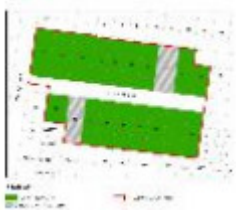

MILVERTON STREET RESIDENTIAL PRECINCT



MILVERTON STREET
RESIDENTIAL PRECINCT
map.jpg



MILVERTON STREET
RESIDENTIAL PRECINCT
street.jpg

Location

17-35 Milverton Street and 20-36 Milverton Street CAMBERWELL, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO737

Heritage Listing

Boroondara City

Statement of Significance

Last updated on - November 21, 2018

What is Significant?

Milverton Street Precinct, 17-35, 20-36 Milverton Street, Camberwell subdivided as part of the Highfield Estate c.1925-6 and developed between 1927 and 1942 is significant. The houses within the precinct are developed by 1937.

How is it significant?

Milverton Street Precinct is of local historic, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

Milverton Street Precinct is historically significant as part of the former Highfield Estate with allotments of 3, 5, 7 and 10 acres around the Highfield farmhouse (situated at 150 Highfield Road), put up for sale between 1886 and 1927. Bounded by Riversdale Road, Warrigal Road, and Toorak Road, Highfield Estate was, like many other estates in Camberwell, created from the subdivision of farmland. Created in 1925-26, Lockhart Street is part of the last subdivisions of the Highfield Estate with the development of individual lots proceeding apace from 1927 until the completion of the street in 1942. (Criterion A)

Milverton Street Precinct represents a typical but relatively intact street from the interwar period, developed within a relatively short 10-year period and comprising mainly modest Californian Bungalows, some of which have been built from the standard designs issued by the State Savings Bank. As well as typical bungalows in timber and in brick, Milverton Street Precinct demonstrates several late interwar styles including a two storey 'austerity' example at number 20 and a rendered duplex with typical brick patterning at number 33-35. (Criterion D)

Milverton Street Precinct is aesthetically significant for its shaded setting provided by the street plantings of Pin Oaks trees (*Quercus palustris*), although the trees do not form a highly consistent avenue, having been variously pruned. Milverton Street Precinct is aesthetically significant for its consistent palette of materials and building elements such as porches with pillars or piers, gabled (both transverse and front facing), and hipped roofs, and use of clinker brick and render, timber and terra cotta tile. Fine examples of Californian Bungalows include numbers 26 and 34 with a later example at number 21. The street is enhanced through the use of generally low fences in hedging, brick, stone, timber and occasionally, woven wire. (Criterion E).

Heritage Study/Consultant	Boroondara - Municipal-Wide Heritage Gap Study: Vol. 2 Camberwell, Context, 2018;
Construction dates	1927,
Hermes Number	202115
Property Number	

Physical Description 1

Road and Through Road. Hartwell Primary School is located directly adjacent to the precinct area on the north west corner of Milverton Street and Oberwyl Road. Milverton Street slopes gently up from Oberwyl Road and is lined with semi mature Pin Oak trees (*Quercus palustris*). Tree pruning for some of the trees on the northern side has been damaging to their form, reducing the visual continuity of the street plantings.

The precinct consists of mostly single storey bungalows set on generous blocks behind low fences. Number 20 is the only two storey dwelling in the precinct, and numbers 33 and 35 are a duplex. Building records show that houses in the precinct were constructed over a relatively short period between 1927 and 1937. This is one important factor in the consistent appearance and homogeneity of the precinct.

The early houses in the precinct, built in the late 1920s are all simple timber bungalows with terra cotta tiled roofs. Design and detailing is reminiscent of the State Savings Bank designs that were built in other parts of the suburb around a similar time. Several matches to State Savings Bank designs have been located and the houses share a number of characteristics including: transverse gabled and hipped roof forms clad in terra cotta tiles, verandahs and entry porches with separate roofs or enclosed within the main roof form, timber sash windows (often with

small panes to the upper sash), sturdy timber verandah posts (sometimes on masonry pillars), exposed rafters and timber shingle detailing to gables. Ornamentation is minimal with visual interest achieved through manipulation of form and the simple and practical use of standard materials such as brick and timber.

Number 26 is a timber dwelling with transverse gabled roof clad in terracotta tiles. The main roof line extends over the front verandah and is supported by short timber posts resting on $\frac{3}{4}$ face brick pillars. A bay window is located to one side of the front elevation and is covered with a simple hood clad in roofing tiles.

Number 36 is one of the earliest houses in the precinct. A main gabled form is perpendicular to the street with timber shingles lining the gabled end. A secondary wing projects at right angles to the main form to one side of the building. A side entry and verandah is located to the front of the projecting wing. A brick chimney sits centrally at the front of the house. Timber sash windows are intact.

Later houses in the precinct (mid-1930s) are slightly larger and more solid in appearance. The form of these houses tends to be simple and often asymmetrical. Roofs are pyramidal and clad in terracotta tiles. Often a smaller but matching roof form will sit over a front verandah or entry porch. Houses are constructed of either timber or rendered brick with face red or tapestry brick detailing to porches or emblems across the facade.

31 Milverton Street shares many qualities with other houses in the street and the ground floor has a reasonably high level of integrity. The lower grading has been used to distinguish between places with no or much less visible extensions.

Number 21 (1935) is a timber villa with a terra cotta clad pyramidal roof form. A smaller roof section mimics the main roof form and encloses a verandah. It is supported by classically inspired columns set on masonry pillars. Eaves are boxed and the window style and proportions are notably different from the earlier timber houses in the precinct. Overall, the house appears more solidly grounded on the site than the earlier timber houses.

Number 26 is one of a minority of masonry dwellings in the precinct. It is asymmetrical in form and has a pyramidal roof, boxed eaves and rendered chimney. The upper facade is rendered and the lower half is of face red brick. An arched opening is trimmed in red brick and leads to an enclosed entry porch. The arch with wrought iron door is reminiscent of the Spanish Mission style that was popular in the interwar era. Three light windows are timber with fixed centre pane and side sashes.

Generally, the houses in the precinct have a high level of intactness. Second storey additions are noted at numbers 19 and there is a very large extension at number 31. Number 25 has a tiled roof but it is coloured black, unlike the mottled terra cotta of the original tiles. Numbers 17 and 36 are intact examples.

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/>