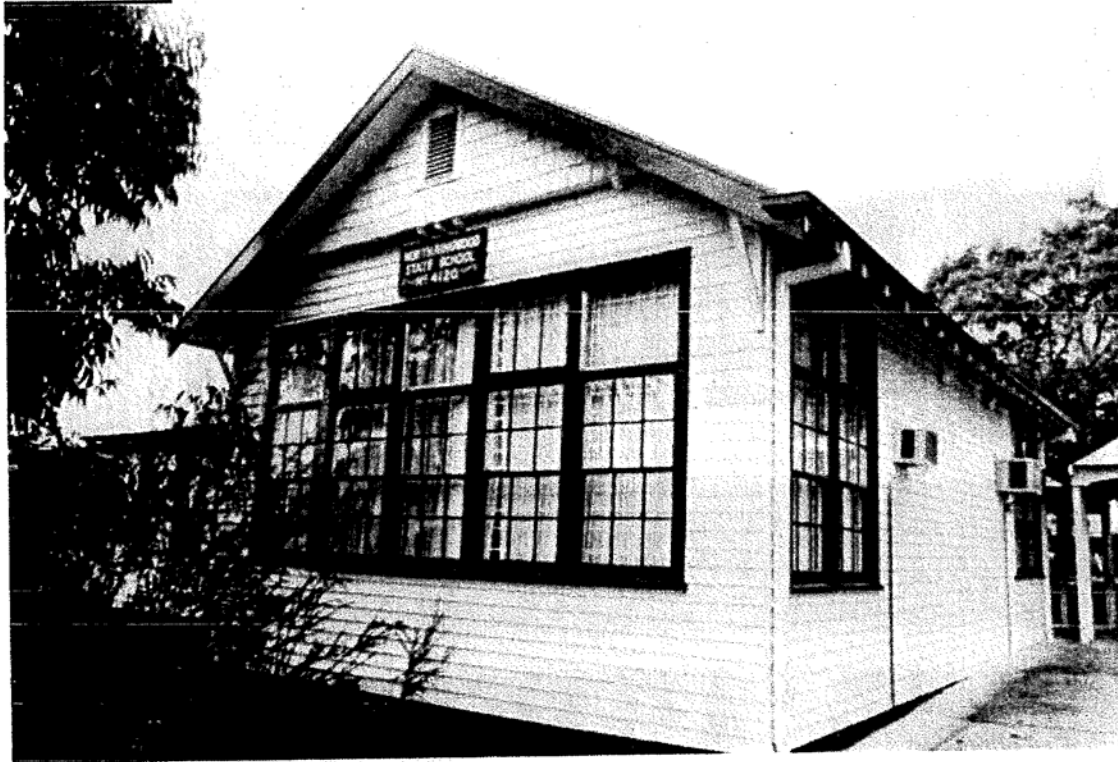


Ringwood North Primary School No. 4120

PREVIOUS NAME: North Ringwood State School No. 4120

ADDRESS: 172 Oban Road, Ringwood North



---

USE: Primary school

CONSTRUCTION DATE: 1923

SOURCE: Commemorative stained glass window

DESIGNER: Unknown BUILDER: E.S. Murray

SOURCE: Anderson, *Ringwood. Place of many Eagles*, pp107 & 110

ALTERATIONS & ADDITIONS: Alterations, Infant room, classrooms and storerooms

DATE: 1929, 1955 & 1968

DESIGNER: Unknown BUILDER: Unknown

SOURCE: Anderson, *Ringwood. Place of many Eagles*, pp107 & 110

---

SIGNIFICANT INTACT ELEMENTS:

Form: Administration building. Brick and timber LTCs. Commemorative leadlight window. Commemorative tree (eucalypt) and stone.

---

SIGNIFICANCE:

TYPE: Architectural. Historical. Social.

LEVEL: Local

---

DESIGNATION EXISTING: Nil.

RECOMMENDED CONTROL: Heritage overlay.

---

GRID REF: 49 H2 SURVEY: RP & PB. DATE: 19/6/99 NEGS: M15.10-

12

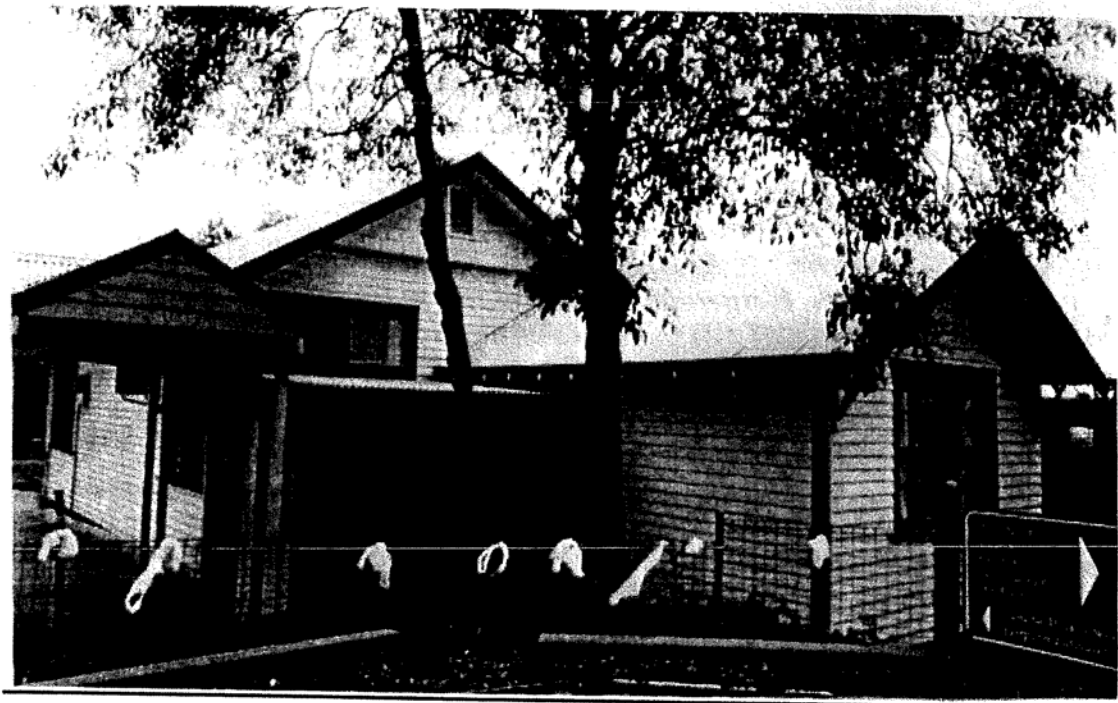
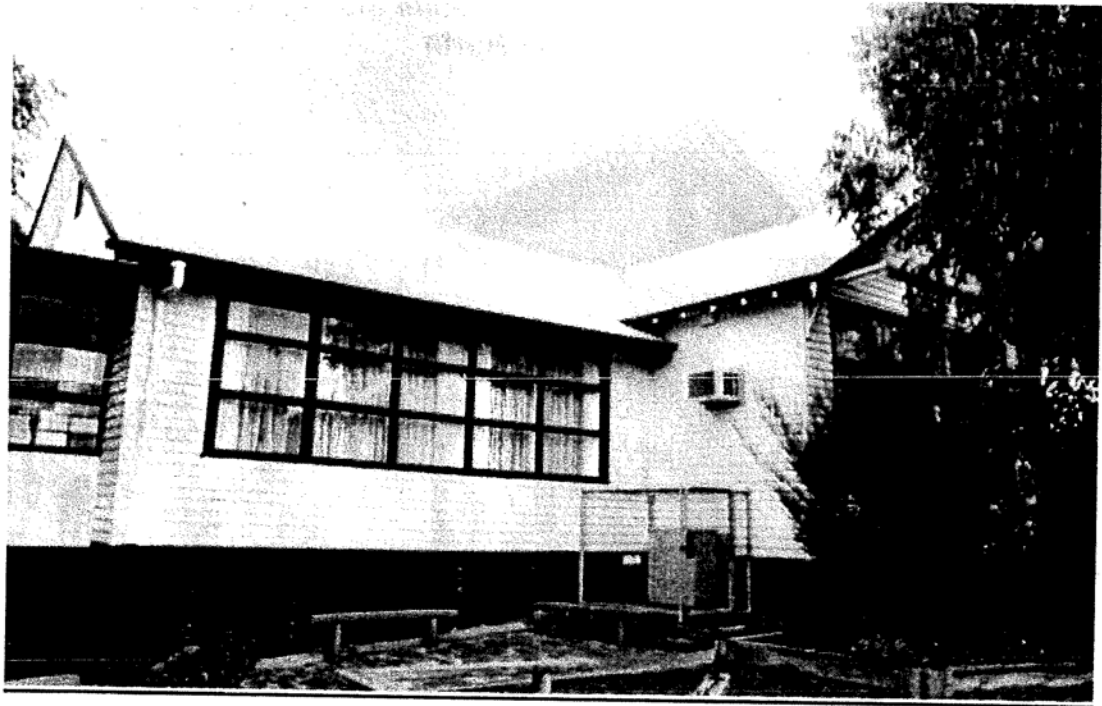
---

**MAROONDAH HERITAGE STUDY**

**STAGE TWO**

**Richard Peterson Architect & Conservation Consultant, with Peter Barrett**

**Ringwood North Primary School No. 4120**



**Ringwood North Primary School No. 4120****HISTORY**

For many years local residents were unsuccessful in requests to the government to have a state school established at Ringwood North. The absence of a school meant the children in this locality were compelled to walk 3.2 kilometres to the nearest school at Ringwood. After a gift by Mrs W.S. Williams of just under a hectare of land for the site of a school, Ringwood North State School No. 4120 was established on 24 October 1923. There were only five pupils, the numbers being significantly boosted by ten children when the Head Teacher relocated them by horse and buggy on opening day to swell the numbers. By December of that year, 24 students attended the school.<sup>1</sup>

The single-room weatherboard classroom was designed by D. MacKenzie, District Architect (Education Department of Victoria? PWD?). At 26' 6" x 21' 0" (8.1 x 6.4 metres) it accommodated forty pupils at dual desks. The contract for the construction of the building is dated May 1925 (by inference from a 1930 drawing). This design was used between 1922-35 in 180 schools, by far the most popular design in this period.<sup>2</sup>

The schoolroom was enlarged in 1929. Classes were held in a nearby vacant house during these alterations. Numbers of students attending continued to increase up to the end of the 1960s. An infant room was added in 1955 and another classroom and store in 1968. The subsequent group of schools at Norwood, Mullum and Park Orchards depleted its numbers.<sup>3</sup>

**VISUAL DESCRIPTION**

A standard timber Education Department classroom for 40 pupils in the Bungalow style, with a low pitched gabled roof facing the road. The upper gable is clad with shingles, jetties on triple bull-nosed brackets, with a rectangular louvred vent and timber brackets. Windows are standard twelve-paned double-hung sashes with triple-paned highlights in groups of five at the end and pairs at the sides. Rafters are exposed. There are sympathetic additions at the rear, nested and at the side. There is a commemorative leadlight window dated 1998 and a commemorative eucalypt and a stone dated 11 November 1955.

---

<sup>1</sup> L.J. Blake (ed), *Vision and Realisation. A Century of State Education in Victoria*, vol. 3, p 454.

<sup>2</sup> L.E. Burecell, *Survey One-room State School's 1900-1940*, p 35.

<sup>3</sup> L.J. Blake (ed), *Vision and Realisation. A Century of State Education in Victoria*, vol. 3, p 454.

**Ringwood North Primary School No. 4120**

**INTACTNESS**

Good. As well as the additions there are wall mounted air-conditioning units. The school sign has been replicated.

**CONDITION**

Excellent.

**STATEMENT OF SIGNIFICANCE**

A standard education Department timber school room built in 1925, with later additions, for a school founded in 1923. It is locally historically significant as physical embodiment of the development of education in Ringwood. It is architecturally significant as a relatively intact example in Ringwood of the most popular school classroom type in Victoria in the inter-war years. It is socially significant as a community meeting-place and repository of numerous family memories.



House

**ADDRESS:** 57 Oliver Street, Ringwood



---

**USE:** House

**CONSTRUCTION DATE:** c1900

**SOURCE:** Shire of Lillydale, 'Rate Book', 1898-99, 1903-04 and 1908-09.

**DESIGNER:** Unknown

**BUILDER:** Unknown

---

**SIGNIFICANT INTACT ELEMENTS:**

Garden. Trees. Form.

---

**SIGNIFICANCE:**

**TYPE:** Architectural. Historical.

**LEVEL:** Local

---

**DESIGNATION EXISTING:** Nil.

**RECOMMENDED CONTROL:** Heritage overlay.

---

**GRID REF:** 49 J6    **SURVEY:** RP & PB.    **DATE:** 19/6/99    **NEGS:** M16.11

---

**HISTORY**

The house is built on part of Lot 28, Subdivision LP3820, of Crown Allotment Thirty-two, Parish of Warrandyte, County of Evelyn. The land is part of a Crown grant to William Grace in 1876. The Shire of Lillydale 'Rate Book' for 1898-99, lists Thomas Slater, civil servant of Box Hill as the owner of 8.4 hectares, of lots 28 and 29 of Crown Portions 32 and 33. No house is listed as being on the property.

## House

The earliest Certificate of Title for the property that can be located,<sup>1</sup> is a title issued in 1906, to Patrick Henry Falconer, a clerk of Ringwood. Falconer is probably related to T.M. Falconer who ran a grocery, bakery and ironmongery in Main Street (Maroondah Highway) Ringwood around this time. In rate books for 1908-09, Falconer is listed as the owner and occupier of a house and three hectares of Lot 28, Mullum Mullum Estate.<sup>2</sup>

Leonard Lister Kidgell, a guesthouse proprietor of Montrose, purchased the property in 1937. Kidgell subdivided the land into thirty housing lots, including a 0.4 hectare lot (lot 8) which this house is located on. The property remained in Kidgell's ownership until 1968, when it was purchased by Joseph and Marguerite Lakeland. The Lakelands sold the property in 1977, and since then it has had two other owners.<sup>3</sup>

## VISUAL DESCRIPTION (mostly obscured)

An elevated Italianate house set well back with a high hipped roof across and (symmetrical?) canted bay windows expressed as minor hips. There is a skillioned verandah right across and around the bays, with cast-iron lace valance and brackets. The eaves have fretwork bracket pairs and mould. There is a large mature garden, with several large mature trees.

## INTACTNESS

Uncertain. The white-painted picket fence is recent. the entire house is inappropriately white-painted.

## CONDITION

Probably excellent.

## STATEMENT OF SIGNIFICANCE

An Italianate house on a large site built around c1900. It is historically significant in embodying family life in Ringwood 100 years ago and architecturally as representative of its architectural style in Maroondah.

---

<sup>1</sup> A discrepancy in the number of the previous title shown on 'Certificate of Title' vol. 3144 fol. 628611, means that the earlier title for the property cannot be located.

<sup>2</sup> Shire of Lillydale, 'Rate Book', 1898-99, 1903-04 and 1908-09. Hugh Anderson, *Ringwood. Place of many Eagles*, p 23.

<sup>3</sup> Land Victoria, 'Certificate of Title', vol. 6144 fol. 1228791 and vol. 8756 fol. 457.

O'Shannassy Pipeline

ADDRESS: Norton Road, Croydon (north of Leigh Road intersection)

Below: Mephan Ferguson locking bar steel pipes



---

USE: Water pipeline

SIGNIFICANT DATE: 1914 CONSTRUCTION DATE: 1920

ALTERATIONS & ADDITIONS: Various DATE: ?

DESIGNER: MMBW BUILDER: MMBW

SOURCE: McGivern, *A History of Croydon*, vol. 1, p 41.

---

SIGNIFICANT INTACT ELEMENTS:

Mephan Ferguson locking bar steel pipes.

---

SIGNIFICANCE:

TYPE: Historical.

LEVEL: Local

---

DESIGNATION EXISTING: Nil.

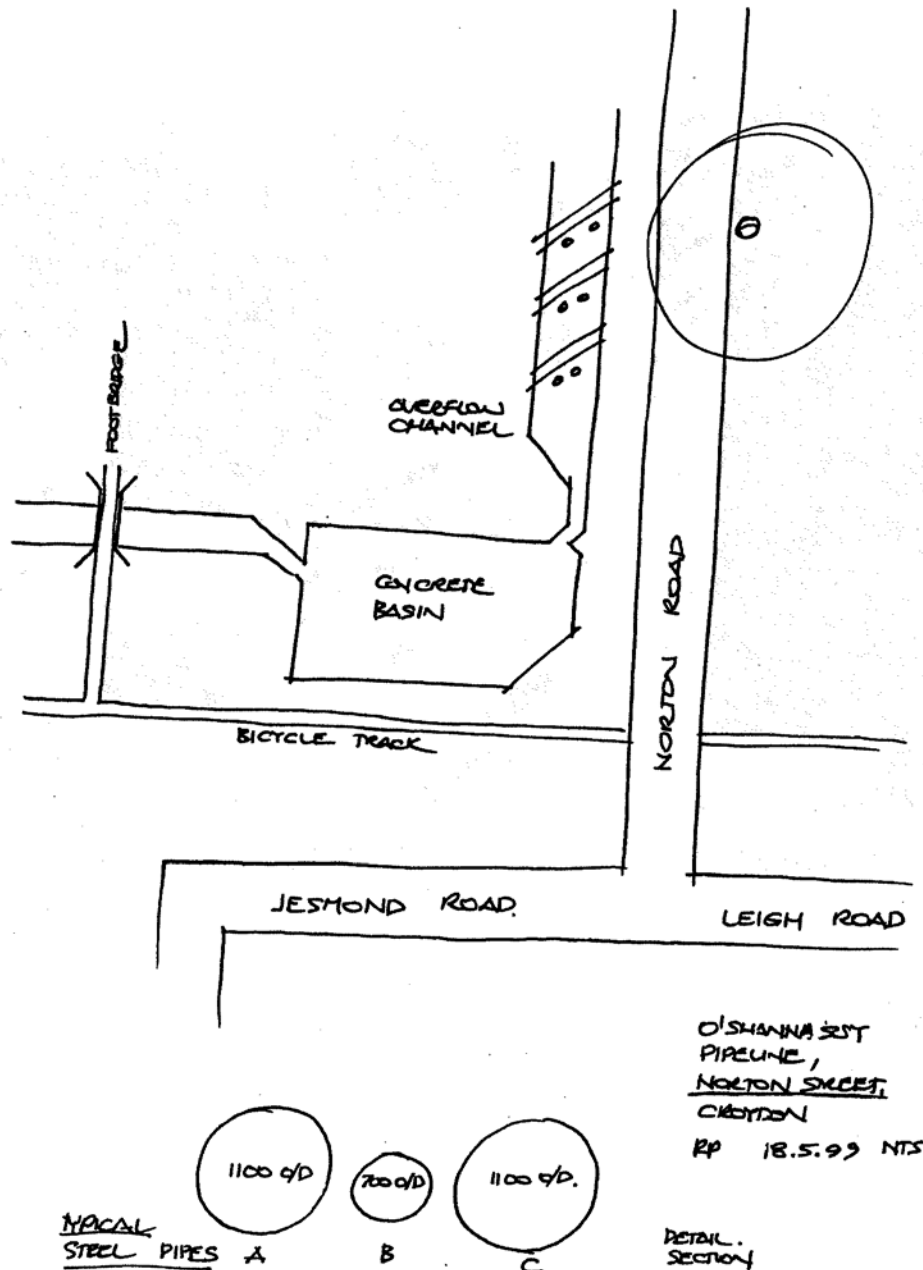
RECOMMENDED CONTROL: Heritage overlay.

---

GRID REF: 50 K5 SURVEY: RP & PB. DATE:18/5/99 NEGS: M8.12-13

---

O'Shannassy Pipeline



HISTORY

The pipeline is part of the O'Shannassy and Upper Yarra System, constructed by the Melbourne & Metropolitan Board of Works. It opened in 1914, and was a response to an increasing demand for water in Melbourne's growing eastern and south-eastern suburbs. The system was chosen in preference over the Maroondah Reservoir (constructed later) due to its cost-effective way of providing water. Due to the higher level sources of the Upper Yarra and O'Shannassy rivers, the system could supply every portion of the metropolitan area at good pressure, without costly pumping.

**O'Shannassy Pipeline**

The pipes that traverse Maroondah are part of 76 kilometres of pipelines, channels and tunnels that convey the water from the O'Shannassy and Upper Yarra reservoirs approximately 20 kilometres north-east of Warburton, to the service reservoirs at Mitcham and Surrey Hills. Locking bar steel pipes, 863-914mm in diameter, manufactured by Mephan Ferguson Pty.Ltd. are used on the pipeline. Local contractors collected the pipes from points along the Lilydale railway line and delivered them to the site of the pipeline for the MMBW to lay.

At the time of its opening, the system could supply 90,000 litres of water a day. In later years the system was enlarged. It was from this pipeline that Maroondah received its first reticulated water supply, commencing with Croydon in 1920, and the following year in Ringwood.<sup>1</sup>

**VISUAL DESCRIPTION**

A Mephan Ferguson 863-914mm locking bar steel water pipe, laid just below the surface and sometimes exposed, part of 76 kilometres of pipeline between the O'Shannassy and (now) Upper Yarra Reservoirs, to service reservoirs at Mitcham and Surrey Hills.

**INTACTNESS**

Apparently, very good. Operating.

**CONDITION**

Apparently, very good.

**STATEMENT OF SIGNIFICANCE**

A section of the steel water pipeline which extends from O'Shannassy and Upper Yarra Reservoirs to Mitcham and Surrey Hills, constructed 1914-20 and operating continuously over the past 80 years, a crucial component of Melbourne's water supply. It is historically significant as physical evidence of government action in 1914 to secure an expanded water supply to enable the growth of Melbourne.

---

<sup>1</sup> Muriel McGivern, *A History of Croydon*, vol. 1, p 41. George A. Gibbs, *Water Supply and Sewerage Systems of the MMBW*, pp 27-29 & 33. Tony Dingle & Carolyn Rasmussen, *Vital Connections. Melbourne and its Board of Works 1891-1991*, pp 116-121 & 134-137.



## House

**ADDRESS:** 5 Panorama Avenue, Ringwood North**USE:** House**CONSTRUCTION DATE:** c1960 **SOURCE:** Sands & McDougall's Directory**DESIGNER:** Unknown**BUILDER:** Unknown**SIGNIFICANT INTACT ELEMENTS:**

Steel frame. Form.

**SIGNIFICANCE:****TYPE:** Architectural. Historical.**LEVEL:** Local**DESIGNATION EXISTING:** Nil.**RECOMMENDED CONTROL:** Heritage overlay.**GRID REF:** 49 F6 **SURVEY:** RP & PB. **DATE:** 19/6/99 **NEGS:** M16.3**HISTORY**

This house was constructed in c1960. In *Sands & McDougall's Directory* for 1959, no listing appears for the property. The following year the directory lists 'not available' as the entry for 5 Panorama Avenue. In 1962, the *Sands & McDougall's Directory* lists R. Orchard as the occupant of the property.<sup>1</sup>

<sup>1</sup> *Sands & McDougall's Directory*, 1959, 1960 and 1962.



House

**VISUAL DESCRIPTION**

An elevated, double-storied rectangular pavilion 'Contemporary' Modernist house orientated towards the spectacular view. It has a skillion low-pitched roof, exposed rafters and floor joists. At first floor level is a deck, cantilevered right across the front, with a wide horizontal boarded balustrade. There are large sliding picture windows with timber frames in a window-wall with awning sashes. The ground floor is recessed, with some panels as sections of random-rubble masonry. Joinery is generally white-painted and lining is mission brown.

It is set in a mature garden of Australian natives and pines, with ivy ground cover. The street boundary has a random-rubble retaining wall.

**INTACTNESS**

Excellent, it appears to retain its original paint colour scheme.

**CONDITION**

Apparently, good.

**STATEMENT OF SIGNIFICANCE**

A particularly intact, characteristic 'Contemporary' Modernist house built about 1960, possibly designed by an architect (unknown). It is architecturally significant locally as a fine exemplar of this progressive domestic style and historically significant in embodying an ideal of family life in the outer suburbs of this period. Its significance is enhanced by being one of a group of at least four houses surviving of this period here.

---

## House

**ADDRESS:** 7 Panorama Avenue, Ringwood North



---

**USE:** House

**CONSTRUCTION DATE:** 1959-60

**SOURCE:** *Sands & McDougall's Directory*

**DESIGNER:** Unknown

**BUILDER:** Unknown

---

**SIGNIFICANT INTACT ELEMENTS:**

Form.

---

**SIGNIFICANCE:**

**TYPE:** Architectural. Historical.

**LEVEL:** Local

---

**DESIGNATION EXISTING:** Nil.

**RECOMMENDED CONTROL:** Heritage overlay.

---

**GRID REF:** 49 F6    **SURVEY:** RP & PB.    **DATE:** 19/6/99    **NEGS:** M16.2

---

**HISTORY**

This house was constructed in 1959-60. *Sands & McDougall's Directory* for 1962, lists Gainger as the occupant of 7 Panorama Avenue. In the *Directory* for 1960, no property numbers are provided for the street's listings, but Gainger is recorded, in the same sequence as for 1962, as an occupant of a property in the street.<sup>1</sup>

---

<sup>1</sup> *Sands & McDougall's Directory*, 1959, 1960 and 1962.

House

**VISUAL DESCRIPTION**

An elevated timber, (but with some brick sections) 'Contemporary' Modernist house, L-shaped in plan (or T?). The left-hand bay projects with a skillion-roofed entrance porch in the angle. Its low-pitched skillioned roofs follow the fall of the site. Joinery is white painted, with awning sashes. It is clad with square-ended weatherboards, with the leading angle clad with plywood (?) flush sheets. It has a rectangular red brick chimney. At front is a random-rubble stone retaining wall. It is set within a few mature trees.

**INTACTNESS**

Excellent.

**CONDITION**

Very Good.

**STATEMENT OF SIGNIFICANCE**

A particularly intact, 'Contemporary' Modernist house built in 1959-60. It is architecturally significant locally as an interesting version of this domestic style and historically significant in representing an ideal of family life in the outer-suburbs of this period. Its significance is enhanced by being one of a group of at least four houses surviving here of this period.

## House

**ADDRESS:** 9 Panorama Avenue, Ringwood North**USE:** House**CONSTRUCTION DATE:** 1959-60**SOURCE:** *Sands & McDougall's Directory***DESIGNER:** Unknown**BUILDER:** Unknown**SIGNIFICANT INTACT ELEMENTS:**

Nil?

**SIGNIFICANCE:****TYPE:** Architectural. Historical.**LEVEL:** Local**DESIGNATION EXISTING:** Nil.**RECOMMENDED CONTROL:** Heritage overlay.**GRID REF:** 49 F6 **SURVEY:** RP & PB. **DATE:** 19/6/99 **NEGS:** M16.1**HISTORY**

This house was constructed in 1959-60. *Sands & McDougall's Directory* for 1962 lists Saliba as the occupant. In the *Directory* for 1960, no property numbers are provided for the street's listings, but Saliba is recorded, in the same sequence as for 1962, as an occupant of a property in the street.<sup>1</sup>

<sup>1</sup> *Sands & McDougall's Directory*, 1959, 1960 and 1962.

**House****VISUAL DESCRIPTION**

A double-storied, boomerang-shaped 'Contemporary' Modernist house, timber, framed over a double-brick ground floor, and orientated to face the spectacular view. It has deep eaves to skillioned roofs oversailing each other, bird's-wing like, the exposed rafters being tapered, supporting corrugated asbestos-cement roofs. The front is a timber Stegbar (?) window wall set in vertical flush narrow lining boards. At the right-hand side is a rectangular brick chimney, at left is a garage underneath. (The rear elevation is visible from Aurum Crescent). It is set amongst mature eucalypts, wattles and melaleucas.

**INTACTNESS**

Good. The front door and the balustrade have been replaced.

**CONDITION**

Very good, although the roof needs some attention.

**STATEMENT OF SIGNIFICANCE**

A relatively intact 'Contemporary' Modernist house built in 1959-60. It is architecturally significant locally as an interesting variant of this domestic style and historically significant in representing an ideal of family life in the outer-suburbs in this confident post-war boom period. It's significance is enhanced by being one of a group of at least four houses surviving here of this period.

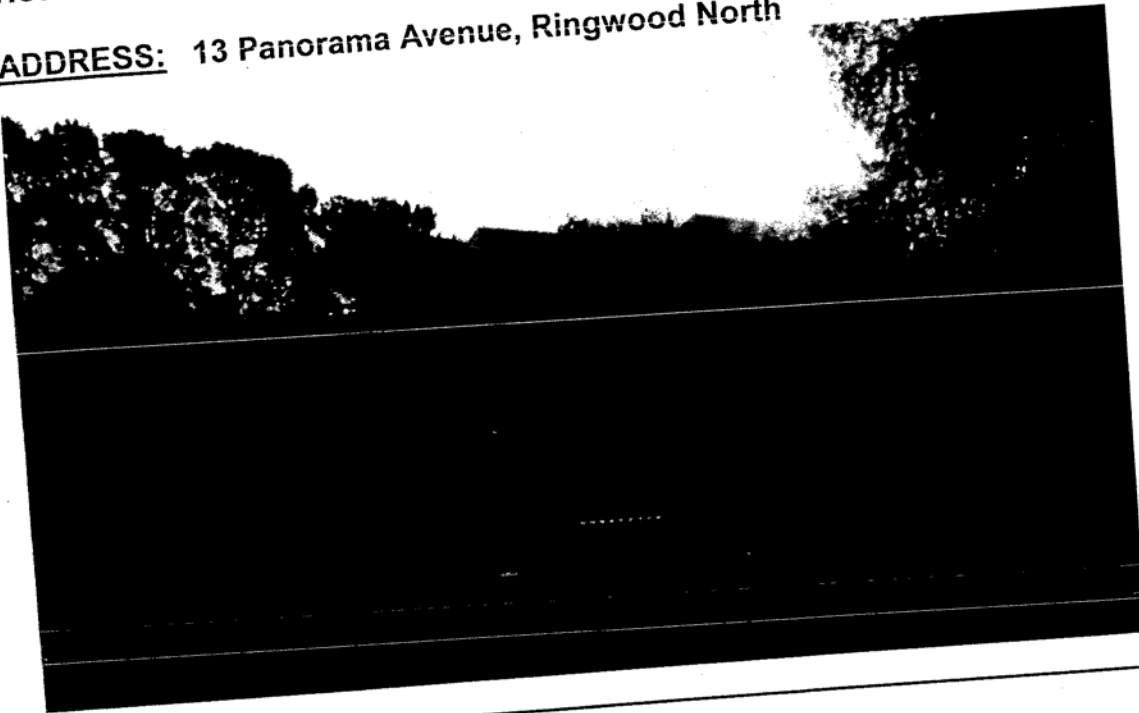
**MAROONDAH HERITAGE STUDY**

**STAGE TWO**

Richard Peterson Architect & Conservation Consultant, with Peter Barrett

House

ADDRESS: 13 Panorama Avenue, Ringwood North



USE: House  
SIGNIFICANT DATE: CONSTRUCTION DATE: c1975  
SOURCE: Visual. Land Victoria, 'Certificate of Title', vol. 9161 fol. 688  
DESIGNER: Unknown BUILDER: Unknown  
ALTERATIONS & ADDITIONS: Gates DATE: ? SOURCE:  
Visual BUILDER: Unknown  
DESIGNER: Unknown

SIGNIFICANT INTACT ELEMENTS:  
Form. Mudstone garden walls. Garden remnants.

SIGNIFICANCE:  
TYPE: Architectural. Historical.  
LEVEL: Local

DESIGNATION EXISTING: Nil.  
RECOMMENDED CONTROL: Heritage overlay.

GRID REF: 49 F6 SURVEY: RP & PB. DATE: 19/6/99 NEGS: M17.16

HISTORY  
In the 1974 *Sands and McDougall's Directory*, there are no houses listed in Panorama Avenue between no's 11 and 21. A 'Certificate of Title' was issued for the property in August 1976 to Emil and Rona Kruger. It is likely that the

House

house had been built by this date, as the Krugers are described on the title as residing at 13 Panorama Avenue.<sup>1</sup>

**VISUAL DESCRIPTION** (much obscured)

A double storied elevated 1970s Modernist brick house, the masses configured in as asymmetrical composition of parapeted piers between deep timber sharply tapered fascias, projecting. The thin 'Roman' coffee-coloured bricks are laid with a quarter-lap. Fascias are stained light tan colour, and the corner timber windows are stained to match the bricks. At street boundary is a high retaining wall of random rubble masonry. It is set in a mature garden. The house appears to be architect-designed.

**INTACTNESS**

Apparently, very good, excepting for the inappropriate bluestone approaches, gates and lamps.

**CONDITION**

Apparently, excellent.

**STATEMENT OF SIGNIFICANCE**

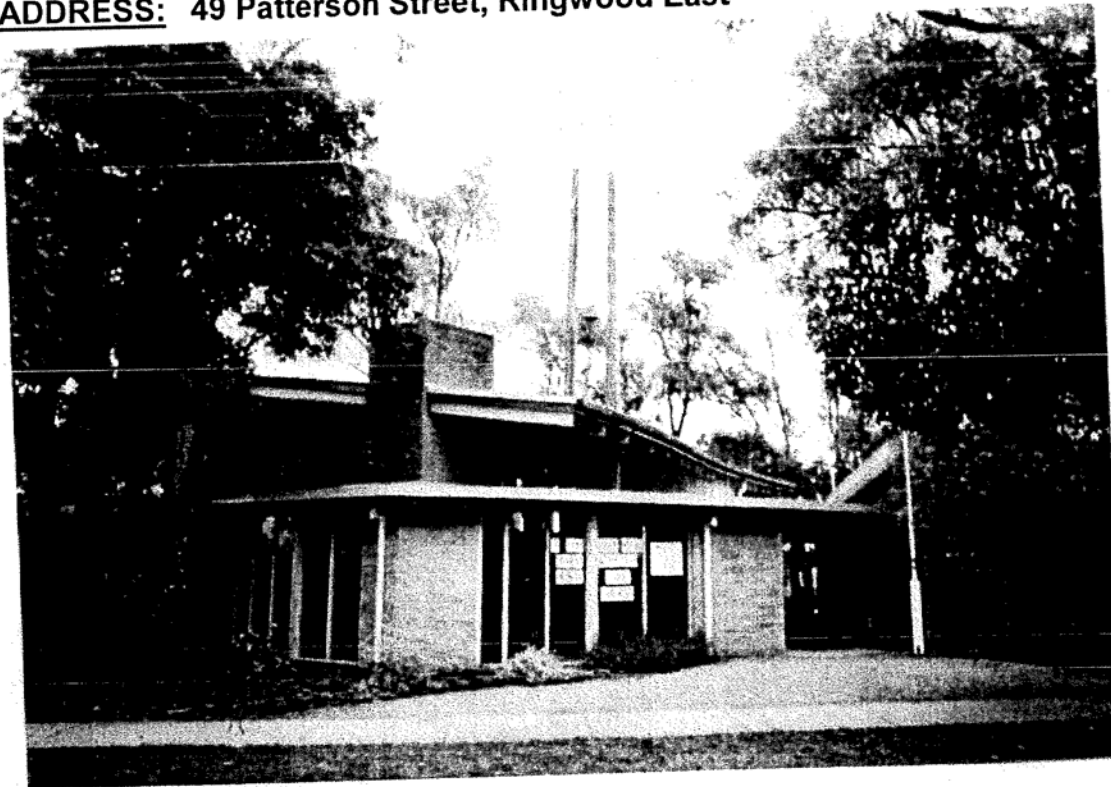
An apparently intact, possibly architect-designed 1970s Modernist house. It is architecturally significant locally as a fine domestic design of this period and historically significant in characterising family life in the outer-suburbs of this period. Its significance is enhanced by being one of a group of at least four houses surviving here of this period, although a little later than the others.

<sup>1</sup> Land Victoria, 'Certificate of Title', vol. 9161 fol. 688. Sands & McDougall's Directory, 1974.



Holy Trinity Anglican Church

ADDRESS: 49 Patterson Street, Ringwood East



USE: Church

SIGNIFICANT DATE: 1951

CONSTRUCTION DATE: 1955 (temporary Church)

DESIGNER: J. Barton BUILDER: L. Roberts & Co. and voluntary labour

SOURCE: Graham Dennis, Church Warden, pers com with P. Barrett  
4/11/00

ADDITIONS: northern wing to temporary Church DATE: 1960

DESIGNER: ? BUILDER: K. Wakeman

SOURCE: Graham Dennis, Church Warden, pers com with P. Barrett  
4/11/00

ADDITIONS: Vicarage

DATE: 1963

ARCHITECT: David Gawler

BUILDER: J.C. Maslen & Son

SOURCE: Graham Dennis, Church Warden, pers com with P. Barrett  
4/11/00

ADDITIONS: 'permanent' Church DATE: 1964 SOURCE: Stone

ARCHITECT: Vanne Trompf BUILDER: Fred Hunt

SOURCE: Graham Dennis, Church Warden, pers com with P. Barrett  
4/11/00

Holy Trinity Anglican Church

ADDITIONS: temporary Church, porch and gallery DATE: post 1974

DESIGNER: Unknown BUILDER: Unknown

SOURCE: Graham Dennis, Church Warden, pers com with P. Barrett  
4/11/00

**MAROONDAH HERITAGE STUDY**

Richard Peterson Architect & Conservation Consultant, with Peter Barrett

**STAGE TWO**

**SIGNIFICANT INTACT ELEMENTS:**

c1950s building - timber cover strip walls, rough sawn. 1964 Addition - rough faced concrete block walls. Manse - Smooth concrete block walls.

---

**SIGNIFICANCE:**

**TYPE:** Architectural. Historical. Social.

**LEVEL:** Local

---

**DESIGNATION EXISTING:** Nil.

**RECOMMENDED CONTROL:** Heritage overlay.

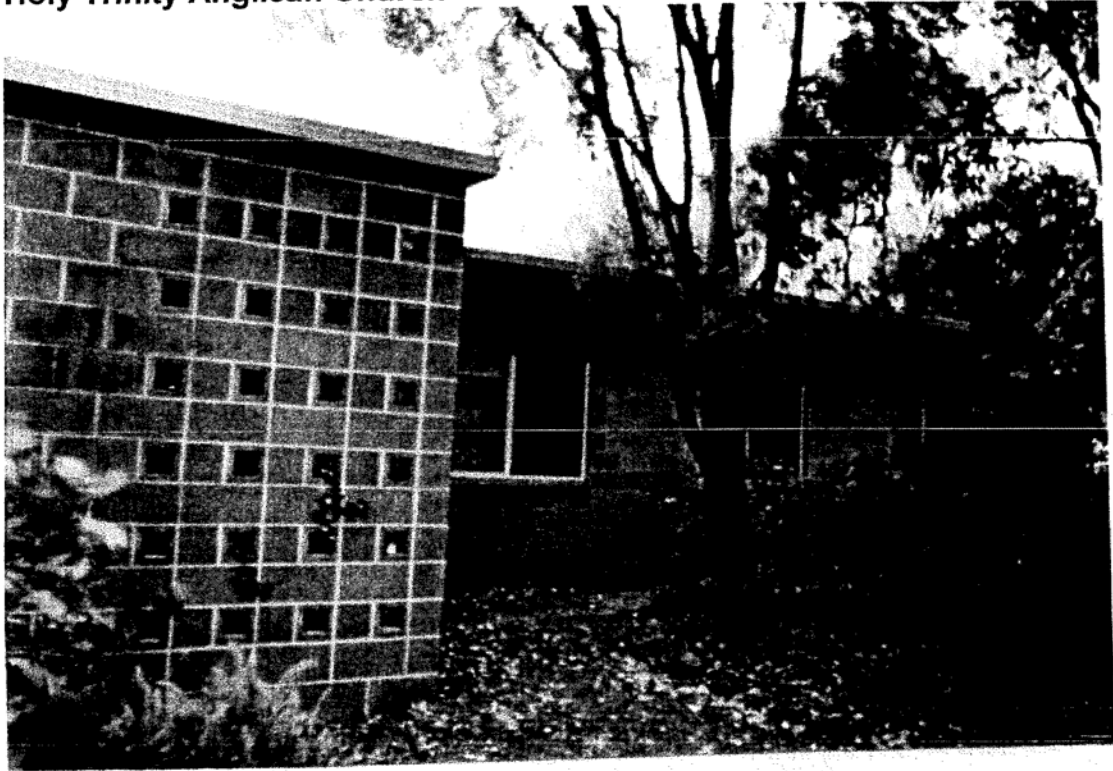
---

**GRID REF: 50 B7 SURVEY: RP & PB. DATE: 26/5/99 NEGS: M10.0-3**

---



Holy Trinity Anglican Church



## Holy Trinity Anglican Church

### HISTORY

The first Church of England service in Maroondah was held in 1878, when the Reverend Truscott of Lilydale visited the Parish of St. Paul's Ringwood. At this time, the parish included churches in Mitcham, as well as Croydon. Mattins were held at Croydon at 11am, Evensong at Ringwood during the afternoon, and Evensong at Mitcham later in the evening.

A small timber building on the corner of Whitehorse and Croydon Roads, at the foot of Birt's Hill, was bought by the Anglicans from the Wesleyans in 1880. Methodists and Presbyterians attended the services until their own churches were built. The small church held no more than forty worshippers.<sup>1</sup> In Ringwood, an Anglican church is believed to have operated from a site almost opposite the Club Hotel in Mount Dandenong Road, Ringwood East between 1883 and 1915. In 1916 a new church was completed at the corner of Pratt Street and Whitehorse Road, Ringwood. In 1970 the church moved again to a new building in Warrandyte Road.<sup>2</sup>

The growth in population in Ringwood East after World War II, necessitated the opening of an Anglican church in the suburb. In 1951, the church's site was purchased, and in 1955 a steel framed church, designed by J. Barton was erected. This was built by L. Roberts & Company with the help of voluntary labour. The church was dedicated by the Archbishop of Melbourne, Archbishop Joseph Booth on Trinity Eve, 4 June 1955. In 1960, a northern wing was added to the church.

In 1963, a vicarage was built on neighbouring block. This was designed by the architect David Gawler, of the architectural firm Gawler, Churcher and Boardman. A new church was erected on the site in the mid 1960s. It was designed by the architect Vanne Trompf and was dedicated on 27 February 1965 by Bishop Felix Arnott. Further additions to the complex during the 1970s, including an addition to the original church, and a gallery, reflect the church's continuous active role in the community in Post-war Ringwood East.<sup>3</sup>

---

<sup>1</sup> Muriel McGivern, *A History of Croydon*, vol. 1, pp 66-67.

<sup>2</sup> Hugh Anderson, *Ringwood. Place of many Eagles*, pp 95-96.

<sup>3</sup> Information from A.H. Scollary, 'Silver Jubilee', kindly supplied by Graham Dennis, Church Warden, Holy Trinity Anglican Church, Ringwood East.

**Holy Trinity Anglican Church**

**VISUAL DESCRIPTION**

A fine Modernist 1950s Anglican Church, the 1964 design consisting of a series of interesting interlocking planes, walls of rock-faced concrete block and shear glass. Roofs are low-pitched skillions with exposed rafters. The earlier 1950s section has rough-sawn vertical timber palings, with timber cover-strips. There is a central glazed entry linking the two sections. The significant manse has smooth concrete block walls and a panel with blocks configured in a rectilinear geometry.

**INTACTNESS**

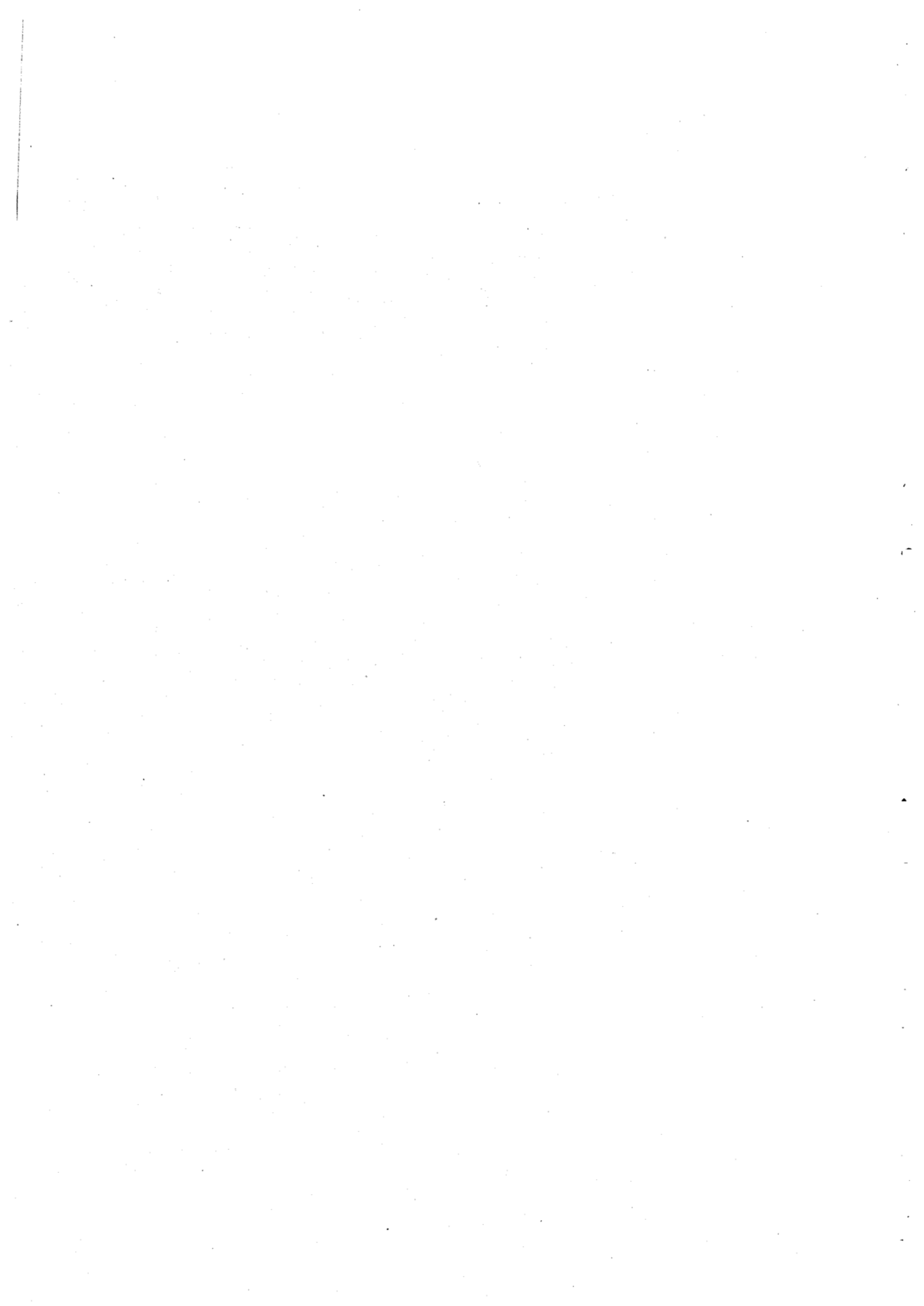
Excellent.

**CONDITION**

Very good.

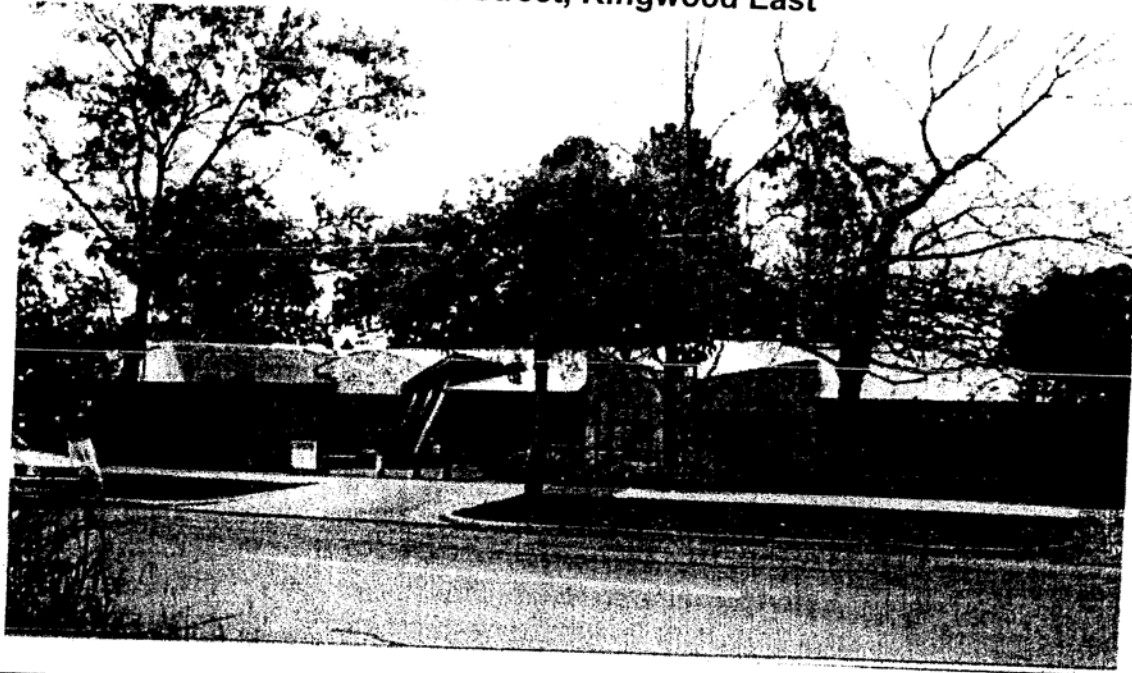
**STATEMENT OF SIGNIFICANCE**

A fine Modernist Anglican Church consisting of a 1950s timber section and a 1964 concrete block section and a manse, in a setting of mature trees, designed by the architect Vanne Trompf. It is historically significant locally in embodying the development of the Anglican community in Ringwood East, architecturally as a fine exemplar of Modernist church design and socially as known and valued by the community as its meeting place and symbolic of its sense of identity and repository of the collective memory of the congregation's families.



Maroondah Social & Community Health Care

**ADDRESS:** 73-75 Patterson Street, Ringwood East



---

**USE:** Community mental health counselling centre

**SIGNIFICANT DATE:** 1974    **CONSTRUCTION DATE:** 1995

**SOURCE:** Plaque

**ARCHITECT:** Henry Ross & Cric    **BUILDER:** John Trotter & Son Pty.Ltd.

**SOURCE:** Ross Henry, pers. com. with Peter Barrett on 9/8/00.

---

**SIGNIFICANT INTACT ELEMENTS:**

Form.

---

**SIGNIFICANCE:**

**TYPE:** Architectural. Historical.

**LEVEL:** Local.

---

**DESIGNATION EXISTING:** Nil.

**RECOMMENDED CONTROL:** Heritage overlay.

---

**GRID REF:** 50 C7    **SURVEY:** RP & PB.    **DATE:** 26/5    **NEGS:** M10.?

---

**HISTORY**

The centre has operated in Maroondah since 1974 providing counselling to the community in mental health. Despite its location to the nearby Maroondah Hospital and its auxiliary services, many in mental health, the Maroondah Social and Community Health Care centre is operated independently from the hospital and receives its funding through a combination of grants from various agencies including the Maroondah City Council.

The centre's building was opened in 1995, and is designed by the architectural firm of Henry Ross & Cric. This firm has also designed in the



**Maroondah Social and Community Health Care**

municipality medical facilities for the Maroondah Hospital, north-west corner of Davey Drive and Grey Street, Ringwood East (see data sheet in this Study), and the hospital's auxiliary outpatient and inpatient services including the Wundeela Centre, 21 Ware Crescent, Ringwood East and the Murnong (Northern) Community Mental Health Centre, north-west corner of Bona and Patterson Streets, Ringwood East (see data sheets in this Study); and a hall and library extensions for the for the Melbourne Rudolf Steiner School, 213 Wonga Road, Warranwood (see data sheet in this Study).<sup>1</sup>

**VISUAL DESCRIPTION**

An interesting Expressionist design, with some Post-modern characteristics, with intriguing formal characteristics and use of materials. It is generally brick, hipped-roofed, with deep eaves, sloping brick to door head height. It is articulated, by leaving some sections as parapets, v-shaped or round. Windows are generally in bands, powder-coated, but softened by setting within rough-sawn lapped vertical palings. Downpipes return, dropping at 45 degree angles. Ashlar brickwork is light terra-cotta blocks, approximately 200 x 150mm size.

Skylights are domical and rainwater heads are cylindrical. There is landscaping, confined to beds and robust seating. The entrance is between the two main wings: a 45 degree angled skillion, supported by cylindrical telegraph pole props.

**INTACTNESS**

Excellent.

**CONDITION**

Excellent.

**STATEMENT OF SIGNIFICANCE**

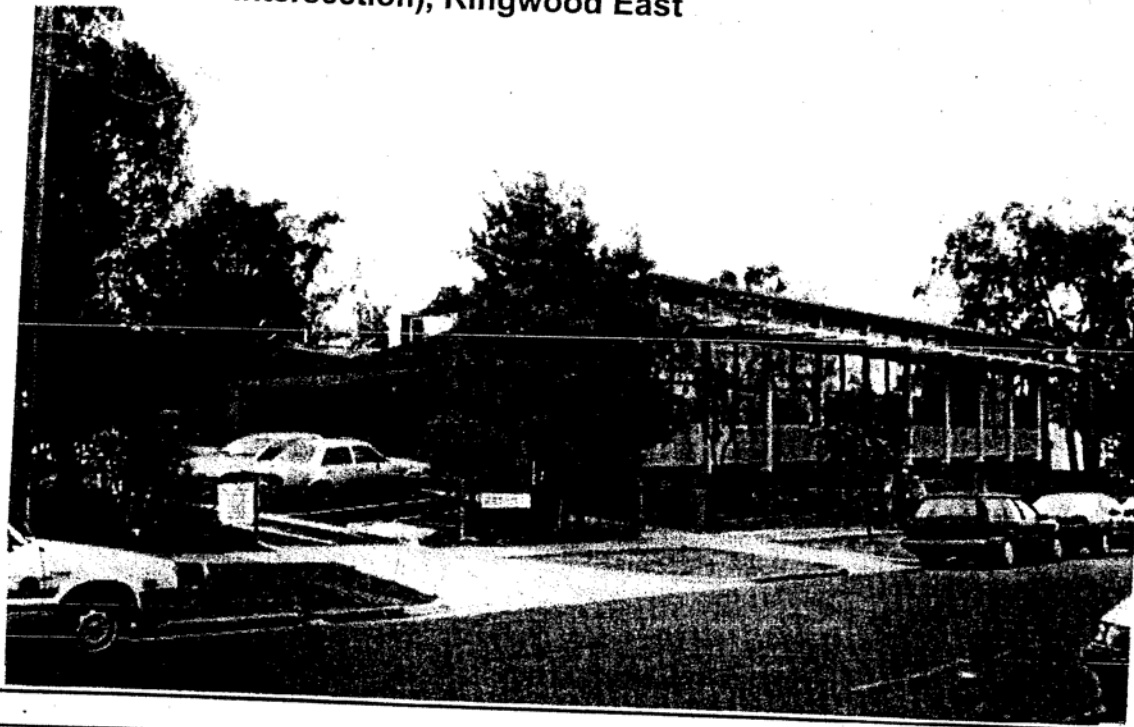
An interesting Expressionist recent design with some Post-modern characteristics, designed by Ross Henry, architect, in 1995. It is historically significant locally as demonstrating developments in attention to the social health of the community and architecturally as an intriguing representative of its style for an institution.

---

<sup>1</sup> Ross Henry, Henry Ross & Cric pers. com with Peter Barrett on 9 August 2000. Officer, Maroondah Social & Community Health Care pers. com. with Peter Barrett on 10 August 2000. Kelly Daw, John Trotter & Son pers. com. with Peter Barrett on 8 May 2000. John Beckworth, et al, Health Services, Maroondah City Council pers. com. with Peter Barrett on 10 May 2000. Plaque.

Murnong (Northern) Community Mental Health Centre

ADDRESS: Patterson Street (north-west corner of Bona Street intersection), Ringwood East



USE: Community mental health centre

CONSTRUCTION DATE: c1998

ARCHITECT: Henry Ross & Cric

BUILDER: John Trotter & Son

SOURCE: Ross Henry, pers.com. with Peter Barrett on 9/8/00

SIGNIFICANT INTACT ELEMENTS:

Form.

SIGNIFICANCE:

TYPE: Architectural.

LEVEL: Local

DESIGNATION EXISTING: Nil.

RECOMMENDED CONTROL: Heritage overlay

GRID REF: 50 C7 SURVEY: RP & PB. DATE: 26/5/99 NEGS: M17.8-9

HISTORY

The centre was opened in c1998, and is a part of the extensive services in mental health that the Maroondah Hospital provides to the region. The Murnong (Northern) Community Mental Health Centre provides services in the area of adult psychiatry, and complements an inpatient unit, a community care unit and the Chandler House Community Mental Health Centre at Ferntree Gully, also administered by the hospital.

**Murnong (Northern) Community Mental Health Centre**

The centre is named after the Murnong or Yam Daisy plant (*Microseris scapigera*), which has grass like leaves and a dandelion-like flower. Its small carrot like roots were either roasted or eaten raw by the Aboriginals of the Port Phillip district. It is believed that after white settlement in the 1830s the plant was eaten out of existence by grazing cattle.

The centre was designed by the architectural firm Henry Ross & Cric and is one of several buildings used by the Maroondah Hospital's auxiliary services that have been designed by the firm (see data sheets in this study for Maroondah Hospital and the Wundeela Centre). Other buildings designed by the firm in Maroondah are the Maroondah Social & Community Health Centre, 73-75 Patterson Street, Ringwood East (see data sheet in this study) and the hall and extensions to the library at the Rudolf Steiner School, 213 Wonga Road, Warranwood (see the data sheet for Rudolf Steiner School in this study).<sup>1</sup>

**VISUAL DESCRIPTION**

A well designed red brick health-care building with a principal floor over a lower floor. It has generally a butterfly roof with an internal gutter. There is a glazed wall articulated with fins shaded by a sunscreen (oddly, since it faces south)

**INTACTNESS**

Excellent.

**CONDITION**

Excellent.

**STATEMENT OF SIGNIFICANCE**

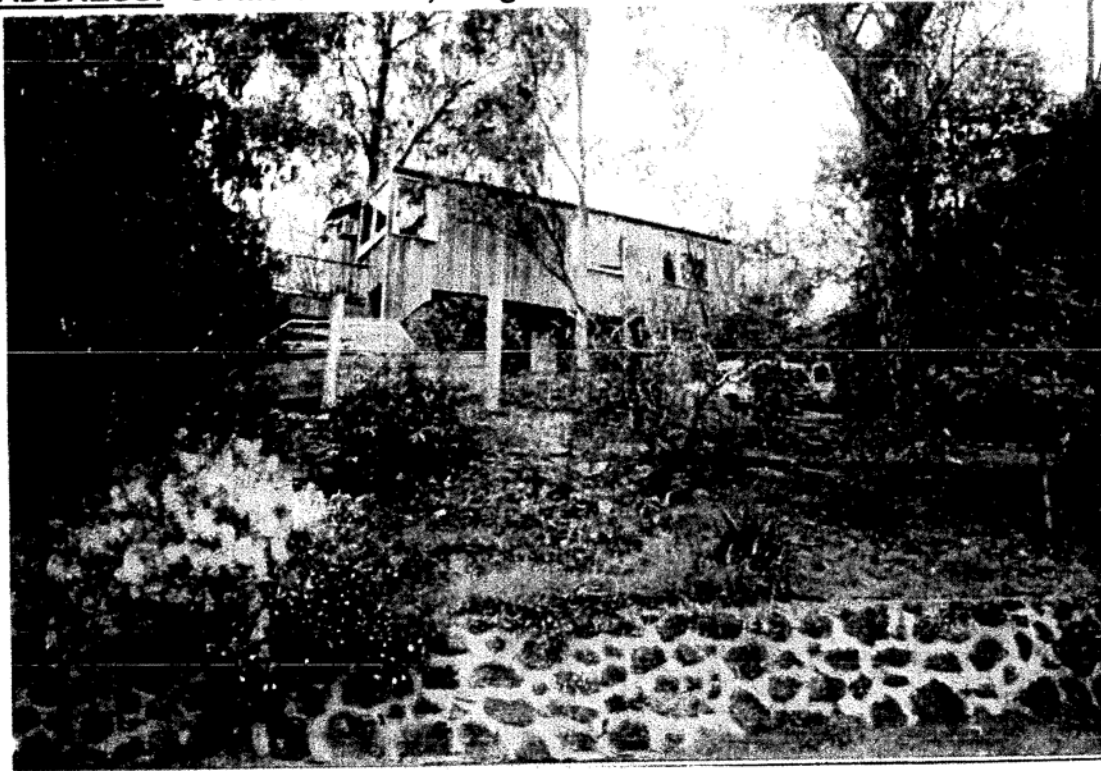
A well designed two-storey health-care brick building designed by Ross Henry of Henry, Ross & Cric. One of a group by the firm in Ringwood. Architecturally significant locally as a fine Modernist design, if rather conservative compared with their own work.

---

<sup>1</sup> Telephone discussion with Ross Henry, Henry Ross & Cric Architects, with Peter Barrett on 9 August 2000. Colleen Muir, paper given (title?) at the 1999 Annual General Meeting of Greenlink Box Hill Inc.

House

**ADDRESS:** 3 Pine Crescent, Ringwood North



---

**USE:** House

**CONSTRUCTION DATE:** c1975 **SOURCE:** Visual

**DESIGNER:** Unknown

**BUILDER:** Unknown

---

**SIGNIFICANT INTACT ELEMENTS:**

Garden. Modern form. Natural materials.

---

**SIGNIFICANCE:**

**TYPE:** Architectural. Historical.

**LEVEL:** Local

---

**DESIGNATION EXISTING:** Nil.

**RECOMMENDED CONTROL:** Heritage overlay.

---

**GRID REF:** 49 F5 **SURVEY:** RP & PB. **DATE:** 19/6/99 **NEGS:** M15.27

---

**HISTORY**

The house is built on Lot 291 of Subdivision No. 11392. The lot was purchased in November 1968 by Chester Lawrence (Laurence?) Polglaze, an architectural draftsman of 315 Brunswick Road Brunswick. He died in 1975, and the property was then owned by several people until 1997, when it was purchased by its present owners Brett Rodney Kline and Jo-Ann Dee Kline.

**House**

The house was constructed after 1973. The 1974 *Sands & McDougall's Directory* has no listing of 3 Pine Crescent. In 1992, Keir Paul Rasmussen and Lynda Gaye Rasmussen, became joint proprietors of the property and are the first owners that appear on the 'Certificate of Title' as residing at this address. Therefore, this indicates that the house had been constructed by the early 1990s.<sup>1</sup>

**VISUAL DESCRIPTION (obscured)**

An elevated timber Modernist house, most sympathetic to its garden and landscape setting of eucalypts and other mature trees. It is clad with vertical board lining into which windows penetrate, and below which the ground level is open space for car parking and service use. Roofs appear to be low-pitched decking. At the street boundary is a random rubble retaining wall of igneous rock.

**INTACTNESS**

Apparently, very good.

**CONDITION**

Apparently, very good. May need some minor maintenance.

**STATEMENT OF SIGNIFICANCE**

An elevated timber Modernist house in a landscaped bush garden setting. The architect is not known, but it was probably built in the 1970s. It is architecturally significant as a representative example of this domestic style in its setting and historically significant in embodying the way of life and values of a progressive family in an outer suburb.

---

<sup>1</sup> Land Victoria, 'Certificate of Title', vol. 8769 fol. 438. *Sands & McDougall's Directory*, 1974.

## House

**ADDRESS:** 22 Pine Crescent, Ringwood North



---

**USE:** House

**PREVIOUS USE:** Former house of Sir Billy Snedden

**CONSTRUCTION DATE:** c1956

**SOURCE:** *Sands & McDougall's Directory* 1955, 1956, 1960, 1966 & 1974

**DESIGNER:** Unknown

**BUILDER:** Unknown

---

**SIGNIFICANT INTACT ELEMENTS:**

Form.

---

**SIGNIFICANCE:**

**TYPE:** Historical.

**LEVEL:** Local

---

**DESIGNATION EXISTING:** Nil.

**RECOMMENDED CONTROL:** Heritage overlay.

---

**GRID REF:** 49 F5    **SURVEY:** RP & PB.    **DATE:** 19/6/99    **NEGS:** M15.24

---

**HISTORY**

The house was possibly built in c1956. An entry is first recorded in *Sands & McDougall's Directories* in 1960, when J.M. Pratt is occupying the property. Prior to 1960, no street numbers are given next to the names of occupants in the street, although Pratt is first listed as living in the street in 1956, when Pine Crescent first appears in *Sands & McDougall's Directories*.<sup>1</sup>

---

<sup>1</sup> *Sands & McDougall's Directory*, 1955, 1956 and 1960.

## House

From 1966 until at least the mid 1970s the house was occupied by Sir Billy Snedden former leader of the opposition.<sup>2</sup> Born at West Perth, Western Australia on 31 December 1926, to Scottish immigrant parents, Snedden had a distinguished career as a lawyer and politician. At 15, he left school and commenced work as a law clerk and during the war joined the RAAF. Several attempts to enter politics in Western Australian seats for the Liberal party were unsuccessful. In 1950 he married Jill Forsyth, and the couple had four children.

In 1955, after returning from Europe, where he had worked as an immigration officer in Rome, Snedden and his young family settled in Melbourne, and soon purchased land in Suda Avenue, Ringwood.<sup>3</sup> A house was constructed on the land financed by a loan from the War Service Homes Scheme. It was also in 1955, that Snedden commenced his long political career when he became the Member of the House of Representatives for the blue-ribbon Liberal-held Victorian seat of Bruce, which he continued to hold until 1983.

In the intermediate years Snedden held many responsible positions in federal Liberal governments including Attorney General at the age of 38, appointed by the then Prime Minister, Sir Robert Menzies; Leader of the House, Minister for Immigration, Minister for Labour and National Service during the Vietnam War, Treasurer during the McMahon Government, Deputy Leader and Leader of the Opposition. Snedden was deposed as leader of the Opposition in 1975, by Malcolm Fraser, who in that year became Prime Minister. His final role in Federal politics was as Speaker of the House of Representatives from 1976 until his resignation in 1983.<sup>4</sup>

Snedden was well liked and respected in politics and has been described by one of his peers as a man of "enormous grace, intelligence and perseverance".<sup>5</sup>

Billy Mackie Snedden died at Rushcutters Bay, New South Wales of a heart attack on the 26 or 27 June 1987.<sup>6</sup>

---

<sup>2</sup> *Sands & McDougall's Directory*, 1966 and 1974. Ken McInnes, letter to Simon Skinner, Strategic Planner, Maroondah City Council, dated 1 April 1999.

<sup>3</sup> Further research is required to determine the location of this property.

<sup>4</sup> *Age*, 29 June 1987. *Herald*, 29 June 1987. B.M. Snedden and M.B. Schedvin, *Billy Snedden. An unlikely Liberal*, pp v, vi, vii, ix, 5, 34, 36, 51, 94 and 240.

<sup>5</sup> Andrew Peacock in B.M. Snedden and M.B. Schedvin, *Billy Snedden. An unlikely Liberal*, p v, *Herald*, 29 June 1987.

<sup>6</sup> A certain amount of mystery surrounds Snedden's final hours. His biography gives a shrouded account of the company he kept on the night of his death, and the time that he retired for the evening in his hotel room where he was discovered dead on the 28 June 1987, having suffered a fatal heart attack



**VISUAL DESCRIPTION**

A long Ranch Style white painted brick, gable-roofed pavilion house extending across the block, set well back, with a higher gabled roof at left. There is a rectangular central chimney, and a gabled double garage at left. Rafters are exposed and the roof is clad with concrete Marseilles pattern tiles. There are several remnant mature trees.

**INTACTNESS**

Apparently good, although the drive, fence and gates are recent.

**CONDITION**

Apparently excellent.

**STATEMENT OF SIGNIFICANCE**

Historically significant locally for its association with the important federal Liberal politician Sir Billy Snedden (1926-1987), Leader of the Opposition and Speaker of the House of Representatives, as his residence from 1966-c1975). It is also locally historically significant as a War Service House, built in c1956, few of which have been yet identified in Maroondah (?).

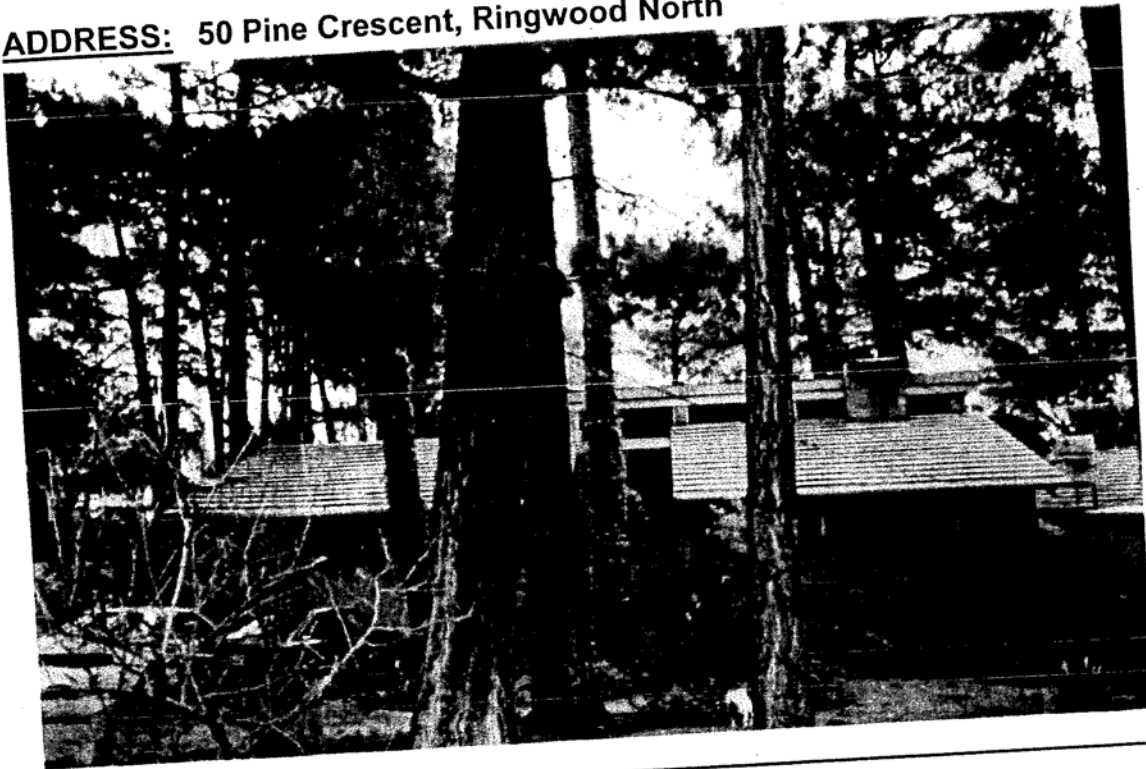


MAROONDAH HERITAGE STUDY  
Richard Peterson Architect & Conservation Consultant, with Peter Barrett

STAGE TWO

Emery House

ADDRESS: 50 Pine Crescent, Ringwood North



USE: House

CONSTRUCTION DATE: 1969-71

SOURCE: Barbara & Werner Hofer, owners. Beck, *Australian Architects. Denton Corker Marshall*, pp 7 & 126.

DESIGNER: John Denton

BUILDER: Unknown

SOURCE: Barbara & Werner Hofer, owners. Beck, *Australian Architects. Denton Corker Marshall*, p 126.

ALTERATIONS & ADDITIONS: Rear addition

DATE: 1985

SOURCE: Barbara & Werner Hofer, owners. Beck, *Australian Architects. Denton Corker Marshall*, p 126

DESIGNER: John Denton (Denton Corker Marshall) BUILDER: Unknown

SOURCE: Barbara & Werner Hofer, owners. Beck, *Australian Architects. Denton Corker Marshall*, p 126.

SIGNIFICANT INTACT ELEMENTS:

Form. Flat cement roof tiles. Chain downpipe. Pine trees. Carport. Addition.

SIGNIFICANCE:

TYPE: Architectural

LEVEL: State

DESIGNATION EXISTING: Nil.

RECOMMENDED CONTROL: Heritage overlay. Victorian Heritage Register. Register of National Estate.

Emery House

GRID REF: 49 E5 SURVEY: RP & PB. DATE: 19/6/99 NEGS: M15.23

HISTORY

The house was designed by the architect John Denton in 1969. It was completed in 1971 and awarded an Royal Australian Institute of Architects' (Victorian Chapter) Citation the following year.

John Denton was born in Suva, Fiji in 1945. He studied architecture at the University of Melbourne and after graduating in 1968, completed a Graduate Diploma in Town and Regional Planning two years later. In 1972, Denton formed a partnership with Grahame Shaw and Bill Corker. Barrie Marshall whom Denton had studied architecture with at the University of Melbourne and Andras Kelly, a landscape architect, also joined the partnership later that year.

After Shaw and Kelly left the partnership, the practice became Denton Corker Marshall in 1975. Between 1972 and 1976 the practice had only minor architectural commissions, surviving primarily on town planning, urban design and landscape projects. The first architectural commission came in 1976 when the firm won the competition for the Melbourne Civic Square, completed in 1980 (demolished).

In the 1980s the practice began to gain impetus. It was a finalist in the international competition for Australia's new Parliament House and expanded into Asia, with commissions in Hong Kong and China. It is during this period of expansion that Denton Corker Marshall completed an addition to the rear of the Emery House. Designed as a Post-modern pavilion, it creates a strong contrast to the earlier building. The addition, designed in 1985 contains a bed-sitting room, pool, decks and bathroom.

Today the firm has offices in Australia, Hong Kong, Indonesia, Singapore, Vietnam, United Kingdom and Poland. The philosophy of the practice is to provide its clients with a professional service that creates innovative design solutions in the context of strict technical, construction, management and cost control parameters. Its architectural language is consistent and rigorous.

Denton Corker Marshall's success continued throughout the 1990s. In Victoria it several large commissions from the Kennett Liberal Government, including the Melbourne Exhibition Centre and the Museum of Victoria, still under construction.

Other notable projects completed or currently being undertaken by the firm include City Link Gateway, which won the Royal Australian Institute of Architects Special Jury Award in 1999; 101 Collins Street, Melbourne, Governor Philip Tower and Governor Macquarie Tower, Sydney; Saigon Centre, Ho Chi Minh City; Australian Embassy, Beijing; Grand Hyatt Hotel, Jakarta; and Millenium Plaza, Warsaw.

**Emery House**

Denton Corker Marshall has won or been nominated for major national and international architectural, landscape and urban planning competitions. The practice consistently receives professional design and building awards, and is widely acclaimed in Australian and international publications. In 1996 John Denton, Bill Corker and Barrie Marshall, were awarded the Royal Australian Institute of Architects' Gold Medal, the most prestigious the Institute bestows.<sup>1</sup>

**VISUAL DESCRIPTION**

A Modernist house in concrete block, extending across the site with gabled and saw-toothed roofs clad with flat cement (?) tiles. The gabled garage at left is concealed behind a high wall with timber doors. At its left, the wall returns to the front of the house with high-light windows over. A rectangular chimney extends past the clerestory which faces it. Inside is a range of floor levels and platforms, with a mezzanine level. Chains replace downpipes from half-round gutters. It is set in a landscaped setting including weathered boulders and mature pines, which cover the site.

There is a Post-modern addition by the same architect and a pool, very colourful, at the rear.

**INTACTNESS**

Excellent.

**CONDITION**

Excellent. The owners wage a constant battle with the pine needles.

**STATEMENT OF SIGNIFICANCE**

Designed in 1969 and built in 1971, this is the first completed domestic design by John Denton, of the important international architects, Denton Corker Marshall, and prior to the formation of that partnership, immediately after graduating. It is of architectural significance at State level for that reason, but also as a fine, intact early example of Denton's work alone, to which the addition forms an interesting and complementary coda.

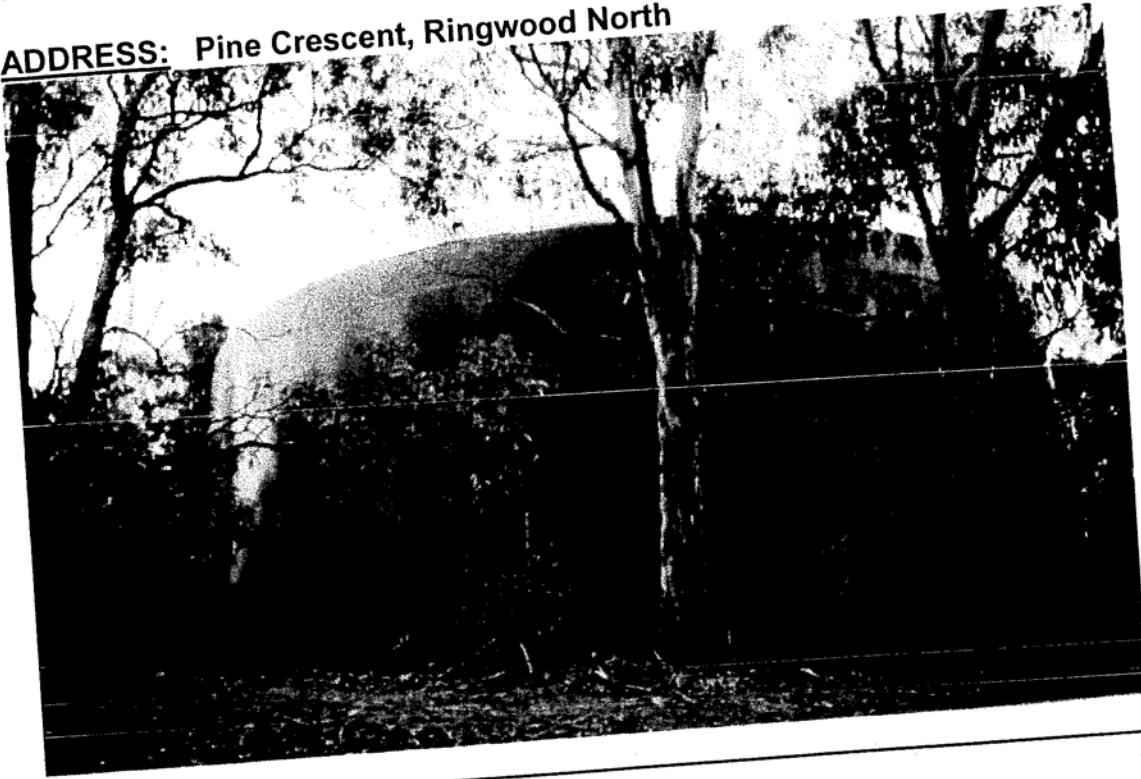
---

<sup>1</sup> Barbara and Werner Hofer, pers. com with Richard Peterson and Peter Barrett, at 50Pine Crescent, Ringwood North, 19 June 1999. Haig Beck, *Australian Architects. Denton Corker Marshall*, pp 6, 7 & 126. Denton Corker Marshall, 'Company Profile or Statement' on company's internet site, <http://www.hkia.org>



Water tank

ADDRESS: Pine Crescent, Ringwood North



USE: Water tank

CONSTRUCTION DATE: c1940

SOURCE: Anderson, *Ringwood. Place of many Eagles*, pp 181-182

DESIGNER: Unknown     BUILDER: MMBW and Borough of Ringwood

SIGNIFICANT INTACT ELEMENTS:  
Water tank. Natural bushland setting.

SIGNIFICANCE:  
TYPE: Historical.  
LEVEL: Local

DESIGNATION EXISTING: Nil.  
RECOMMENDED CONTROL: Heritage overlay.

GRID REF: 49 F5    SURVEY: RP & PB.    DATE: 19/6/99    NEGS: M15.26

### HISTORY

The construction of the O'Shannassy and Upper Yarra systems in the 1920s, resulted in Maroondah being connected to Melbourne's reticulated water supply. The system was constructed by the Melbourne and Metropolitan Board of Works (MMBW), and was a response to the increase in demands for water by Melbourne's growing eastern and south-eastern suburbs.

### Water tank

The O'Shannassy River feeds in to the Yarra River thirteen kilometres upstream of Warburton. In 1914, the river was diverted a short distance before it meets the Yarra, into a weir, and from there a combination of an aqueduct and pipeline supplies the water to a series of reservoirs at Olinda, Mitcham and Surrey Hills. It was from this pipeline that Maroondah received its first reticulated water supply, commencing at Croydon in 1920, and the following year in Ringwood.<sup>1</sup>

Reticulated water was unavailable in Ringwood North until World War II. Plans began in the early 1930s to supply water to the higher ground about Ringwood. The Depression and disagreements between the Council and the MMBW about the cost of the works, delayed water being supplied to the northern part of Ringwood for seven years. A tank, and a pipeline were eventually constructed at the end of the 1930s and in early 1940s to supply Ringwood North with water.<sup>2</sup>

### VISUAL DESCRIPTION

A large steel, above-ground, water storage tank surrounded and camouflaged by eucalypts, remnant bush.

### INTACTNESS

Very good.

### CONDITION

Very good, apparently.

### STATEMENT OF SIGNIFICANCE

A large steel, above ground water-storage tank, surrounded and camouflaged by eucalypts, possibly remnant bush. It is historically significant locally in demonstrating state and local government action in securing a reliable water supply for Ringwood North.

<sup>1</sup> Tony Dingle and Carolyn Rasmussen, *Vital Conections. Melbourne and its Board of Works 1891-1991*, pp 116 and 134. Muriel McGivern, *A History of Croydon*, vol. 1, p 41.

<sup>2</sup> Arnall & Jackson, *Victorian Municipal Directory*, 1945, pp 535 & 536. Hugh Anderson, *Ringwood. Place of many Eagles*, pp 181-182.



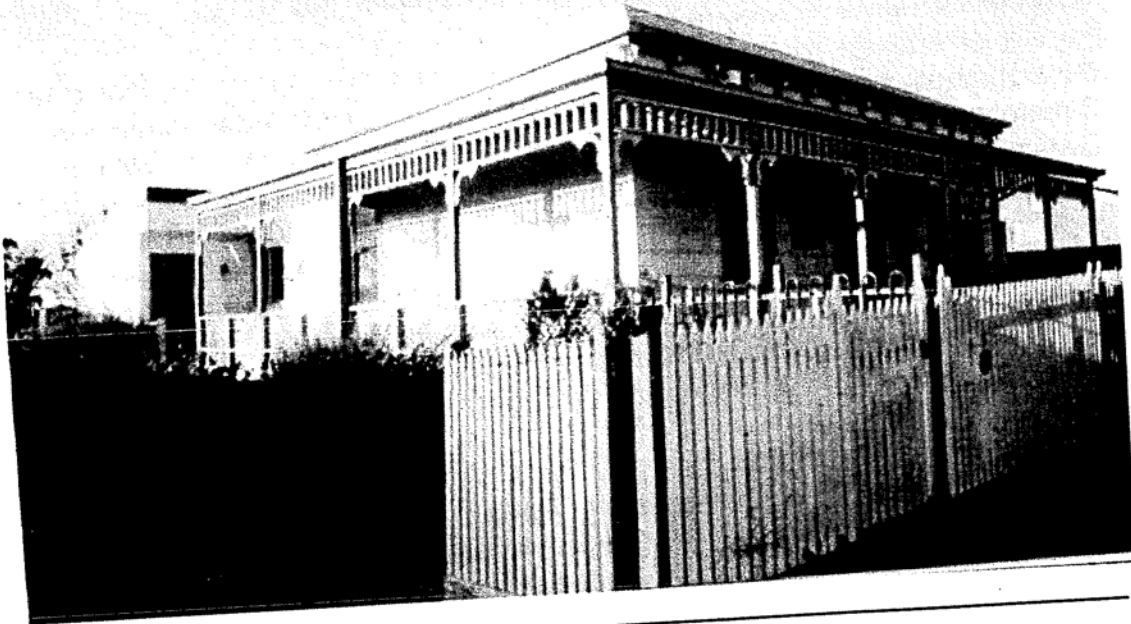
**MAROONDAH HERITAGE STUDY**

Richard Peterson Architect & Conservation Consultant, with Peter Barrett

**STAGE TWO**

Starting Out

**ADDRESS:** 5 Pitt Street, Ringwood



**USE:** Clinic for pregnant and parenting young women

**PREVIOUS USE:** House

**CONSTRUCTION DATE:** c1900

**SOURCE:** Shire of Lillydale, 'Rate Book', 1892-93, 1898-99, 1903-04 and 1908-09.

**DESIGNER:** Unknown

**BUILDER:** Unknown

**SIGNIFICANT INTACT ELEMENTS:**

Form. Verandah. Fence? Eaves frieze and brackets.

**SIGNIFICANCE:**

**TYPE:** Architectural. Historical. Social.

**LEVEL:** Local

**DESIGNATION EXISTING:** Nil.

**RECOMMENDED CONTROL:** Heritage overlay.

**GRID REF:** 49 J8    **SURVEY:** RP & PB.    **DATE:** 9/6/99    **NEGS:** M11.19

**HISTORY**

The house is built on part of the Railway Park Estate. Sale of building allotments on the estate commenced around 1887. This was the second attempt in the 1880s to subdivide into housing blocks what had been Ford's Crown grant of 1874. Ford's land encompassed 32 hectares between Bedford Road and the Maroondah Highway. The land was bisected by the Melbourne to Lilydale railway line when it was built in 1882, and again in 1889 after the construction of the Ringwood to Ferntree Gully railway line. The estate was

## Starting Out

one of many land speculations in Maroondah that occurred with the construction of the railway lines through the district in the 1880s.

An earlier attempt by the Railway Junction Land Association to float a land development company to subdivide and sell the land was unsuccessful.<sup>1</sup> Directors of this association included politician, E.H. Cameron, M.L.A. for Evelyn; N. Kingston, contractor of Collins Street, Melbourne and the architect William Pitt.<sup>2</sup> It is unknown what involvement Pitt had in the later Railway Park Estate. In 1887, Alfred Dean Hodgson, a solicitor, of Chancery Lane, Melbourne was the owner of the land. Hodgson the following year began subdividing the land into housing blocks, and Pitt Street, which bisects the estate was created. This indicates that Pitt may have had some involvement in the subdivision.<sup>3</sup>

In 1890, a syndicate of four men purchased almost twenty-five hectares of the land. They were Charles Frederick Taylor, a barrister, David Edelsten, auctioneer, Albert Wisemen, warehouseman, and James Buxton<sup>4</sup>, an artistic stationer; all of Melbourne. In the same year the men sold the allotment that this house is built on (lot 58), to the Melbourne Permanent Building Society.<sup>5</sup>

The Melbourne Permanent Building Society in 1892-93 rate books is listed as owning 2 hectares of the Railway Park Estate. No houses are listed in the rate book entry, nor are any listed in rate books in 1898-99. No entry could be found in rate books for 1903-4.

In the 1908-09 rate book a house is listed on Lot 49 and is rated to Andrew Edwin Grant. It was owned by the Melbourne Permanent Building Society. This is most likely 22 Pitt Street. Visually, 5 Pitt Street is similar to 22 Pitt Street, and it is likely these two houses, and the houses at 20 and 24 Pitt Street, were built around c1900.<sup>6</sup>

<sup>1</sup> Hugh Anderson, *Ringwood. Place of many Eagles*, pp 65-66.

<sup>2</sup> Buildings designed by Pitt include the former Melbourne Stock Exchange (1888-91), 376-380 Collins Street, now incorporated into the ANZ Gothic Bank, 388 Collins Street; Olderfleet Building (1889), 477 Collins Street and the Rialto Building (1889), 497-503 Collins Street. Philip Goad, *Melbourne Architecture*, pp 55 and 56.

<sup>3</sup> Land Victoria, 'Certificate of Title', vol. 1914 fol. 382626.

<sup>4</sup> Buxton is no relation to the family of real estate agent J.R. Buxton. Judith Buckrich pers. com. with Peter Barrett on 23 September 2000.

<sup>5</sup> Land Victoria, 'Certificate of Title', vol. 2261 fol. 452191.

<sup>6</sup> It is likely the occupants of the houses were rated by the Shire, and would therefore be listed under their individual names. Further research is required to search through all names in the rate books in order to establish a date of construction. Shire of Lillydale, 'Rate Book', 1892-93, 1898-99, 1903-04 and 1908-09. Land Victoria, 'Certificate of Title' vol. 2102 fol. 420243.

**VISUAL DESCRIPTION**

A timber Italianate symmetrical double-fronted house, with a hipped-roof. This has concave fretwork eaves-brackets and a frieze mould. The skillion-roofed verandah extends around the angles, to return down both sides, unusually. It has a palisaded valance over a rail with concave fretwork brackets. Walls are clad with mock ashlar blockwork boards. There is a timber picket fence with, spearhead fretwork picket-heads.

**INTACTNESS**

Very good. There is a major Modernist, but sympathetic addition at the rear, the balustrade is sympathetic but apparently recent and the front boundary fence may also be relatively recent but sympathetic replica of a Victorian design.

**CONDITION**

Very good.

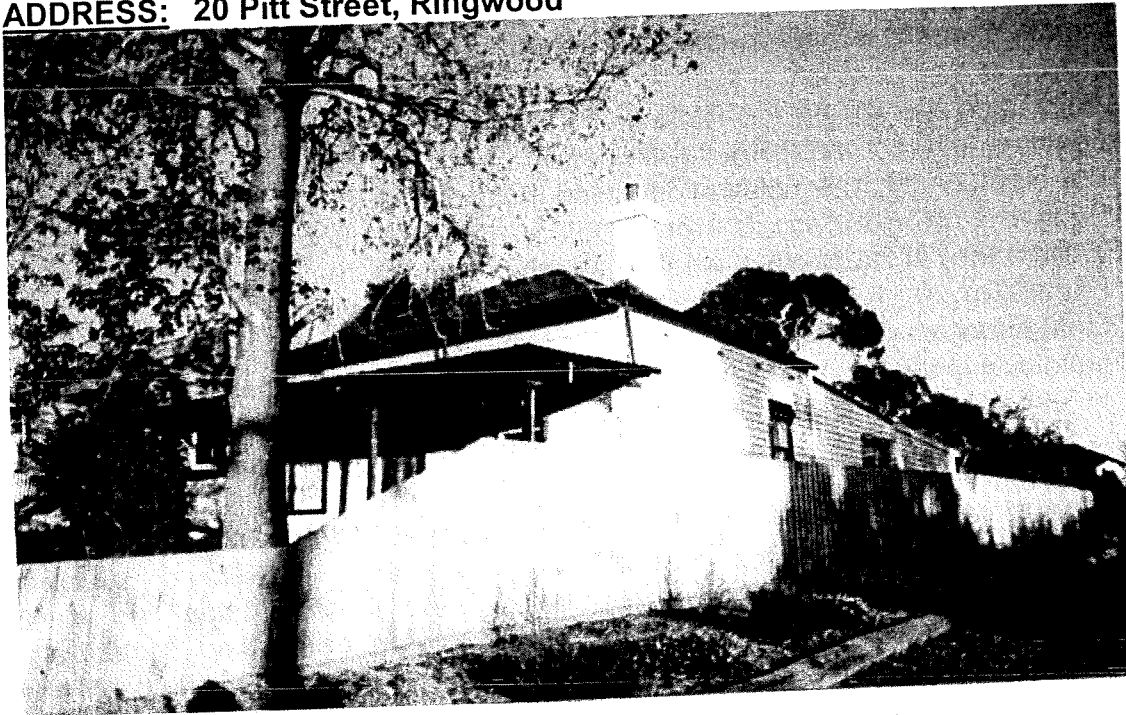
**STATEMENT OF SIGNIFICANCE**

A characteristic timber symmetrical Italianate double-fronted house. It is historically significant in embodying early twentieth century family life in Ringwood and architecturally as exemplifying this domestic style in a relatively unusual variant with its symmetry and embracing verandah.



House

ADDRESS: 20 Pitt Street, Ringwood



---

**USE:** House

**CONSTRUCTION DATE:** c1900

**SOURCE:** Shire of Lillydale, 'Rate Book', 1892-93, 1898-99, 1903-04 and 1908-09.

**DESIGNER:** Unknown

**BUILDER:** Unknown

---

**SIGNIFICANT INTACT ELEMENTS:**

Form. Fence. Chimney. Tree.

---

**SIGNIFICANCE:**

**TYPE:** Architectural. Historical.

**LEVEL:** Local

---

**DESIGNATION EXISTING:** Nil.

**RECOMMENDED CONTROL:** Heritage overlay.

---

**GRID REF:** 49 J8    **SURVEY:** RP & PB.    **DATE:** 9/9/99    **NEGS:**M11.15-16

---

**HISTORY**

The house is built on part of the Railway Park Estate. Sale of building allotments on the estate commenced around 1887. This was the second attempt in the 1880s to subdivide into housing blocks what had been Ford's Crown grant of 1874. Ford's land encompassed 32 hectares between Bedford Road and the Maroondah Highway. The land was bisected by the Melbourne to Lillydale railway line when it was built in 1882, and again in 1889 after the construction of the Ringwood to Ferntree Gully railway line. The estate was

## House

one of many land speculations in Maroondah that occurred with the construction of the railway lines through the district in the 1880s.

An earlier attempt by the Railway Junction Land Association to float a land development company to subdivide and sell the land was unsuccessful.<sup>1</sup> Directors of this association included politician, E.H. Cameron, M.L.A. for Evelyn; N. Kingston, contractor of Collins Street, Melbourne and the architect William Pitt.<sup>2</sup> It is unknown what involvement Pitt had in the later Railway Park Estate. In 1887, Alfred Dean Hodgson, a solicitor, of Chancery Lane, Melbourne was the owner of the land. Hodgson the following year began subdividing the land into housing blocks, and Pitt Street, which bisects the estate was created. This indicates that Pitt may have had some involvement in the subdivision.<sup>3</sup>

In 1890, a syndicate of four men purchased almost twenty-five hectares of the land. They were Charles Frederick Taylor, a barrister, David Edelsten, auctioneer, Albert Wisemen, warehouseman, and James Buxton<sup>4</sup>, an artistic stationer; all of Melbourne. The Melbourne Permanent Building Society also purchased many lots on the subdivision, including the lot this house is built on, and the lots no's 5, 22 and 24 Pitt Street are built on (refer to these houses' data sheets in this study).<sup>5</sup>

The Melbourne Permanent Building Society in 1892-93 rate books is listed as owning 2 hectares of the Railway Park Estate. No houses are listed in the rate book entry, nor are any listed in rate books in 1898-99. No entry could be found in rate books for 1903-4. In the 1908-09 rate book, on Lot 50 of this estate, this house is listed and is rated to John Rigby. It was owned by the Melbourne Permanent Building Society. It is likely this house, with the houses at 5, 22 and 24 Pitt Street, were built around c1900.<sup>6</sup>

<sup>1</sup> Hugh Anderson, *Ringwood. Place of many Eagles*, pp 65-66.

<sup>2</sup> Buildings designed by Pitt include the former Melbourne Stock Exchange (1888-91), 376-380 Collins Street, now incorporated into the ANZ Gothic Bank, 388 Collins Street; Olderfleet Building (1889), 477 Collins Street and the Rialto Building (1889), 497-503 Collins Street. Philip Goad, *Melbourne Architecture*, pp 55 and 56.

<sup>3</sup> Land Victoria, 'Certificate of Title', vol. 1914 fol. 382626.

<sup>4</sup> Buxton is no relation to the family of real estate agent J.R. Buxton. Judith Buckrich pers. com. with Peter Barrett on 23 September 2000.

<sup>5</sup> Land Victoria, 'Certificate of Title', vol. 2261 fol. 452191.

<sup>6</sup> It is likely the occupants of the houses were rated by the Shire, and would therefore be listed under their individual names. Further research is required to search through all names in the rate books in order to establish a date of construction. Shire of Lillydale, 'Rate Book', 1892-93, 1898-99, 1903-04 and 1908-09. Land Victoria, 'Certificate of Title' vol. 2102 fol. 420243.

House

**VISUAL DESCRIPTION**

Simple double-fronted, symmetrical timber, hipped roof nineteenth century cottage. It has a major skillion-roofed addition at the rear. The front verandah has a shallow hipped roof, on plain timber posts, with cast-iron lace frieze and brackets. Chimneys are rendered with good Classical frieze and cornice moulds and unglazed terra-cotta pots. The door is four panelled. At sides are metal hooded vents. There is an early twentieth-century crimped wire fence, vehicular gates, and a mature deciduous tree.

**INTACTNESS**

Apparently, very good.

**CONDITION**

Very good.

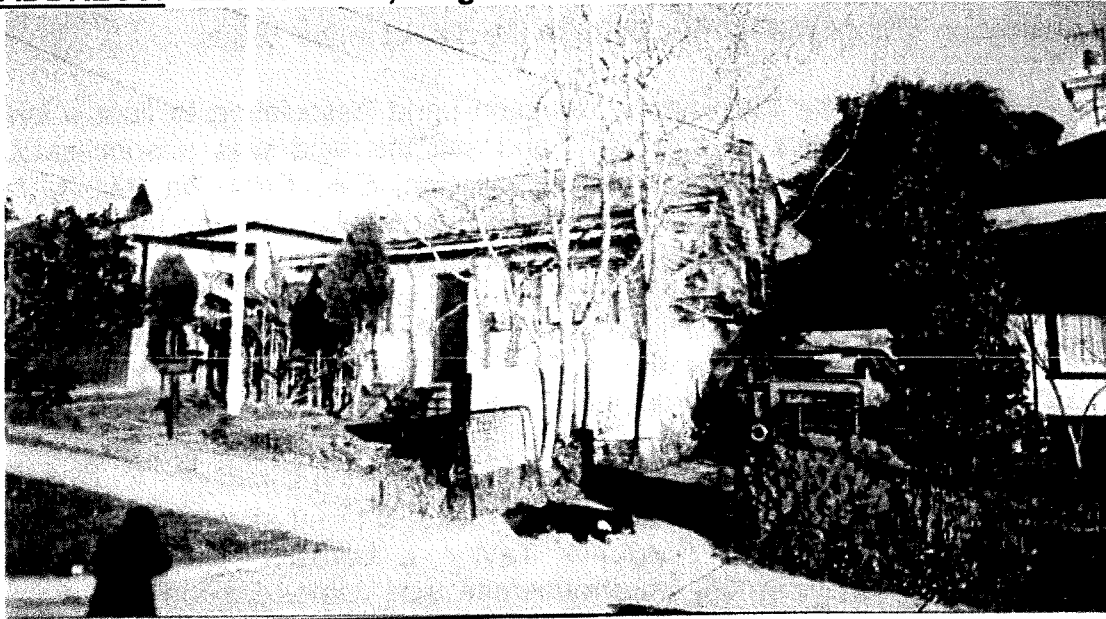
**STATEMENT OF SIGNIFICANCE**

A simple timber symmetrical Italianate cottage built in c1900. It is historically significant locally in evoking modest turn-of-the twentieth century family life in Ringwood and architecturally as a remarkably late example of this domestic style enhanced as one of a group with no's 22 and 24.





## House

**ADDRESS:** 22 Pitt Street, Ringwood**USE:** House**CONSTRUCTION DATE:** c1900**SOURCE:** Shire of Lillydale, 'Rate Book', 1892-93, 1898-99, 1903-04 and 1908-09.**ALTERATIONS & ADDITIONS:** In filled verandah **DATE:** ?**SOURCE:** Visual**DESIGNER:** Unknown **BUILDER:** Unknown**SIGNIFICANT INTACT ELEMENTS:**

Form.

**SIGNIFICANCE:****TYPE:** Architectural. Historical?**LEVEL:** Local**DESIGNATION EXISTING:** Nil.**RECOMMENDED CONTROL:** Heritage overlay.**GRID REF:** 49 J8 **SURVEY:** RP & PB **DATE:** 9/6/99 **NEGS:** M11.17**HISTORY**

The house is built on part of the Railway Park Estate. Sale of building allotments on the estate commenced around 1887. This was the second attempt in the 1880s to subdivide into housing blocks what had been Ford's Crown grant of 1874. Ford's land encompassed 32 hectares between Bedford Road and the Maroondah Highway. The land was bisected by the Melbourne to Lilydale railway line when it was built in 1882, and again in 1889 after the construction of the Ringwood to Ferntree Gully railway line. The estate was

## House

one of many land speculations in Maroondah that occurred with the construction of the railway lines through the district in the 1880s.

An earlier attempt by the Railway Junction Land Association to float a land development company to subdivide and sell the land was unsuccessful.<sup>1</sup> Directors of this association included politician, E.H. Cameron, M.L.A. for Evelyn; N. Kingston, contractor of Collins Street, Melbourne and the architect William Pitt.<sup>2</sup> It is unknown what involvement Pitt had in the later Railway Park Estate. In 1887, Alfred Dean Hodgson, a solicitor, of Chancery Lane, Melbourne was the owner of the land. Hodgson the following year began subdividing the land into housing blocks, and Pitt Street, which bisects the estate was created. This indicates that Pitt may have had some involvement in the subdivision.<sup>3</sup>

In 1890, a syndicate of four men purchased almost twenty-five hectares of the land. They were Charles Frederick Taylor, a barrister, David Edelsten, auctioneer, Albert Wisemen, warehouseman, and James Buxton<sup>4</sup>, an artistic stationer; all of Melbourne. The Melbourne Permanent Building Society also purchased many lots on the subdivision, including the lot this house is built on, and the lots that no's 5, 20 and 24 Pitt Street are built on (refer to these houses' data sheets in this study).<sup>5</sup>

The Melbourne Permanent Building Society in 1892-93 rate books is listed as owning 2 hectares of the Railway Park Estate. No houses are listed in the rate book entry, nor are any listed in rate books in 1898-99. No entry could be found in rate books for 1903-4. In the 1908-09 rate book a house is listed on lot 49 and is rated to Andrew Edwin Grant. It was owned by the Melbourne Permanent Building Society. This is most likely 22 Pitt Street. It is likely this house, with the houses at 5, 20 and 24 Pitt Street, were built around c1900.<sup>6</sup>

---

<sup>1</sup> Hugh Anderson, *Ringwood. Place of many Eagles*, pp 65-66.

<sup>2</sup> Buildings designed by Pitt include the former Melbourne Stock Exchange(1888-91), 376-380 Collins Street, now incorporated into the ANZ Gothic Bank, 388 Collins Street; Olderfleet Building (1889), 477 Collins Street and the Rialto Building (1889), 497-503 Collins Street. Philip Goad, *Melbourne Architecture*, pp 55 and 56.

<sup>3</sup> Land Victoria, 'Certificate of Title', vol. 1914 fol. 382626.

<sup>4</sup> Buxton is no relation to the family of real estate agent J.R. Buxton. Judith Buckrich pers. com. with Peter Barrett on 23 September 2000.

<sup>5</sup> Land Victoria, 'Certificate of Title', vol. 2261 fol. 452191.

<sup>6</sup> It is likely the occupants of the houses were rated by the Shire, and would therefore be listed under their individual names. Further research is required to search through all names in the rate books in order to establish a date of construction. Shire of Lillydale, 'Rate Book', 1892-93, 1898-99, 1903-04 and 1908-09. Land Victoria, 'Certificate of Title' vol. 2102 fol. 420243.

**House**

**VISUAL DESCRIPTION**

A simple early timber symmetrical cottage, with a gabled roof across and a skillioned verandah at the rear. At the front is a flagpole.

**INTACTNESS**

Poor. The verandah has been infilled to provide an additional room.

**CONDITION**

Only fair. Needs maintenance.

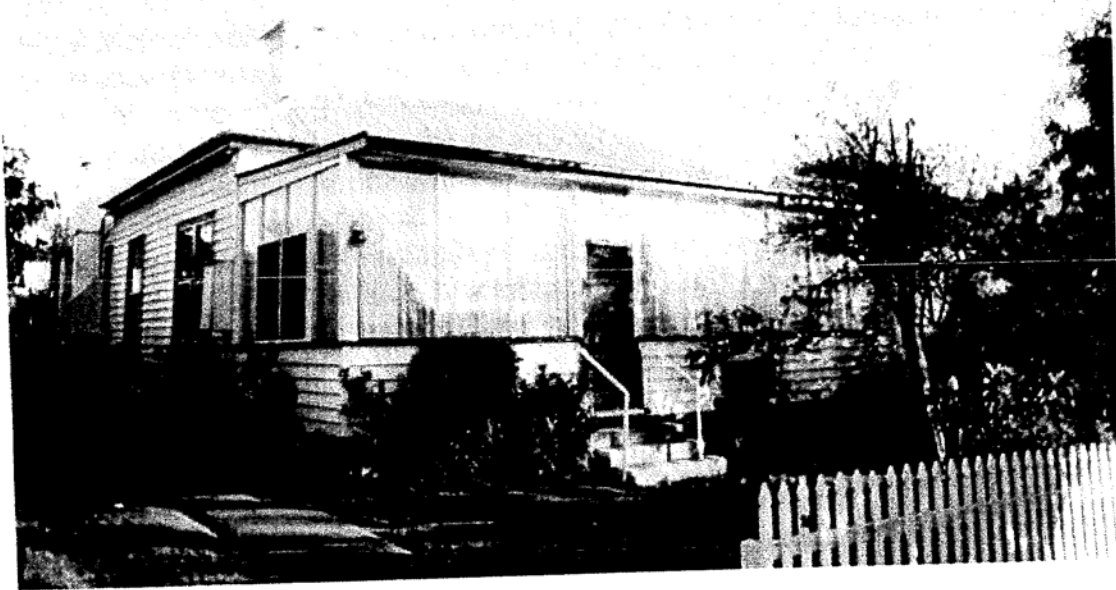
**STATEMENT OF SIGNIFICANCE**

A single timber gable-roofed cottage built in c1900. It is historically significant locally in evoking modest turn-of-the-century family life in Ringwood and architecturally as a remarkably late example of this domestic style, relatively unchanged over 50 years, enhanced as one of a group with no's 20 and 24.



House

ADDRESS: 24 Pitt Street, Ringwood



---

USE: House

CONSTRUCTION DATE: c1900

SOURCE: Shire of Lillydale, 'Rate Book', 1892-93, 1898-99, 1903-04 and 1908-99

ALTERATIONS & ADDITIONS: Sleep out on verandah DATE: ?

DESIGNER: Unknown BUILDER: Unknown

---

SIGNIFICANT INTACT ELEMENTS:

Form.Chimney.

---

SIGNIFICANCE:

TYPE: Architectural.

LEVEL: Local

---

DESIGNATION EXISTING: Nil.

RECOMMENDED CONTROL: Heritage overlay.

---

GRID REF: 49 J8 SURVEY: RP & PB. DATE: 9/6/99 NEGS: M11.18

---

HISTORY

The house is built on part of the Railway Park Estate. Sale of building allotments on the estate commenced around 1887. This was the second attempt in the 1880s to subdivide into housing blocks what had been Ford's Crown grant of 1874. Ford's land encompassed 32 hectares between Bedford Road and the Maroondah Highway. The land was bisected by the Melbourne to Lillydale railway line when it was built in 1882, and again in 1889 after the construction of the Ringwood to Ferntree Gully railway line. The estate was

**House**

one of many land speculations in Maroondah that occurred with the construction of the railway lines through the district in the 1880s.

An earlier attempt by the Railway Junction Land Association to float a land development company to subdivide and sell the land was unsuccessful.<sup>1</sup> Directors of this association included politician, E.H. Cameron, M.L.A. for Evelyn; N. Kingston, contractor of Collins Street, Melbourne and the architect William Pitt.<sup>2</sup> It is unknown what involvement Pitt had in the later Railway Park Estate. In 1887, Alfred Dean Hodgson, a solicitor, of Chancery Lane, Melbourne was the owner of the land. Hodgson the following year began subdividing the land into housing blocks, and Pitt Street, which bisects the estate was created. This indicates that Pitt may have had some involvement in the subdivision.<sup>3</sup>

In 1890, a syndicate of four men purchased almost twenty-five hectares of the land. They were Charles Frederick Taylor, a barrister, David Edelsten, auctioneer, Albert Wisemen, warehouseman, and James Buxton<sup>4</sup>, an artistic stationer; all of Melbourne. The Melbourne Permanent Building Society also purchased many lots on the subdivision, including the lot this house is built on, and the lots that no's 5, 20 and 24 Pitt Street are built on (refer to these houses' data sheets in this study).<sup>5</sup>

The Melbourne Permanent Building Society in 1892-93 rate books is listed as owning 2 hectares of the Railway Park Estate. No houses are listed in the rate book entry, nor are any listed in rate books in 1898-99. No entry could be found in rate books for 1903-4. In the 1908-09 rate book a house is listed on Lot 49 and is rated to Andrew Edwin Grant. It was owned by the Melbourne Permanent Building Society. This is most likely 22 Pitt Street. Visually, 24 Pitt Street is similar to 22 Pitt Street, and it is likely these two houses, and the houses at 5 and 20 Pitt Street, were built around c1900.<sup>6</sup>

<sup>1</sup> Hugh Anderson, *Ringwood. Place of many Eagles*, pp 65-66.

<sup>2</sup> Buildings designed by Pitt include the former Melbourne Stock Exchange(1888-91), 376-380 Collins Street, now incorporated into the ANZ Gothic Bank, 388 Collins Street; Olderfleet Building (1889), 477 Collins Street and the Rialto Building (1889), 497-503 Collins Street. Philip Goad, *Melbourne Architecture*, pp 55 and 56.

<sup>3</sup> Land Victoria, 'Certificate of Title', vol. 1914 fol. 382626.

<sup>4</sup> Buxton is no relation to the family of real estate agent J.R. Buxton. Judith Buckrich pers. com. with Peter Barrett on 23 September 2000.

<sup>5</sup> Land Victoria, 'Certificate of Title', vol. 2261 fol. 452191.

<sup>6</sup> It is likely the occupants of the houses were rated by the Shire, and would therefore be listed under their individual names. Further research is required to search through all names in the rate books in order to establish a date of construction. Shire of Lillydale, 'Rate Book', 1892-93, 1898-99, 1903-04 and 1908-09. Land Victoria, 'Certificate of Title' vol. 2102 fol. 420243.

House

**VISUAL DESCRIPTION**

A symmetrical, hipped-roof timber Italianate cottage with (some) eaves brackets and a frieze-mould, and a skillion verandah, and a further skillion addition. One chimney has a Classical cornice and frieze mould, and at rear left, is an external kitchen chimney.

**INTACTNESS**

Poor. The verandah has been infilled similarly to at No. 22 Pitt Street and many eaves brackets are missing.

**CONDITION**

Good.

**STATEMENT OF SIGNIFICANCE**

A simple timber symmetrical Italianate cottage built c1900. It is historically significant locally in working modest turn-of-the twentieth century family life in Ringwood and architecturally as a remarkably late example of this domestic style, enhanced as one of a group with no's 20 and 22.





**MAROONDAH HERITAGE STUDY**

**STAGE TWO**

**Richard Peterson Architect & Conservation Consultant, with Peter Barrett**

**Former Ringwood Ambulance Depot**

**ADDRESS: 28 & 28a Pitt Street, Ringwood**



---

**USE: Former ambulance depot and adjoining residence**

**PREVIOUS USE: Ambulance depot and adjoining residence**

**CONSTRUCTION DATE: 1955**

**SOURCE: 'Historical Hike of East Ringwood'**

**DESIGNER: Unknown**

**BUILDER: Unknown**

---

**SIGNIFICANT INTACT ELEMENTS:**

Form. Flagpole. Ambulance garage doors. Adjoining residence. Garden remnants and pot plant holders. Driveway.

---

**SIGNIFICANCE:**

**TYPE: Architectural. Historical. Social.**

**LEVEL: Local**

---

**DESIGNATION EXISTING: Nil.**

**RECOMMENDED CONTROL: Heritage overlay.**

---

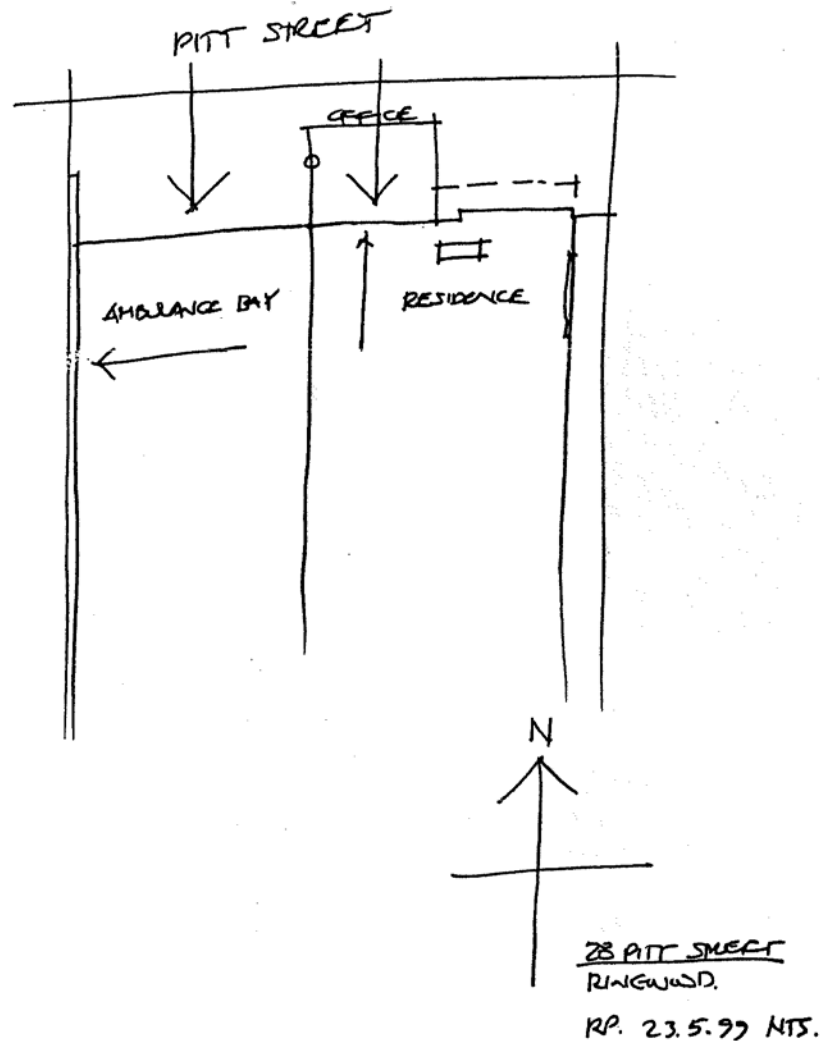
**GRID REF: 49 J8**

**SURVEY: PB.**

**DATE: 6/7/99**

**NEGS: M17.11**

---



**Former Ringwood Ambulance Depot**

**HISTORY**

The former Ringwood Ambulance Depot is built on part of the Railway Park Estate. Sale of building allotments on the estate commenced around 1887. This was the second attempt in the 1880s to subdivide into housing blocks what had been Ford's Crown grant of 1874. Ford's land encompassed 32 hectares between Bedford Road and the Maroondah Highway. The land was bisected by the Melbourne to Lilydale railway line when it was built in 1882, and again in 1889 after the construction of the Ringwood to Ferntree Gully railway line. The estate was one of many land speculations in Maroondah that occurred with the construction of the railway lines through the district in the 1880s (refer to no's 5, 20, 22 and 24 Pitt Street in this study).

It is likely that the land the former Ringwood Ambulance Depot was built on was vacant from the time the Railway Park Estate was subdivided in the 1880s. Much of the street appears undeveloped in a 1920 photograph of the street taken in the vicinity of the ambulance depot. At the time of the opening

### **Former Ringwood Ambulance Depot**

of the former Ringwood Ambulance Depot in 1955, the adjoining block was used as a Council yard.<sup>1</sup>

The building now appears to be used as an artist's studio and residence.

### **VISUAL DESCRIPTION**

The former ambulance depot is a plain, red brick Modernist three-bay building with a flat steel-deck roof. The left-hand bay is the residence, with the ambulance bay at right and an entrance between, beside a rectangular driveway. The central bay sits forward, possibly as an office, being entered in the left. The vehicular bay is higher with a clerestory roof at left and a wing-wall at right, with vehicular doors and a timber panel over.

### **INTACTNESS**

Excellent.

### **CONDITION**

Very good.

### **STATEMENT OF SIGNIFICANCE**

A brick Modernist (former) ambulance depot built in 1955. The designer is unknown. It is historically significant locally for its association with the development of health care services in Maroondah and architecturally as a good simple Modernist building.

---

<sup>1</sup> Hugh Anderson, *Ringwood. Place of many Eagles*, pp 144, 172-73. *Sands & McDougall's Directory*, 1956. Ringwood Secondary College, map with descriptive text titled 'Historical Hike of East Ringwood', dated 16 September 1993.



**MAROONDAH HERITAGE STUDY**

Richard Peterson Architect & Conservation Consultant, with Peter Barrett

**STAGE TWO**

Luther College

**ADDRESS:** Plymouth Road (north-east corner of Yarra Road), Croydon



---

**USE:** School

**PREVIOUS USE:** Orchard

**CONSTRUCTION DATE:** 1964

**ARCHITECT:** Frederick Romberg

**BUILDER:** A.V. Jennings

**ALTERATIONS & ADDITIONS:** Stage 2 Classrooms & Science Labs.  
**DATE:** 1967 **ARCHITECT:** Mockridge Stahle & Mitchell

**BUILDER:** Prentice Builders

**ALTERATIONS & ADDITIONS:** Arts/Craft Centre **DATE:** 1979

**ARCHITECT:** Loftus-Hills, Harkin & Ziersch **BUILDER:** Unknown

**SOURCE:** F.W. Hoffmann, Bell, Clock & Cross.

**ALTERATIONS & ADDITIONS:** Chapel & music centre **DATE:** 1984

**ARCHITECT:** Loftus-Hills, Harkin & Ziersch **BUILDER:** Unknown

**SOURCE:** F.W. Hoffmann, Bell, Clock & Cross.

**ALTERATIONS & ADDITIONS:** Chapel window **DATE:** 1984

**DESIGNER:** Klaus Zimmer **BUILDER:** Unknown

**SOURCE:** F.W. Hoffmann, Bell, Clock & Cross.

**ALTERATIONS & ADDITIONS:** Various **DATE:** 1980s and 1999

**ARCHITECT:** Unknown **BUILDER:** Unknown

**SOURCE:** Visual

Luther College

---

**SIGNIFICANT INTACT ELEMENTS:**

Form (1964) buildings. Bell. Leadlight glass in chapel.

---

---

**MAROONDAH HERITAGE STUDY**

Richard Peterson Architect & Conservation Consultant, with Peter Barrett

**STAGE TWO**

**SIGNIFICANCE:**

**TYPE:** Architectural. Historical. Social.

**LEVEL:** Local

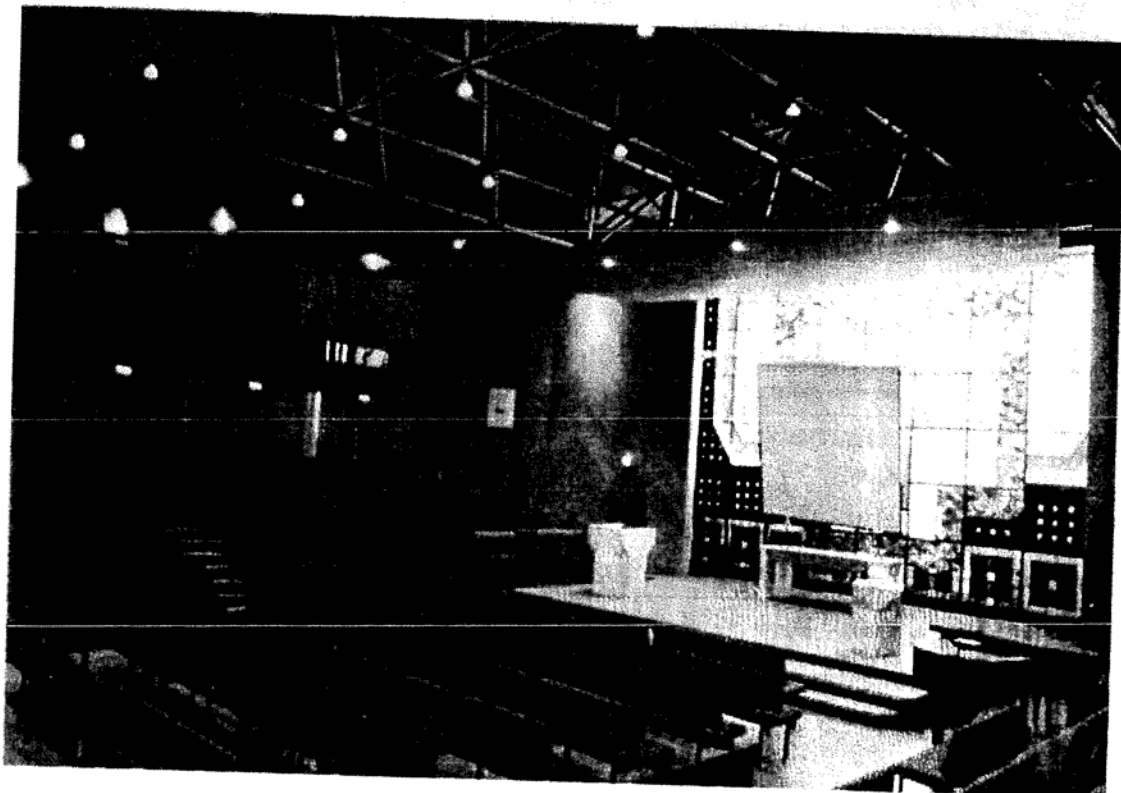
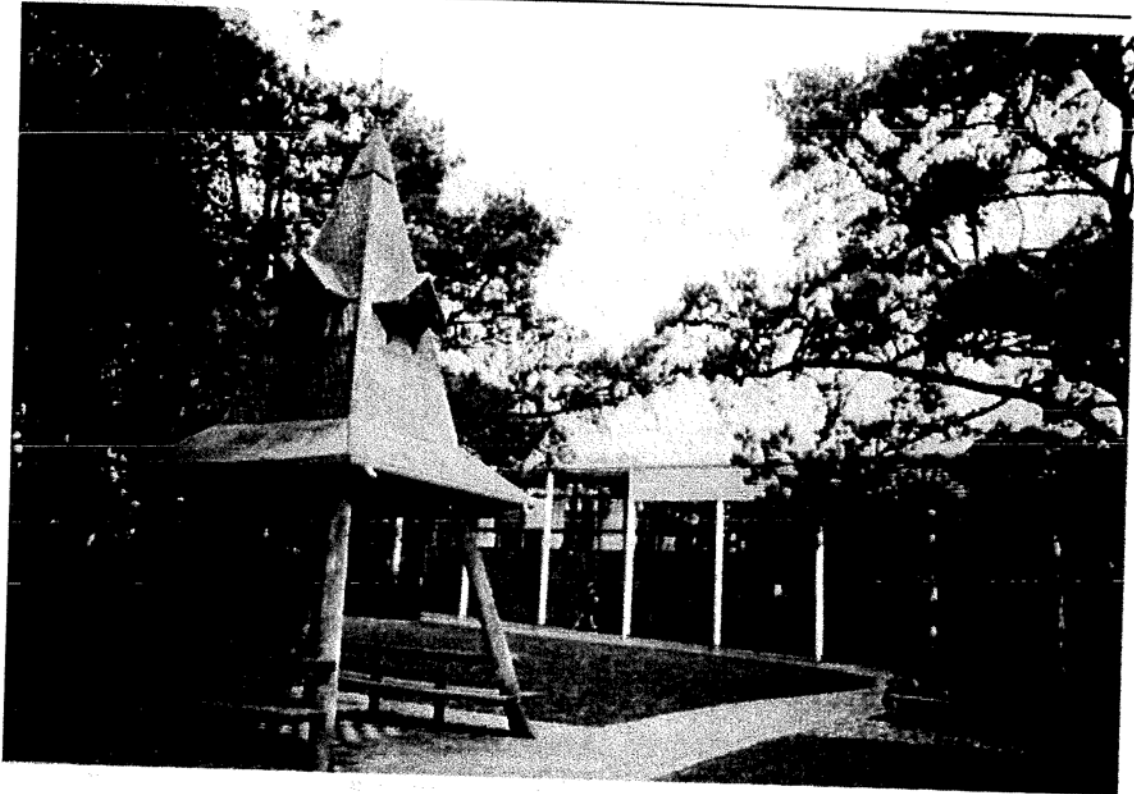
---

**DESIGNATION EXISTING:** Nil.

**RECOMMENDED CONTROL:** Heritage overlay.

---

**GRID REF: 36 G11 SURVEY: RP & PB. DATE: 26/5/99 NEGS: M9.7-15**



## Luther College

### HISTORY

Luther College opened at North Croydon in 1964, with 53 pupils. It is believed to have been the only Lutheran school in operation in Victoria when it opened. The last, and possibly the only other Lutheran educational institution to operate in Victoria, was Concordia College, Murtoa, used for teacher training, which moved to South Australia in 1904. The bell tower from Concordia College is erected in the school's grounds.

The school occupies land earlier owned by Philip Brucker, who gave part of his property to the school. The agreement turned sour and ended in controversy when Mr Brucker claimed the church had placed undue influence on him to give away his property. This claim is denied by the school. A dam from Mr Brucker's property is now the school pond.

The first stage of the school, consisting of a chapel, administration building and classrooms, was designed by architect Frederick Romberg and was completed in 1963. A second stage designed by Mockridge Stahle & Mitchell architects, comprising seven classrooms and two science laboratories, was opened in 1967. A new chapel opened in 1984, replacing the chapel Romberg designed which was destroyed by fire. The new chapel featured a 54 panel leadlight window by artist Klaus Zimmer. Later additions to the school included a new music centre, administration facilities, extra classrooms and additions to the library and gymnasium.<sup>1</sup>

### VISUAL DESCRIPTION

A large Modernist private Lutheran Christian school complex, consisting of:

- 1963 Chapel, administration and classrooms, Frederick Romberg, architect.
- 1967 Seven classrooms and two science laboratories, Mockridge, Stahle & Mitchell, architect.
- 1979 Art/Craft Centre, Loftus-Hills, Harkin & Ziersch, architects.
- 1984 New chapel and music centre, Loftus-Hills, Harkin & Ziersch, architects. Chapel window designed by Klaus Zimmer. Belltower and spire relocated.
- 1985 Woodwork and metalwork chimney, library, gymnasium.
- 1999 Further additions.

---

<sup>1</sup> William Hoffman, *Bell, Clock and Cross. A History of Luther College, 1964-1988*, pp vii, 1, 9, 10, 13, 23, 32 and 38.

**Luther College**

The fine 1964 building is dark brick, with a low pitched gabled-roof which oversails the walls as a high collonade with slender white columns. Subsequent additions have substantially extended this and added other buildings in a more conventional Modernism of lighter upper levels extending over the high ground level collonade. Other classrooms have quadrant round shaped clerestories. the large chapel/music auditorium complex is generally octagonal with auxiliary spaces as additions. The quality of the interior auditorium space is surprisingly fine. It includes a major leadlight glass screen behind the altar, by Klaus Zimmer and a focal cruciform bell-tower. A spire from Our Redeemer Lutheran Church, Warracknabeal is relocated as a pavilion shelter.

**INTACTNESS**

Very good.

**CONDITION**

Excellent.

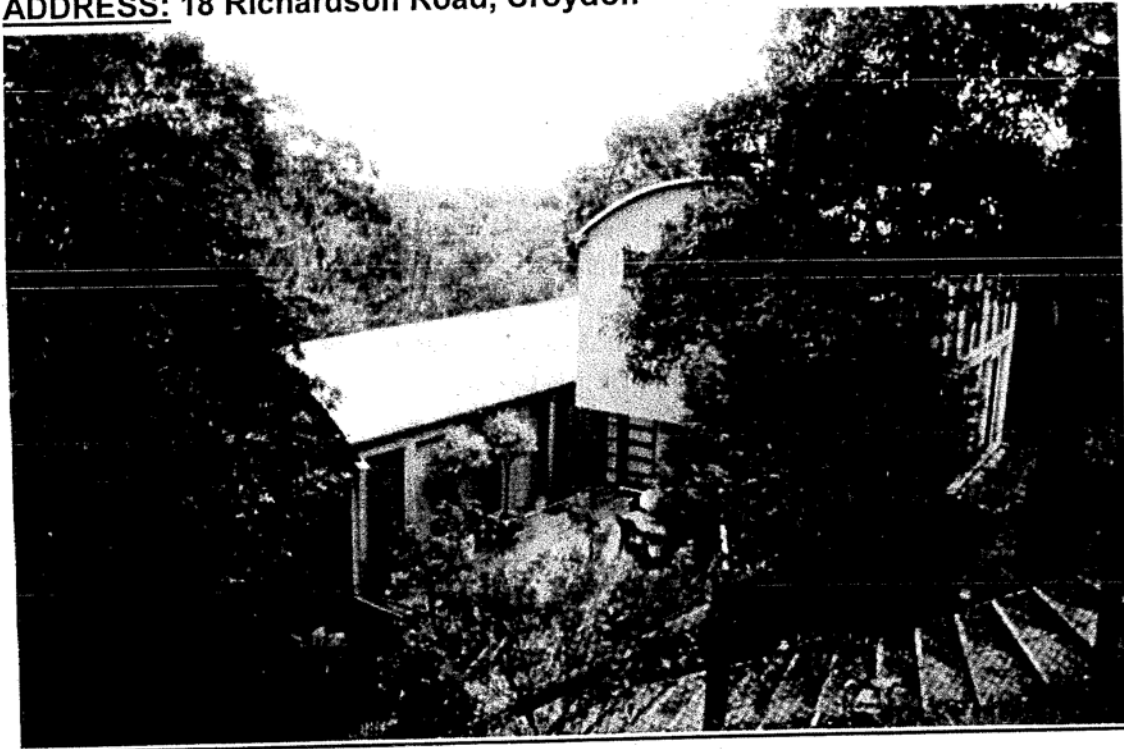
**STATEMENT OF SIGNIFICANCE**

A large Modernist private Lutheran Christian school complex consisting of buildings built in 1963 (Frederick Romberg, of Romberg and Boyd, architects), 1967 (Mockridge, Stahle and Mitchell, architects), 1979-85 (Loftus-Hills, Harkin & Ziersch, architects) and recently. It is historically significant as the first major Lutheran school in Victoria, one of four major private schools in the municipality and for its association with educational developments in local community life. It is architecturally significant as representative of the work of important architects Frederick Romberg of Romberg & Boyd, and of Mockridge Stahle & Mitchell and of the work of important glass artist Klaus Zimmer. It is also socially significant as a focus and repository of memories for the community of families associated with it.



House

**ADDRESS:** 18 Richardson Road, Croydon



---

**USE:** House

**CONSTRUCTION DATE:** 1980s **SOURCE:** Visual

**ARCHITECT:** John Taylor ? **BUILDER:** Unknown

**SOURCE:** Land Victoria, 'Certificate of Title' vol. 9003 fol. 064.

---

**SIGNIFICANT INTACT ELEMENTS:**

Two vaulted pavilions (one is two storeys). Deck.

---

**SIGNIFICANCE:**

**TYPE:** Architectural. Historical.

**LEVEL:** Local

---

**DESIGNATION EXISTING:** Nil.

**RECOMMENDED CONTROL:** Heritage overlay.

---

**GRID REF:** 36 J11 **SURVEY:** RP & PB. **DATE:** 26/5/99 **NEGS:** M9.17

---

**HISTORY**

The house is built on Lot 1, of four lots that comprised Subdivision No. 99068. Harold James and Ida Faull purchased the lot in 1973. The following year the lot was purchased by Arthur and Dorothy Tritton, and in 1976 the land was sold to John and Margaret Taylor. Mr Taylor was an architect, and it is possible that this house was built whilst the Taylor's owned the property,

**House**

which they sold in January 1985.<sup>1</sup> Since then the house has been owned by Darrell and Gaynor Davidson.<sup>2</sup>

**VISUAL DESCRIPTION**

A Modernist house of framed construction, consisting of two linked rectangular pavilions arranged parallel to the road, with curved vaulted roofs, clad with corrugated steel. The front pavilion is two-storied with its left end open at ground level, and the rear pavilion single-storied. The long sides appear to be entirely glazed, generally with full-height sliding doors. Between is a timber deck. They are set in a landscape garden including several mature trees.

**INTACTNESS**

Apparently, excellent.

**CONDITION**

Very good.

**STATEMENT OF SIGNIFICANCE**

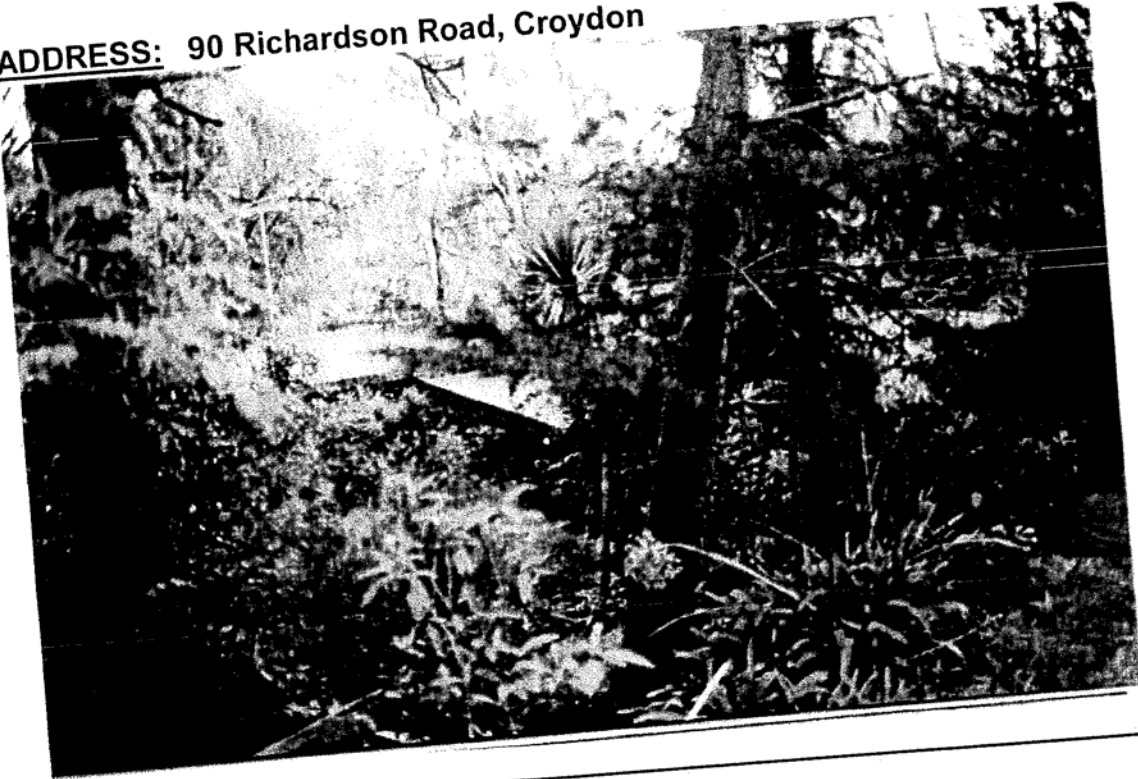
A Modernist house of framed construction, built around the 1980s, the architect is not yet known, It is architecturally significant locally as an interesting and finely detailed work of architecture of this period. It is historically significant as representative embodiment of a way of life and the values of its owners.

---

<sup>1</sup> Attempts by the Consultants to locate Mr Taylor were unsuccessful.  
<sup>2</sup> Land Victoria, 'Certificate of Title', vol. 9003 fol. 064.

Allambee

ADDRESS: 90 Richardson Road, Croydon



USE: House  
CONSTRUCTION DATE: 1966    SOURCE: Visual  
ARCHITECT: Keith J. Barron    BUILDER: J.F. Van't Riet & Sons  
SOURCE: Ringwood Mail, 1/12/1966

SIGNIFICANT INTACT ELEMENTS:  
Form.

SIGNIFICANCE:  
TYPE: Architectural. Historical.  
LEVEL: Local

DESIGNATION EXISTING: Nil.  
RECOMMENDED CONTROL: Heritage overlay.

GRID REF: 36 H11    SURVEY: PB    DATE: 6/7/99    NEGS: M17.3

HISTORY

Completed in 1966, this house was designed by English architect Keith Barron, as his family's home. It is located on the north side of Birt's Hill, on a large block facing north-west over the Yarra Valley. It has been designed to blend into the site's natural bushland. The house featured a thermostatically controlled ducted oil-fired warm air system. The system could be used to circulate air in summer.<sup>1</sup>

<sup>1</sup> Ringwood Mail, 1 December 1966.

House

**VISUAL DESCRIPTION** (obscured)

A Modernist house, apparently L-shaped with a continuous flat steel-deck roof and a continuous timber fascia, part as pergola. It consisted of seven rooms, the master bedroom with en-suite and walk-in-robe. Below, the slope allowed a workshop. It featured an oil-fired ducted heating which circulated fresh air in summer.

It is now set in extremely dense vegetation including large mature conifers and a windmill palm, within remnant natural bush: on a large steep block.

**INTACTNESS**

Apparently, excellent, (but obscured).

**CONDITION**

Not known.

**STATEMENT OF SIGNIFICANCE**

A Modernist house with a flat steel-deck roof on a steep, site landscaped sympathetically within natural bushland, designed as his own residence by English architect Keith J. Barron, and completed in December 1966. It is architecturally significant locally as a fine work of 1960s Modernism and of the architect. It is historically significant as the embodiment of progressive family life and values in sympathy with the actual environment.

---

Ringwood Police Station

ADDRESS: 31 Ringwood Street (south-west corner Bourke Street),  
Ringwood.



USE: Police station

CONSTRUCTION DATE: 1961

SOURCE: Anderson, *Ringwood. Place of many Eagles*, pp 69, 141 & 142.

DESIGNER: Unknown

BUILDER: Unknown

ALTERATIONS & ADDITIONS: Additions and alterations DATE: c1997

SOURCE: Sergeant Haining, Ringwood Police Station

DESIGNER: Unknown

BUILDER: Unknown

SIGNIFICANT INTACT ELEMENTS:

Form.

SIGNIFICANCE:

TYPE: Architectural. Historical.

LEVEL: Local

DESIGNATION EXISTING: Nil.

RECOMMENDED CONTROL: Heritage overlay.

GRID REF: 49 G8 SURVEY: RP & PB. DATE: 16/6/99 NEGS: M14.13

HISTORY

The first police station was opened in Maroondah on 2 February 1888, in rented premises at 32 Mount Dandenong Road. Prior to this the closest police station had been at Anderson's Creek (Warrantyte). The Victoria Police

### **Ringwood Police Station**

occupied several sites in the town before relocating to its present site in Ringwood Street in 1961. The following year the Ringwood Magistrates' Court opened in a court house built behind the police station.

The Ringwood Police Station is believed to have been gutted in c1997, and renovations and additions made to the building. The Ringwood Magistrates' Court was demolished at about this time and relocated to a new building at 39 Ringwood Street.<sup>1</sup>

### **VISUAL DESCRIPTION**

A Modernist double-storied commercial building occupied as a police station. It consists of two elements. A corner building consisting of four bays to Ringwood Street and three bays to Bourke Street. This has broad bays with deep fins and cills as reveals to broad windows with spandrel panels below and a high parapet. There is a negative angle supporting a flagpole. Wrapping around this is a section with three further bays to Ringwood Street and six to Bourke Street. This is plain with deep hoods to the windows.

### **INTACTNESS**

Apparently, excellent.

### **CONDITION**

Excellent.

### **STATEMENT OF SIGNIFICANCE**

A Modernist double-storied well-designed commercial building occupied as a police station, constructed in 1961, but substantially reconstructed in c1997. The architect is not yet known. It is architecturally significant as a good representative example of this commercial style and historically as the embodiment of government action through the police force in Ringwood.

---

<sup>1</sup> Hugh Anderson, *Ringwood. Place of many Eagles*, pp 69, 141 & 142. Martin Powell, Police Historical Unit, telephone discussion with Peter Barrett, 19 June 2000. Sergeant Haining, of Ringwood Police Station, telephone interview with Peter Barrett, 19 June 2000. *Ringwood Mail*, 8 February 1962.

House

ADDRESS: 79 Ringwood Street, Ringwood



---

USE: House

PREVIOUS USE: House

CONSTRUCTION DATE: c1920s SOURCE: Visual

DESIGNER: Unknown BUILDER: Unknown

ALTERATIONS & ADDITIONS: Various DATE:? SOURCE:

Visual

DESIGNER: Unknown BUILDER: Unknown

---

SIGNIFICANT INTACT ELEMENTS:

Form. Attic windows with unusual diamond glazing bars. Verandah.  
Chimneys

---

SIGNIFICANCE:

TYPE: Architectural. Historical.

LEVEL: Local

---

DESIGNATION EXISTING: Nil.

RECOMMENDED CONTROL: Heritage overlay.

---

GRID REF: 49 G6 SURVEY: RP & PB. DATE: 10/7/99 NEGS: M18.5-6

---

**House****HISTORY**

The house is built on land that forms part of Crown Allotment 30, Parish of Warrandyte, County of Evelyn. The allotment was licensed to Andrew Kennedy in June 1872, and a Crown grant issued to him in 1880. Kennedy was an active member in the local community for over 35 years, until his death in 1906 in a road accident.

From 1907, Kennedy's allotment was subdivided into housing blocks. This house is built upon one of five lots on the west-side of Ringwood Street, between William and Andrew Streets, sold between 1919 and 1925.<sup>1</sup> Visually the house appears to have been built some time around this period.<sup>2</sup>

**VISUAL DESCRIPTION**

A Swiss Chalet Bungalow built in c1925. It consists of a major gable facing with an attic and a flat roofed verandah. The roof is clad with Marseilles terra-cotta unglazed tiles, with very high brick chimneys with friezes, plate tops and terra-cotta pots. The attic window has several diamond panes with timber glazing bars. There is dense planting.

**INTACTNESS**

Apparently, very good.

**CONDITION**

Very good.

**STATEMENT OF SIGNIFICANCE**

A timber Swiss Chalet Bungalow built in c1925. It is architecturally significant as a rare intact exemplar of this domestic style and historically as embodying family life in inter-war Ringwood.

---

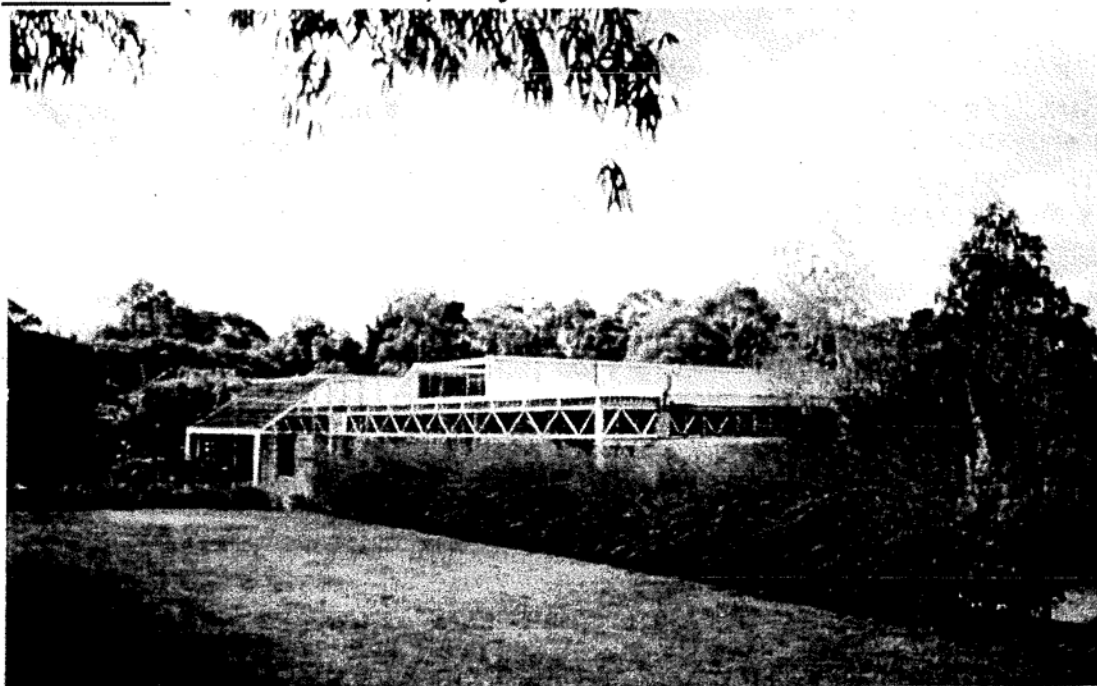
<sup>1</sup> Land Victoria, 'Certificate of Title', vol. 2453 fol. 574. Land Victoria, map titled 'Warrandyte. Counties of Evelyn and Mornington', parish plan, held in the Map Room, State Library of Victoria. Hugh Anderson, *Ringwood. Place of many Eagles*, p 32.

<sup>2</sup> A search of the house in Shire of Lillydale and Borough of Ringwood rate books was inconclusive in ascertaining the date of its construction.



Ruskin Park Primary School No. 4916

ADDRESS: Ruskin Avenue, Croydon



---

USE: Primary school

CONSTRUCTION DATE: 1964

DESIGNER: Public Works Department ? BUILDER: Unknown

SOURCE: McGivern, *A History of Croydon*, vol. 3, p 104

ALTERATIONS & ADDITIONS: Classrooms, Office? Library? DATE: 1979

DESIGNER: Unknown BUILDER: P.M. Versteegan & Sons P/L

SOURCE: McGivern, *A History of Croydon*, vol. 3, p 156

---

SIGNIFICANT INTACT ELEMENTS:

Form. Exposed structure.

---

SIGNIFICANCE:

TYPE: Architectural. Historical. Social.

LEVEL: Local.

---

DESIGNATION EXISTING: Nil.

RECOMMENDED CONTROL: Heritage overlay.

---

GRID REF: 51 C4 SURVEY: RP & PB. DATE: 8/5/99

NEGS: M6-

23&24

---

**Ruskin Park Primary School No. 4916****HISTORY**

The school is located on land that was formerly part of the property Ruskin Park. The property was named by the Hon. J.P. Jones, MLC, who purchased the property and homestead in 1914, after John Ruskin, who he is believed to have revered. The school is named after Ruskin Avenue, which was the policy of the Education Department at the time.

The school opened in 1964, with 348 pupils, many transferred from overcrowded schools in the area. Its first building, is constructed of masonry-veneer blocks, faced with natural river pebbles coloured red, grey and black. On opening, it contained ten classrooms connected to a central corridor, but on 19 August 1976 it was nearly entirely destroyed by fire; a victim of the notorious Croydon 'firebug'. Volumes of the works of John Ruskin, donated to the school by the Jones family are believed to have been either destroyed in the fire or stolen.

New buildings opened on the site in 1979 to replace those destroyed by fire, and others to provide extra facilities included a library, canteen, staff room, principal's office and twelve classrooms.<sup>1</sup>

**VISUAL DESCRIPTION**

A Modernist single-storied school complex constructed (as visible today) in 1975, by architects not yet identified.<sup>2</sup> It is a framed structure with internal spaces lit by clerestory 45 degree skylights and an exposed tubular steel parallel chord trussed roof with an 'M' configuration. The entrance is marked by a steeply-pitched sunshade canopy supported by a steel tubular frame. There is a carefully landscaped context.

**INTACTNESS**

Excellent.

**CONDITION**

Very good.

---

<sup>1</sup> L.J. Blake (ed), *Vision and Realisation: A Centenary History of State Education in Victoria*, vol. 3, p 525. Muriel McGivern, *A History of Croydon*, vol. 3, pp 104, 111, 119 & 156.

<sup>2</sup> The school when last contacted by the Consultants was still to access archives that would have the name(s) of the school's architects. Officer, Ruskin Park Primary School, pers. com. with Peter Barrett on 1 December 2000.

**Ruskin Park Primary School No. 4916**

**STATEMENT OF SIGNIFICANCE**

A Modernist primary school complex substantially all designed (as visible today) and constructed in 1979 by unknown architects, on the site of an earlier school, built in 1964, but destroyed by fire. It is architecturally significant locally as a fine example of this architectural style and response to contemporary needs and context. It is historically significant as a representative embodiment for educational developments in Croydon in the late 1970s, and socially in being known and valued by its community as a traditional community focus and meeting place and as the repository of 35 years of local family memory.



House

**ADDRESS:** 20-22 Ruthven Way (south-west corner of Angus Avenue),  
Ringwood East



---

**USE:** House

**CONSTRUCTION DATE:** 1955

**SOURCE:** Land Victoria, 'Certificate of Title', vol. 6954 fol. 1390738.  
*Sands & McDougall's Directory*, 1956.

**DESIGNER:** Unknown

**BUILDER:** Unknown

---

**SIGNIFICANT INTACT ELEMENTS:**

Form.

---

**SIGNIFICANCE:**

**TYPE:** Architectural. Historical.

**LEVEL:** Local.

---

**DESIGNATION EXISTING:** Nil.

**RECOMMENDED CONTROL:** Heritage overlay.

---

**GRID REF:** 50 E5    **SURVEY:** RP & PB.    **DATE:** 18/5/99    **NEGS:** M8.20

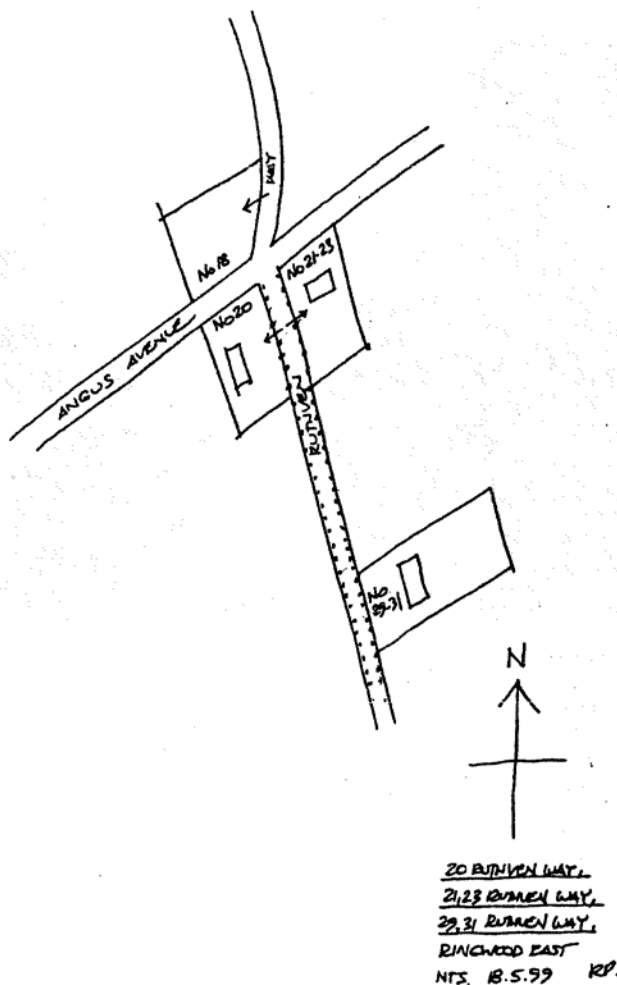
---

**HISTORY**

Doris Mary Houghton, a member of the Women's Auxillary Air Force, was issued a 'Certificate of Title' in 1944, for 65 hectares of parts of Crown allotments 23a, 23b, 26a and 26b, Parish of Ringwood, County of Mornington. The land was subdivided into 70 lots, and these were sold from 1947. This house is built on lot 29 of the estate. The lot was purchased by Claud Francis

## House

Morrish and Betty Morrish in May 1953. The Morrishes are first listed in the *Sands & McDougall Directory* in 1956, living at this address.<sup>1</sup>



### VISUAL DESCRIPTION

A steel-deck foofed timber (?) rectilinear Modernist pavilion, built about c1956. It has a low-pitched skillion roof, supported by deep laminated (?) beam pairs, glazed between, over glazed window-walls of broad fixed windows and sliding doors. It is set well back on the site with a large mature garden, generally of introduced trees, with some natives, planted in clumps, with informal bedding. Ruthven Way is unsealed, narrow and its verges landscaped informally.

<sup>1</sup> The owner of the house believes the same architect designed all three houses identified in Ruthven Way in this study. The other two appear later than this one, visually. Owner, 20-22 Ruthven Way, pers. com. with Richard Peterson, 2 December 2000. Land Victoria, 'Certificate of Title', vol. 6954 fol. 1390738. *Sands & McDougall's Directory*, 1956.

House

**INTACTNESS**

Apparently, very good.

**CONDITION**

Excellent.

**STATEMENT OF SIGNIFICANCE**

A relatively early Modernist timber (?) pavilion house, built about 1955, the architect is not yet known. It is historically significant locally in embodying progressive design and environmentally concerned family life in the 1950s and as a fine domestic design of this period, enhanced as one of a group with 21-23 and 29-31 in the context of Ruthven Way.





House

**ADDRESS:** 21-23 Ruthven Way and Angus Avenue (south-east corner),  
Ringwood East



---

**USE:** House

**CONSTRUCTION DATE:** c1960s **SOURCE:** Visual

**DESIGNER:** Unknown

**BUILDER:** Unknown

---

**SIGNIFICANT INTACT ELEMENTS:**

Form.

---

**SIGNIFICANCE:**

**TYPE:** Architectural. Historical.

**LEVEL:** Local

---

**DESIGNATION EXISTING:** Nil.

**RECOMMENDED CONTROL:** Heritage overlay.

---

**GRID REF:** 50 E5 **SURVEY:** RP & PB. **DATE:** 18/5/99 **NEGS:** M8.21

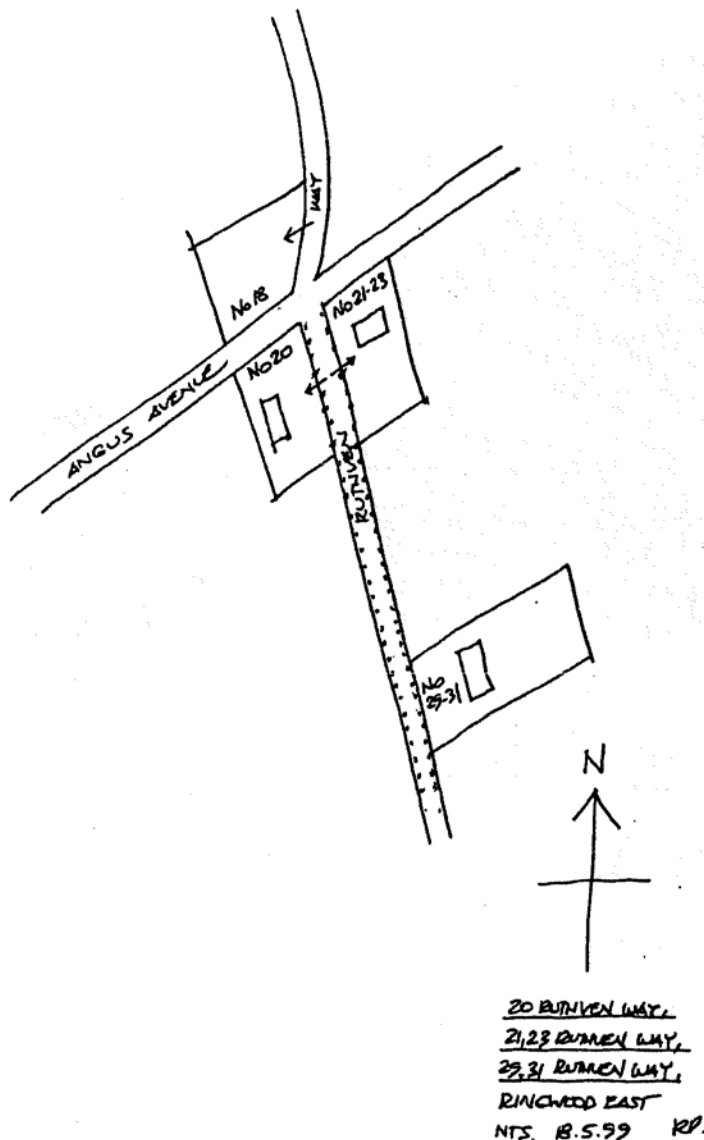
---

**HISTORY**

Doris Mary Houghton, a member of the Women's Auxillary Air Force, was issued a 'Certificate of Title' in 1944, for 65 hectares of parts of Crown allotments 23a, 23b, 26a and 26b, Parish of Ringwood, County of Mornington. The land was subdivided into 70 lots, and these were sold from 1947. This house is built on lot 31 of the estate. The lot was purchased in 1967. The

## House

house was probably built around the early 1970s. In the 1974 *Directory*, Dr. A Deery is the only person listed as living in this part of the street.<sup>1</sup>



## VISUAL DESCRIPTION

A Modernist, timber rectilinear pavilion house roofed with a shallow gable (?) and clad with sawn lapped paling timbers, with a carport at left. It is within a

<sup>1</sup> *Sands & McDougall's Directory*, for the years from the mid 1950s until 1974, do not have street numbers listed for Ruthven Way. *Sands & McDougall's Directory*, 1969 and 1974. No name is listed for the purchaser of this lot on this 'Certificate of Title'. Land Victoria, 'Certificate of Title', vol. 6954 fol. 1390738.

**House**

dense bushland setting. Ruthven Way is unsealed, narrowed and its verges naturally landscaped.

**INTACTNESS**

Apparently, excellent.

**CONDITION**

Excellent.

**STATEMENT OF SIGNIFICANCE**

A Modernist rectilinear timber pavilion house in a bush setting built in the 1960s. It is architecturally significant as a representative Modernist design of its period in an environmental context, enhanced as one of a group with 20-22 and 29-31 Ruthven Way, all by the same architect.<sup>2</sup> It is historically significant in embodying progressive design and environmentally concerned family life in 1950s Ringwood East.

---

<sup>2</sup> Owner, 20-22 Ruthven Way, pers. com. with Richard Peterson on 2 December 2000.



House

**ADDRESS:** 29-31 Ruthven Way, Ringwood East



---

**USE:** House

**CONSTRUCTION DATE:** c1971

**SOURCE:** *Sands & McDougall's Directory, 1974.*

**DESIGNER:** Unknown

**BUILDER:** Unknown

---

**SIGNIFICANT INTACT ELEMENTS:**

Form.

---

**SIGNIFICANCE:**

**TYPE:** Architectural. Historical.

**LEVEL:** Local

---

**DESIGNATION EXISTING:** Nil.

**RECOMMENDED CONTROL:** Heritage overlay.

---

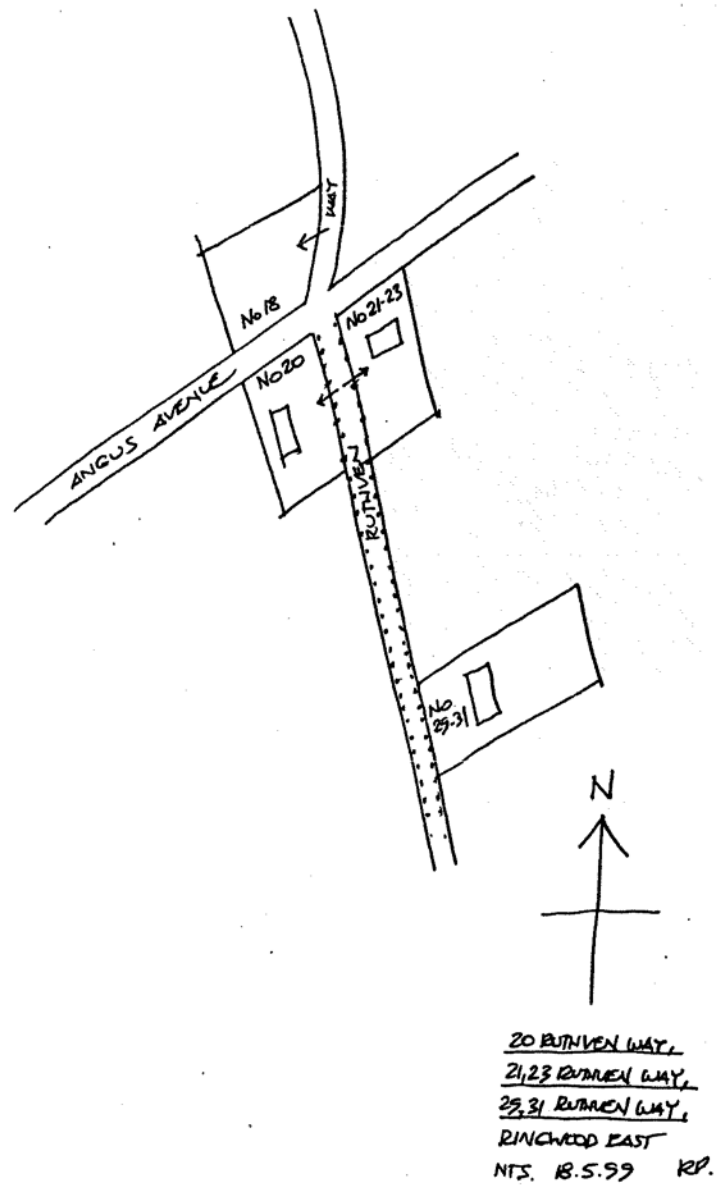
**GRID REF:** 50 E6    **SURVEY:** RP & PB.    **DATE:** 2/6/99    **NEGS:** M10.21

---

**HISTORY**

Doris Mary Houghton, a member of the Women's Auxillary Air Force, was issued a 'Certificate of Title' in 1944, for 65 hectares of parts of Crown allotments 23a, 23b, 26a and 26b, Parish of Ringwood, County of Mornington. The land was subdivided into 70 lots, and these were sold from 1947. This house is built on lot 63 of this subdivision. Later this lot was subdivided into

House



building lots and Ruthven Way was extended north of Angus Avenue. This house was built in the 1960s.<sup>1</sup>

<sup>1</sup> *Sands & McDougall's* Directory, for the years from the mid 1950s until 1974, do not have street numbers listed for Ruthven Way. *Sands & McDougall's* Directory, 1969 and 1974. No name is listed for the purchaser of this lot on this 'Certificate of Title'. Land Victoria, 'Certificate of Title', vol. 6954 fol. 1390738.

House

**VISUAL DESCRIPTION** (obscured)

A flat steel-deck roofed pavilion house of red brick on a concrete slab, with dark stained timber large floor-to-ceiling glazing, including sliding doors. It is set in a dense bushland context of eucalypts and other natives. Ruthven Way is unsealed, narrowed and its verges naturally landscaped.

**INTACTNESS**

Excellent.

**CONDITION**

Very good. May need some maintenance.

**STATEMENT OF SIGNIFICANCE**

A Modernist brick rectilinear pavilion house in a bush setting built in c1960s. It is architecturally significant locally as a representative Modernist domestic design in an environmental context, enhanced as one of a group with no's 20-22 and 21-23 Ruthven Way, all by the same architect.<sup>2</sup> It is historically significant in embodying progressive design and environmentally concerned family life in Ringwood East in the 1960s.

---

<sup>2</sup> Owner, 20-22 Ruthven Way, pers. com. with Richard Peterson, 2 December 2000.





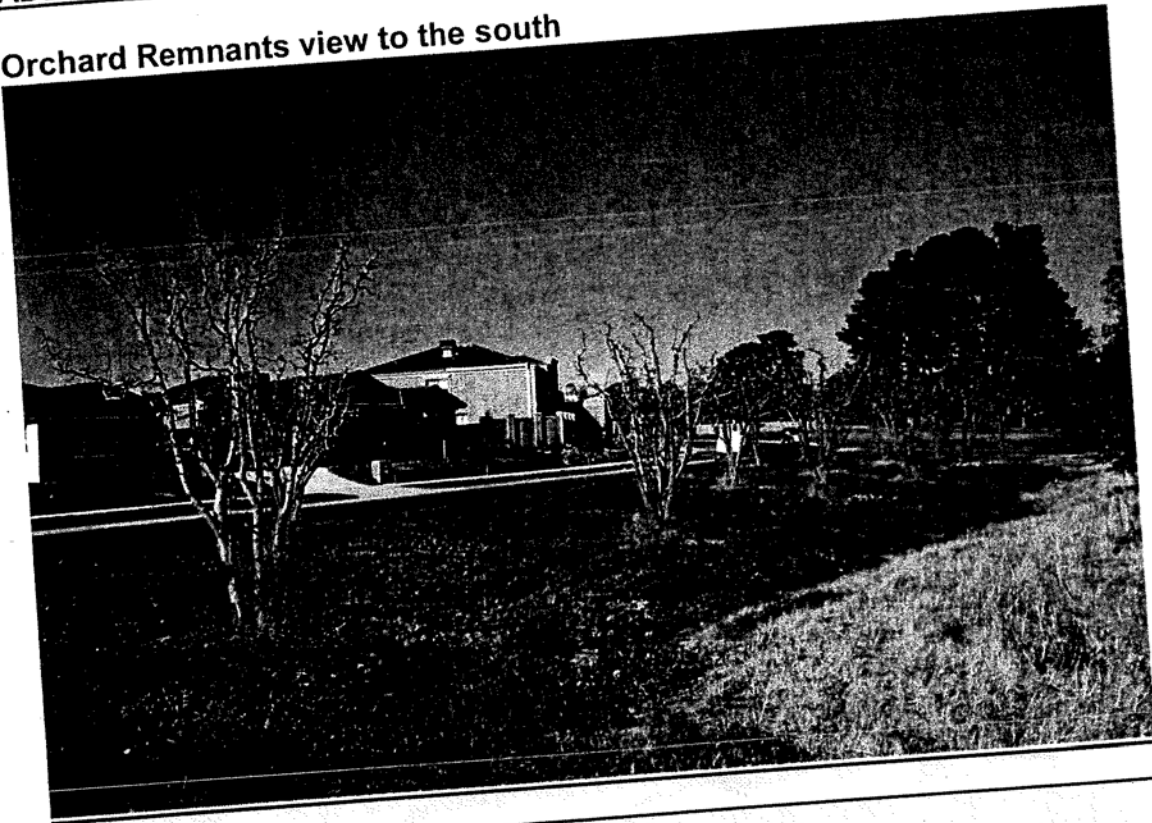
**MAROONDAH HERITAGE STUDY**  
Richard Peterson Architect & Conservation Consultant, with Peter Barrett

**STAGE TWO**

**Orchard Remnants**

**ADDRESS:** Strathfield Housing Estate

**Orchard Remnants view to the south**



**USE:** Housing estate

**PREVIOUS USE:** Orchard

**SIGNIFICANT DATE:** 1880 **CONSTRUCTION DATE:** 1881

**SOURCE:** Anderson, *Ringwood. Place of many Eagles*, pp 39-40

**ALTERATIONS & ADDITIONS:** Housing subdivision

**DESIGNER:** Unknown **BUILDER:** Unknown

**DATE:** 1999  
**SOURCE:**

Visual

**SIGNIFICANT INTACT ELEMENTS:**

Cultivar from earlier orchard, windbreak consisting of pines.

**SIGNIFICANCE:**

**TYPE:** Historical.

**LEVEL:** Local

**DESIGNATION EXISTING:** Nil.

**RECOMMENDED CONTROL:** Heritage overlay.

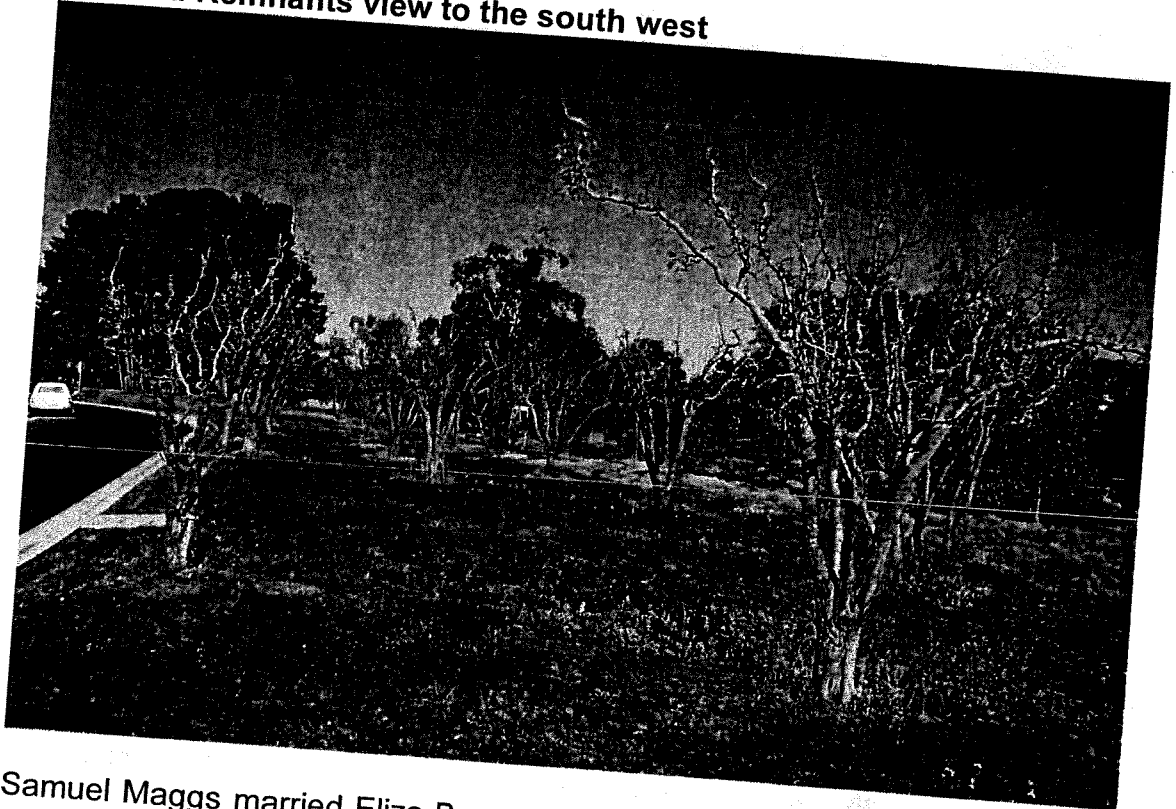
**GRID REF:** 50 D1 **SURVEY:** RP & PB. **DATE:** 2/6/99 **NEGS:** M10.4-5

## Orchard Remnants

HISTORY

The Strathfield Housing Estate, occupies land that was a Crown grant to Samuel Maggs in 1881. He was the son of James Maggs who took up a licence on land on the opposite side of the Mullum Mullum Creek the previous year, and after he was granted a fourteen year lease in 1887, planted fruit trees on his property. Also in 1880, James Maggs obtained a Crown grant in Mount Dandenong Road of 45.7 hectares.

## Orchard Remnants view to the south west



Samuel Maggs married Eliza Barnes of Blackburn, and the couple had three sons and three daughters. One of the sons, James, developed an orchard in Bryson Road, but later took over his father's property. James and his son Douglas, were prominent local orchardists, and grew apples, peaches, cherries, plums and pears. Douglas after, whom the adjoining Douglas Maggs Reserve is named, was the fourth generation of the Maggs family to work on the land in the district. He died in 1977.

The remaining cultivars and windbreak are parts of the Maggs orchard, and may date to the 1880s.<sup>1</sup>

<sup>1</sup> Land Victoria, map titled 'Warrandyte Counties of Evelyn and Mornington' (parish plan), dated 29 July 1942, and held at the Map Room, State Library of Victoria. Hugh Anderson, *Ringwood. Place of many Eagles*, pp 39-40. Ringwood Secondary College, map with descriptive text titled 'Gratitude Walks', dated 25 May 1999.

**Orchard Remnants**

**VISUAL DESCRIPTION**

Fruit tree cultivars and extensive pine windbreaks.

**INTACTNESS**

In the process of redevelopment as a housing estate. Retention of cultivars and pines is required.

**Orchard Remnants**

**CONDITION**

Not known.

**STATEMENT OF SIGNIFICANCE**

Fruit tree cultivars and extensive pine windbreaks surviving from orchards developed by Samuel Maggs following a Crown grant in 1881. It is historically significant locally as a representative embodiment of agricultural practice, early and pioneering to the locality and association with the Maggs family until 1977 (94 years).



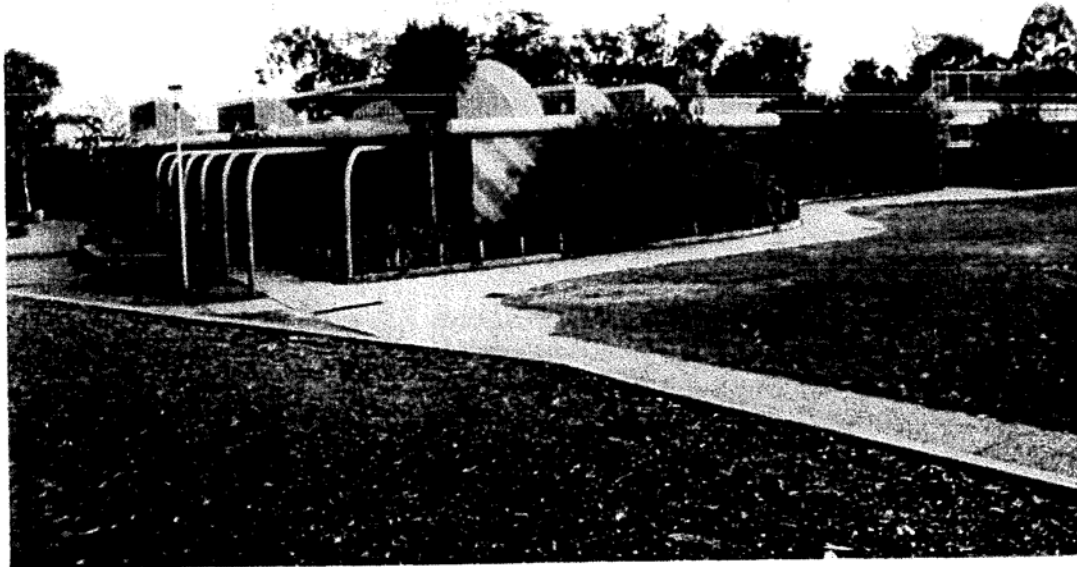
**MAROONDAH HERITAGE STUDY**

**STAGE TWO**

Richard Peterson Architect & Conservation Consultant, with Peter Barrett

**Bayswater North Primary School No. 4143**

**ADDRESS: Stuart Street, Bayswater North**



**USE: Primary School**

**SIGNIFICANT DATE: 1923 CONSTRUCTION DATE: 1980s SOURCE:**

L.J. Blake (ed.), *Vision and Realisation: A Centenary History of State Education in Victoria*, vol. 3, p 456. Visual

**ALTERATIONS & ADDITIONS: Various DATE: ? SOURCE: Visual**

**DESIGNER: Unknown BUILDER: Unknown**

**SIGNIFICANT INTACT ELEMENTS:**

Form.

**SIGNIFICANCE:**

**TYPE: Architectural. Historical. Social.**

**LEVEL: Local**

**DESIGNATION EXISTING: Nil.**

**RECOMMENDED CONTROL: Heritage overlay.**

**GRID REF: 51 B12 SURVEY: RP & PB. DATE: 8/5/99 NEGS: M6-0**

**HISTORY**

The school began in January 1923 with 44 pupils as the Central Estate School. It operated from a Methodist church hall leased by the Education Department. The same year, it changed its name to Bayswater North Primary School No. 4143. A

**Bayswater North Primary School No. 4143**

one-room school opened in August 1926, on land purchased by the Education Department, and in 1938 another classroom was added. By 1967, the school had seven classrooms which housed 286 students, and a further classroom was added in 1969.

The opening of a nearby housing estate, and continued development elsewhere in the locality ensured the school continued to grow. New classrooms and other facilities were built during the 1980s.<sup>1</sup>

**VISUAL DESCRIPTION**

A Modernist single-storied framed primary school complex with an unified design of the 1980s. It has a timber steel frame extending as covered ways and pergolas. A strong recurring element of the design is curved quadrant clerestory skylights, giving a wave-like silhouette. There is landscaping and planting around the buildings.

**INTACTNESS**

Apparently, excellent.

**CONDITION**

Very good.

**STATEMENT OF SIGNIFICANCE**

Founded in 1923, the present school appears to have been entirely reconstructed in the 1980s, to an unified design. The architect is not yet known. It is architecturally significant locally as a fine enjoyable design of the period, historically as a representative embodiment of educational developments in Bayswater North in the 1980s and socially in being known and used by its community as a traditional focus and meeting place and the repository of 77 years of local family memory.

---

<sup>1</sup> L.J. Blake (ed), *Vision and Realisation: A Centenary History of State Education in Victoria*, vol. 3, p 456.

## House

**ADDRESS:** 3 Taylors Road, Croydon**USE:** House**CONSTRUCTION DATE:** 1880s?      **SOURCE:** Visual**DESIGNER:** Unknown      **BUILDER:** Unknown**RELOCATED TO THIS SITE ?:** c1985?      **SOURCE:** Land Victoria, 'Plan of Subdivision', No. LP90203, dated 10/2/1970.**SIGNIFICANT INTACT ELEMENTS:**

Form. Mature trees, including pines, deciduous and hedge on adjoining properties. NB: House may have been relocated from another site.

**SIGNIFICANCE:****TYPE:** Architectural. Historical.**LEVEL:** Local**DESIGNATION EXISTING:** Nil.**RECOMMENDED CONTROL:** Heritage overlay.**GRID REF:** 51 A6    **SURVEY:** RP & PB.    **DATE:** 18/5/99    **NEGS:** M8.14**HISTORY**

This house is built on part of a Crown grant to James Morris in 1877, of 24 hectares of allotment 25c in the Parish of Ringwood, County of Mornington.<sup>1</sup> Morris obtained another Crown grant in 1882, of 43 hectares of land adjoining

<sup>1</sup> Land Victoria, 'Certificate of Title', vol. 1025 fol. 204843.

## House

this.<sup>2</sup> A brick house is first listed on Morris's land in the 1891-92 rate book, but no address or lot number is recorded. Croydon Historian, Muriel McGivern, believes the Morris house was in Bayswater Road, and it was demolished in c1960.<sup>3</sup>

In the 1898-99 rate book, two houses are listed on 59 hectares of land, on Crown Portions 25B and 25C, belonging to James Morris and John Lee. It is possible that the house at 5 Taylors Road, may be one of these. In the rate book for 1904-05, James Morris is listed as the owner of a house and 32 hectares of land.<sup>4</sup>

Morris sold in 1909, four hectares of his land on Crown Portion 25c to Herbert Taylor, an accountant of Glenferrie Road, Malvern. The rate book for 1910-11, lists Taylor, of Blackwood, Croydon, as the owner of a house and four hectares of Crown Portion 25c.

The land was subdivided into two blocks in 1921. James Thomas Markham, a poultry farmer of Croydon, purchased the two hectare block facing Dorset Road, on which this house stands. It is around this time that Taylors Road is created, possibly to give access to the rear property, that remained in Taylor's ownership until 1935.<sup>5</sup>

The land was further subdivided in 1970. The plan of subdivision (Subdivision No. LP 90203). This house is built on lot 1 of this subdivision. No house is shown on the lot on the subdivisional plan, although a house is shown on lot 2. This is most likely to be Oakdale, at 5 Taylors Road (refer to Oakdale in this Study). Therefore, it is likely this timber Italianate house has been relocated to the site during the last thirty years.<sup>6</sup>

## VISUAL DESCRIPTION

A symmetrical timber double-fronted Italianate house, with a hipped-roof. There are two large chimneys with corbelled tops, and an eaves frieze with panels between bracket pairs, of concave fretwork. The verandah has a hipped-roof with a cast-iron lace frieze over a rail with cast-iron lace brackets and cast-iron posts. The central of the four verandah bays is set forward as a gable, with a finial. Windows are tripartite. There are mature trees.

---

<sup>2</sup> Muriel McGivern, *A History of Croydon*, vol. 1, p 63.

<sup>3</sup> Shire of Lillydale, 'Rate Book', 1891-92. Muriel McGivern, *A History of Croydon*, vol. 1, p 63.

<sup>4</sup> Shire of Lillydale, 'Rate Book', 1898-99 and 1904-05.

<sup>5</sup> Land Victoria, 'Certificate of Title', vol. 3334 fol. 666776 and vol. 4511 fol. 902177.

<sup>6</sup> Land Victoria, 'Plan of Subdivision', no. LP90203, approved 10 February 1970.



**House**

**INTACTNESS**

Appears good, but it is possible the building was relocated here. The diamond latticed balustrade is recent. The chimneys have been painted.

**CONDITION**

Very good.

**STATEMENT OF SIGNIFICANCE**

A symmetrical timber Italianate double-fronted house, set amongst mature trees and built in the 1880s. It is historically significant as the embodiment of family life of that period and architecturally as a relatively intact example of that domestic style.

