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## Boorer House



1831 - Brimbank City Council  
Post-contact Cultural  
Heritage Study 1999



HO68 45 King Edward St  
2.JPG



Site 060 - Boorer house.jpg

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### Location

45 King Edward Avenue, SUNSHINE VIC 3020 - Property No 60

### Municipality

BRIMBANK CITY

### Level of significance

Incl in HO area contributory

### Heritage Overlay Numbers

HO068

### Heritage Listing

Brimbank City

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### Statement of Significance

Last updated on - January 21, 1999

#### Individual place statement of significance::

Of local historical and architectural significance, this is a relatively well preserved and representative example of the company housing scheme developed by the Sunshine Harvester Works, to both standard and individual designs by local architect J. Raymond Robinson. As such, the house reflects the characteristics of both the Garden Suburb philosophy and the pragmatic social engineering practised and promoted by H. V. McKay through the development of considerable workers housing estates in the immediate vicinity of his factory. The house also

represents the pattern of generally long occupation characteristic of Sunshine families, in this case the Boorer family who were resident for several decades. While altered to the extent of enclosing the verandah, thy house remains substantially intact with most original decorative features such as the oculus vent in the gable end.

**Precinct statement of significance:**

The McKay housing subdivision is of national historical and social significance as the first stage of the suburb created by Australia's leading industrialist and a milestone in the development of the industrial suburb, under the influence of the Garden City movement. Sunshine became a yardstick for planning and housing reformers, with H.V. McKay being regarded as an expert on planned industrial housing. The McKay estate is of regional architectural significance as it marks a crucial phase in the development of Sunshine, housing the resident work force which promoted further industrial development.

The estate is also of historical significance in relation to H. V. McKay's important role in the history of industrial relations in Victoria and Australia, as the provision of housing for his workers was one of the arguments made by McKay in defending the Basic Wages Case which lead to Justice Higgins' "Harvester Judgement".

The group of houses along Forrest Street, Ridley Street, Sydney Street, King Edward Avenue, Anderson Road, Talmage Street and Kororoit Street, represent the type of houses built either by or for company employees, foremen and managers. The houses include major remnants of the large blocks allotted to senior staff of the Sunshine Harvester Works. Most of the houses were set back on their blocks with side drives, rather than rear service lanes, giving an air of spaciousness and permitting large gardens (of which some remnants survive).

Heritage Study/Consultant	Brimbank - Brimbank City Council Post-contact Cultural Heritage Study, G. Vines, 2000;
Construction dates	1914,
Architect/Designer	Robinson, J Raymond,
Hermes Number	106171
Property Number	

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## Physical Description 1

### Description

A simple timber house in a moderated Federation Style, double-fronted with a large overhanging gable end, projecting beyond the front wall and forming a verandah. An oval grilled oculus and pendant mouldings decorate the gable end. Originally with shaped timber posts and brackets, the verandah has been built in. The original floor plan included a small entry hall and central passage, flanked by front parlour and main bedroom at the front and kitchen and second bedroom at the back, with bathroom, pantry and scullery in a rear lean-to.

## Physical Conditions

### Condition/integrity

In fair condition with alterations to the front and rear, including the infilled verandah, and probably enlarged front rooms, and reconstruction of kitchen and bathroom at rear.

## **Historical Australian Themes**

4 Building settlement, towns and cities

4.1 Planning urban settlements

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*