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Statement of Evidence & Report to Planning Panel

Amendment C200 to the Moonee Valley Planning Scheme

48 MacKay Street, Essendon

Prepared for and under instruction of
Ratio

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1 Introduction

1.1 Instructions

- [01] This statement of evidence has been prepared on the instructions of Ratio, representing the owner of 48 MacKay Street and submitter to Amendment C200moon.
- [02] I have been asked to provide my opinion on a review of Moonee Valley's (Council) proposed planning scheme Amendment C200. The Amendment proposes a new Heritage Overlay (HO) precinct known as HO455 *MacKay Street Precinct* (Precinct). I have been asked to provide independent expert heritage evidence to the Panel in relation to Amendment C200 as it relates to the property at 48 MacKay Street, Essendon, hereafter referred to as the subject site.

1.2 Site Inspection

- [03] The subject site and surrounding area were inspected in June 2020 by Claire Miller of Trethowan Architecture as part of her initial investigations in response to Amendment C200moon. Advice was provided to the owner of the property and a letter sent to Council relating to the Amendment during the Submission phase. A separate visit to the subject property and surrounding area in preparation for this report was made to the property and surrounding precinct by me, Aron Paul, on 15 October 2020.

1.3 Sources of Information

- [04] As part of the preparation of this Statement, the following documents were reviewed:
- Context, *Moonee Valley 2017 Heritage Study Vol. 1 & Vol. 2 (February 2019; Revisions 2020)*
 - Context, *Moonee Valley Heritage Gap Study 2014*
 - Context, *Moonee Valley Heritage Study 2015 (January 2016)*
 - *Amendment C200moon – post-exhibition summary of submissions*
 - *Sands & McDougall Melbourne Street Directory*
 - Graeme Butler & Associates, *City of Moonee Valley Local Character Study 1997*
 - Bryce Raworth, *Our Interwar Houses*, National Trust 1991
 - Glass Street Statement of Significance, Moonee Valley Planning Scheme
 - Claire Miller (Trethowan Architecture), Amendment C200moon Letter to Council, 1 July 2020.
 - *Amendment C200 exhibited and panel versions.*
 - *Report to Council Amendment C200moon Heritage Controls – post-exhibition consideration of submissions.*
- [05] Claire Miller and Mark Stephenson, also of Trethowan Architecture, have assisted with the preparation of this report. Brian Tseng of Trethowan Architecture assisted with historical research.

1.4 Qualifications, Experience & Area of Expertise

- [06] A statement of my qualifications and experience with respect to heritage and urban conservation issues is appended to this report.
- [07] I have provided expert heritage advice to numerous private individuals and municipal councils for sites listed at both the Local and State level, have extensive experience working with the Planning Scheme and an understanding of the Amendment process. I have provided expert witness evidence before Planning Panel and VCAT in the past. I have a PhD in history and a Masters in Planning.

1.5 Summary of Opinion

- [08] Mackay Street was identified in previous heritage studies for its potential significance as a cluster of Victorian and Edwardian housing. During the course of the most recent Study, the subject property and its immediate context on the north end of Mackay Street has been included in the Precinct, despite its interwar period and the relatively compromised setting. This appears, on my reading of the evidence, to have occurred from a desire to include the whole street in the Heritage Overlay and to join with the Glass Street Precinct. Inclusion of interwar and mid-century periods in the Statement of Significance seems to have followed in order to justify this boundary.
- [09] It is my opinion that the redrawing of the Precinct boundaries to exclude the subject property would not detrimentally impact upon the proposed Precinct, which is instead concentrated around the earlier identified cluster of Victorian and Edwardian/Federation housing. The northern end of the proposed Precinct is lacking in the cohesiveness that holds together the Victorian and Edwardian/Federation housing in the street. No. 50 is a very typical vernacular house transitioning between interwar and post-war styles and should not have been graded *contributory* to the Precinct. It is a different type of house compared to others in the street, and of a much later date. The *contributory* value of the house at No.51 has been seriously compromised by the dominating addition. The house at No.40 is very low quality in terms of intactness and its contribution to the precinct is also questionable. This leaves the house at No.48 even more isolated in a compromised immediate street context. The house at No.22 has been erroneously described as interwar when its build date is Federation (1917), further calling into question the relevance of interwar housing in providing secondary support to the precinct's significance as an earlier development.
- [10] The subject property is a relatively modest example of an interwar bungalow in the local context when compared against other *contributory* examples of its type and would not be *individually significant* by itself, so there is little value in including it in the Precinct simply for the sake of extending the HO boundary to include the entire street. Glass Street is within a separate precinct that stands on its own terms, with a good variety of interwar bungalows in more intact settings. While there is merit in including non-contributory properties within a precinct as connectors between contributory properties, it is not usual practice to draw in areas of non-contributory properties to act as 'buffer zones' around the periphery or to protect separate precincts.

2 Subject Site & Precinct

2.1 Subject Site

- [11] The subject site is located on the east side of MacKay Street, at its northern end near the intersection with Glass Street (Figure 1). It is occupied by a single dwelling in an inter-war Bungalow style, constructed of tuckpointed red brick with rendered details and a terracotta tiled roof. The overall form is asymmetrical with a projecting gable at the south above a bay window, and a porch at the north end that is integrated into the main roof (Figure 2). The Sands & McDougall Street Directory indicates that the house was built c.1925.



Figure 1: Aerial view of the subject site (indicated). Source: Nearmap, accessed October 2020.



Figure 2: Present day view of the subject site. Source: Trethowan Architecture, 2020.

- [12] The front door and windows feature decorative lead-lighting, and the gable is detailed with render and half-timbering. The house is set within a generous front garden; the previous clinker brick and iron front fence has been demolished. At the rear, there is a small fibre-cement laundry addition and a separate toilet.
- [13] The integrity of the dwelling is good with original features largely intact. The condition is fair, however there is evidence of rising damp and movement of the foundations resulting in cracks to

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the brickwork. The owner has undertaken patch repairs of crack and damp-damaged mortar joints; however this has not resolved the underlying problem.

2.2 Proposed Mackay Street Precinct

- [14] MacKay Street runs north-south between Glass and Brewster streets (Figure 3). The property immediately to the north of the subject site, at number 50, is a single-storey clinker brick dwelling in a transitional post-war style (Figure 4). According to Sands & MacDougall Street Directories, 50 Mackay Street was built between 1942-1945.
- [15] South of the subject site, at numbers 44-46, are late twentieth-century, single-storey infill block of units. Further south at number 42, is a single infill dwelling in brown brick dating from the mid-twentieth century.

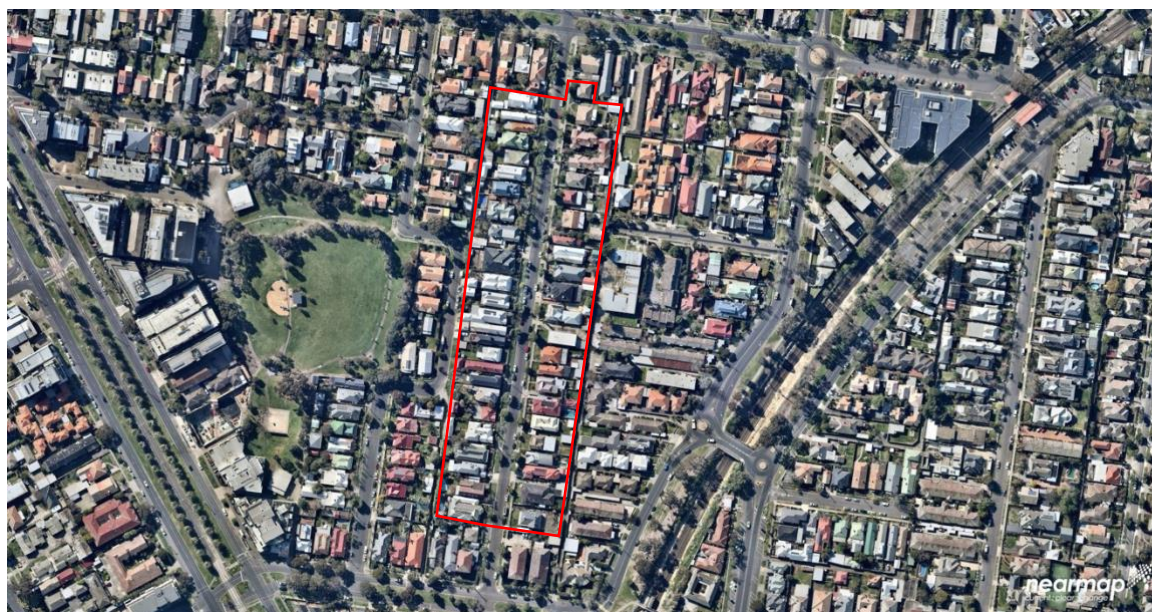


Figure 3: Aerial view of MacKay Street Precinct (indicated in red) within the context of Essendon. Source: Nearmap, accessed October 2020.



Figure 4: View of adjacent properties at number 50 (left) and 44-46 (right). Source: Trethowan Architecture, 2020.



Figure 5: Large upper storey additions to number 51 (left) and number 23 (right) MacKay Street. Source: Trethowan Architecture, 2020.



Figure 6. Aerial view of Mackay Street (rotated with north towards the right). Properties identified as interwar in the 2020 Study are indicated in blue, and later infill in yellow. Note that the subject site (indicated by arrow) and adjacent number 50 are geographically isolated. The actual build dates for No.22 and No.50 are discussed in this report. The original investigation area nominated in the 2014 study outlined in green. Source: Google Maps.

- [16] MacKay Street is otherwise dominated by Victorian and Federation-era homes, characterised by single-storey dwellings of brick or weatherboard, on deep lots with fairly consistent front setbacks. The overall integrity of the street is good with later infill development and some visible additions to original dwellings dispersed throughout.
- [17] The addition to number 51 (directly opposite the subject site) is significantly larger and more prominent (riding forward of the main ridge line with a triple nested gable form including street-facing windows) when compared to other prominent additions in the street such as that next door at No.49 or at number 23 (Figure 5).
- [18] The higher quality *Contributory* graded houses of the proposed Mackay Street Precinct are all late Victorian or Federation homes, with a particularly strong presence for weatherboard Edwardian houses built in the first decade of the twentieth century. Good examples of the earlier styles and periods of housing include those illustrated in Figures 7-10. The house at No.40 appears to be an Edwardian era house but has lost most of its period features (Figure 11).
- [19] The closest c.1920s interwar bungalow in the street is the house at No.38 (Figure 12). This house is an interwar bungalow with a low set form and broad verandah. The fence is not original. The Sands and McDougall Street Directory indicates this house was built in 1927.
- [20] The other house labelled as interwar in the Study is the house is at No.22 (Figure 13). This house has a stronger visible Edwardian influence with its double gables with half timbering and prominent bay window, and is not of an interwar bungalow style. Historical research in the Sands and McDougall Street Directory (1917:318) indeed indicates that this house first appeared in 1917 as one of '2 houses being built' between Nos.18 and 24. This build date places it within the Edwardian/Federation period like the houses around it, rather than in the interwar period.
- [21] The house at No.39 (Figure 14) has prominent gabled additions, but these are at least secondary. Similarly, other Federation houses in this stretch of the street at Nos.41, 45 and 49 have additions that despite their visibility are not so overwhelming or detracting. There is some logic therefore in extending the precinct to include these Federation houses as they continue the dominant period and typology.
- [22] A bluestone laneway runs along the rear of the Mackay Street properties between Glass Street and Brewster Street (Figures 15 & 16).



Figure 7. 27 Mackay Street. Source: Trethowan Architecture, 2020.



Figure 8. 29 Mackay Street. Source: Trethowan Architecture, 2020.



Figure 9. 14 Mackay Street. Source: Trethowan Architecture, 2020.



Figure 10. 3 Mackay Street. Source: Trethowan Architecture, 2020.



Figure 11. 40 Mackay Street. Source: Trethowan Architecture, 2020.



Figure 12. 38 Mackay Street. Source: Trethowan Architecture, 2020.



Figure 13. 22 Mackay Street. Source: Trethowan Architecture, 2020.



Figure 14. 39 Mackay Street. Source: Trethowan Architecture, 2020.



Figure 15. Laneway from Glass Street. Source: Trethowan Architecture, 2020.

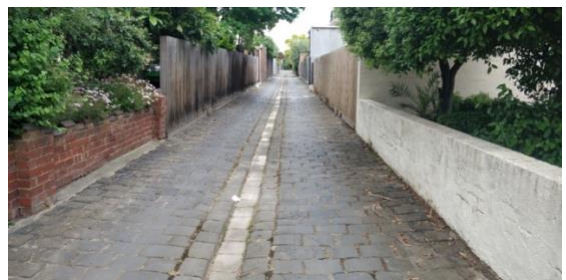


Figure 16. Laneway from Brewster Street. Source: Trethowan Architecture, 2020.

2.3 Glass Street Precinct

- [23] The proposed Mackay Street Precinct can be compared to the adjacent *Glass Street Precinct*, which was also inspected during the fieldwork for this report. One of the justifications put forward by Council during the Submissions period for extending the Mackay Street Precinct northwards to include the subject property was to protect this established heritage precinct. The *Glass Street Precinct* also contains examples of interwar bungalows and intact interwar streetscapes that can be compared with the subject property's contribution to its particular streetscape.
- [24] The houses at 76-80 Glass Street (Figures 17-18) for example present an interesting set of houses in a transitional Federation to interwar Bungalow style in a more intact street context. Groups of transitional Federation to interwar housing can also be seen, such as at No.69 (Figure 19). The set of houses at 58-68 Glass Street (Figure 20) are good examples of the California Bungalow style. The Glass Street streetscape overall, when compared to Mackay Street, is more visually cohesive in terms of transitional interwar bungalows. The Mackay Street houses are not visible within and do not contribute to Glass Street. The typology of Mackay Street by contrast tends more to a continuation of late Victorian styles into the Federation period. It would appear that Mackay Street is a slightly earlier development when compared to the predominantly interwar bungalows of the *Glass Street Precinct*. Cooke and Crisp Street comprise largely intact interwar bungalow streetscapes – mostly weatherboard, with some brick houses.



Figure 17. 78 Glass Street. Source: Trethowan Architecture, 2020.



Figure 18. 76 Glass Street. Source: Trethowan Architecture, 2020.



Figure 19. 69 Glass Street. Source: Trethowan Architecture, 2020.



Figure 20. 68 Glass Street. Source: Trethowan Architecture, 2020.



Figure 21. 83 Glass Street. Source: Trethowan Architecture, 2020.



Figure 22. 61 Glass Street. Source: Trethowan Architecture, 2020.

3 Amendment C200

- [25] Amendment C200 seeks to give statutory effect to the recommendations of the *Moonee Valley 2017 Heritage Study*, prepared by Context Pty Ltd. The *Heritage Study* recommended that the HO be applied to a variety of new places. Relevant to the subject site, the Heritage Review recommends that the identified MacKay Street Precinct meets the threshold for local significance and the subject site is *Contributory*.

3.1 HO455 Mackay Street Precinct

- [26] The boundaries of the proposed HO455 are outlined at Figure 23 below.

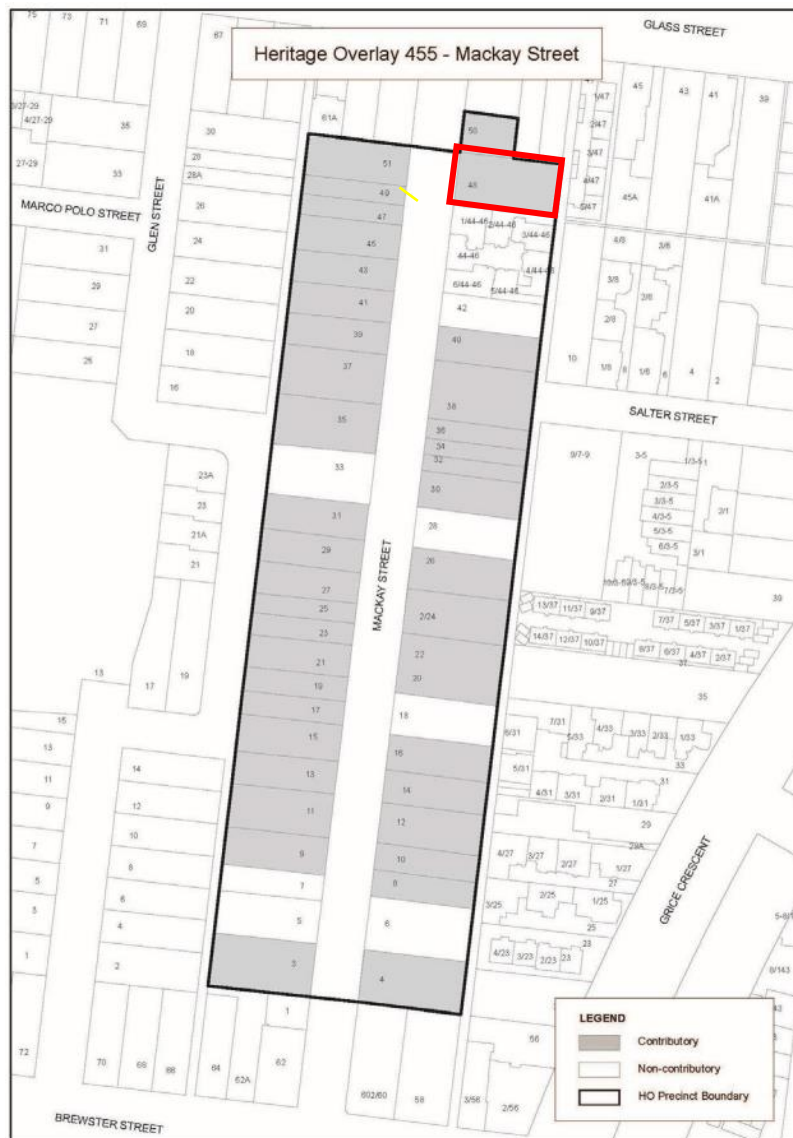


Figure 23: Boundaries and extent of the proposed HO455. The subject site is indicated in red. Source: Amendment C200moon Attachment D, Panel Version.

3.1.1 Statement of Significance (SoS)

- [27] A revised SoS was prepared for the Precinct following the public exhibition period and in advance of the panel hearing, as follows

What is significant?

The Mackay Street precinct, which comprises the houses at 3-51 and 4-50 Mackay Street, Essendon, and subdivided in c.1888-1890s and developed c. 1900-42, is significant.

The following features contribute to the significance of the precinct:

- The pattern of development in the precinct which comprises a mixed streetscape of Victorian, Federations and interwar houses, and the key features and original detailing characteristic of their respective styles, in many cases transitional styles.
- Bluestone laneways at the rear of 3-13 and 4-48 Mackay Street
- Original and early front fences at 22 Mackay Street
- Original garage at 50 Mackay street

The houses at 3, 9, 11, 13, 15, 19, 21, 23, 25, 27, 29, 31, 35, 37, 39, 41, 43, 45, 47, 49, 51 and 4, 8, 10, 12, 14, 16, 20, 22, 26, 30, 32, 34, 36, 38, 40, 48, 50 are Contributory.

Non-original alterations and additions to the Contributory buildings are not significant.

The houses at 5, 7, 17 and 33 and 6, 18, 24, 28, 42, and 44 Mackay Street are Non-contributory to the precinct.

How is it significant?

The Mackay Street Precinct, Essendon, is of local historical, and representative (architectural) significance to the City of Moonee Valley.

Why is it significant?

Historically the Mackay Street precinct illustrates what was a typical pattern of development in Moonee Valley, when larger estates were subdivided in the late nineteenth-century land boom, but where most development occurred between c. 1905 and the 1930s. Development was spurred by improved transport connections and other services, including the introduction of electric trams along Mt Alexander Road in 1906. Mackay Street is typical of this pattern of development in Moonee Valley, the housing stock reflective of the history of Essendon's development. (Criterion A)

The Mackay Street precinct is significant as a representative area of late nineteenth century and early to mid-twentieth century housing in this part of the municipality. The mixed streetscape of Victorian, Federation and interwar era houses, which retain key features and detailing characteristic of their respective styles, demonstrate the key development phases. Interspersed throughout the precinct are many dwellings that reflect the transition between the Victorian and Federation eras through their designs, which incorporate features of both the Italianate and Queen Anne styles.

These dwellings that combine stylistic features from different eras, add visual cohesion to the otherwise mixed streetscape. (Criterion D)

3.2 The Subject Site

- [28] The subject site is graded as *contributory* to the precinct. The application of significance gradings was determined, per the 2017 *Heritage Study*, as follows:

The heritage statuses of Significant, Contributory or Non-contributory (as defined in the Moonee Valley Planning Scheme Clause 22.01) were applied to each property having regard to the statement of significance, the date of construction and the intactness and integrity of the place based on assessment of fabric visible from the street.

- [29] Clause 22.01 of the Planning Scheme defines a *contributory* place as follows:

A place that contributes to the significance of a heritage precinct, but would not be significant on its own.

4 Review, Assessment & Recommendations

4.1 Definitions

- [30] It is useful to briefly define some of the terms for discussing the period and style of houses to avoid confusion, and because the period of houses is important in understanding how the significance of this precinct is understood and how the subject property and its neighbours relate to that significance. Bryce Raworth's widely used study for the National Trust, *Our Interwar Houses* (1991:8) provides the following approximate dates for period homes in Victoria, relevant to this discussion:

Mid to Late Victorian (1875-1900)

Federation (1901-1918)

Inter-War (1919-1942)

- [31] The term 'Edwardian' is often used also to refer to homes built in the first decade of the twentieth century before the First World War, referring to the monarch Edward VII (r.1901-1910). This explains the use of 'Federation/Edwardian' sometimes used to describe houses built in the early part of the twentieth century in Australia.

4.2 Previous Heritage Studies

- [32] Mackay Street Precinct was identified as a place of potential heritage significance in the 2014 *Heritage Gap Study* carried out by Context (2014:50). The data sheet (Context 24 September 2014:489) for the proposed study area notes as its source a community submission (CM116, 2014) for '15 Mackay Street – Built 1899.' In the 2014 study, the properties 3, 7-37 & 8-36 were identified during Context's fieldwork as being of potential interest for houses of the Victorian and Edwardian eras:

- a) *A group of Victorian and Edwardian double-fronted and single-fronted houses of high intactness. Many have interesting details, particularly verandahs. For example, the nearly circular fretwork to the brick Federation house at No 13. Of potential architectural significance. (Context 2014:489)*

- [33] The proposed Precinct was expanded northwards in the 2020 Study, with the rationale provided:

- a) *Relatively intact precinct predominantly comprised of Federation/Edwardian houses and cottages, with a smaller number of transitional bungalows and one Victorian house. The NC places are related in scale, setbacks and form (hipped roofs) and so are not intrusive. (Context 2020 Vol1:124)*

- [34] It should be noted that the street drew attention initially as a potential 'Victorian cluster' of housing, but this was amended to 'Federation/Edwardian houses'. From my understanding of the above, the interwar housing was only added later in the process, as a secondary feature of the streetscape, and for its visual relationship to the earlier housing rather than for its own sake.

- [35] In preparing this report, I have also looked at the 1997 Local Character Study carried out by Graeme Butler. In that report, which was looking at broader neighbourhood character rather than strictly heritage, Mackay Street was also put forward as a 'potential urban conservation and character area' (Graeme Butler & Associates 1997:20). The street was described as '42% Edwardian and Victorian-era', with '18 reclad but otherwise high integrity to the Edwardian-era'. The proposed area does not appear to have been mapped. Interwar bungalows were not mentioned.

4.3 Assessment

4.3.1 A lack of cohesion in the northern section of Mackay Street

- [36] Firstly, there is a marked lack of cohesion at the northern end of Mackay Street, with houses that contrast in quality and period to most contributory houses in the precinct.
- [37] The house at No.50 is very late in construction (c.1942-44) compared to *contributory* houses in the streetscape. It lacks a verandah, transitional Federation or interwar features or decorative

elements. The style of this house is very different to the rest of the Precinct, both in Mackay and Glass streets. It relates poorly to the Edwardian/Federation and even interwar examples as its design is very simple, more typical of post-war/mid-century housing in the area. This is not a Precinct defined by post-war or mid-century development, and there are no other *contributory* or *significant* mid-century houses in the adjacent areas to which this might be said to be either contributing or 'transitioning' in any case. While the proposed Statement of Significance (oddly) mentions 'mid twentieth century' housing, this is the only possible 'mid-century' house in the street, and a rather poor example at that. The house is more typical of the stripped back, simple post-war house, lacking in ornamentation, with a square formed double front, small porch and narrow eaves. It also forms part of the former rear garden to the property fronting Glass Street, so lacks a similar garden setting to those other dwellings in the street.

- [38] There is certainly nothing historical or architecturally important about the garage at No.50 to warrant its identification as a *contributory* element to the Precinct. It is of a simple design attached to the side of the house, incongruous when compared to the rest of the streetscape where *contributory* houses do not have original garages. To mention the original garage at No.50 in the SoS for the Precinct is to elevate it to an importance it does not deserve. This house and garage appear to be the sole justification for including the period up to 1942 in the SoS. Given it is the only mid-century house and garage, of little aesthetic or historical value, its inclusion seems to poorly reflect the overall heritage value of Mackay Street, which is overwhelmingly early rather than mid twentieth century.
- [39] The contribution of the house at No.51 is severely compromised by the very large and unsightly addition that detracts from the original house and the proposed Precinct. The addition at No.51 sits over the ridge line and appears as a dominant element that detracts from the early form below. Of all the additions in the street, this is the most obtrusive and no longer 'secondary' in terms of its dominance over the original house, planted over and forward of the ridge line and rising pagoda-like in a series of three nested gables. By contrast, while some other additions in the streetscape are also visible, they nonetheless appear as secondary forms. Council has argued, in the response to submissions, that No.51 remains *contributory* because its original façade continues to be 'legible' (Summary of Submissions, p.86), however it fails the test of being either 'set back from the main ridge line' or 'otherwise discreet' that other additions in the street manage to pass (Context 2020, Vol2:42).
- [40] The house at No.40 is very poor in terms of 'original detailing' and intactness, to a point where it contrasts with the relative intactness of other *contributory* graded properties. It is questionable whether this house is worthy of protection given the scale of alterations – combined removal of original fence, chimneys, replacement of windows, lack of period detailing including replacement of gable ends and lack of verandah decoration. The 2017 (2020 Revision) Report (Context 2020, Vol1:44) describes the house at Nos.40 as 'borderline', its inclusion justified only by the legibility of its form and scale.
- [41] Given what I would argue is the non-contributory quality of the houses at No.50 (due to its mid-century period and style) and No.51 (due to its defacement), the subject property is isolated and lacking in immediate heritage context to which it might contribute. On this side of the street, it is a long way from other contributory graded houses, and even further when one considers the low integrity of No.40.
- [42] It is noted that the subject property has lost its original fence that was previously noted in the SoS. While not a critical issue, it adds to the overall compromised nature of this section of the street.
- [43] There is some merit to the argument of including interwar bungalow style houses or altered Edwardian houses as transitional or linking points between groups of intact Federation period homes in the Precinct where they exist. This methodology applies well to genuinely mixed but cohesive streetscapes. However, this makes less sense with a property sitting out on its own as does the subject property. The subject property is not significant in its own right, so its *contributory* value must be measured by its context. Instead, the 'visual cohesion' of the streetscape is more clearly demonstrated in the groups of Victorian and Edwardian/Federation properties within 9-49 and 8-36. By comparison to these, the subject property is relatively isolated as a modest interwar bungalow sitting at the precinct periphery in a highly compromised context.

4.3.2 Period of Significance of the Precinct

- [44] Secondly, we come to the fact that this is an interwar bungalow, and not an Edwardian/Federation or Victorian house. The heritage context or streetscape comprises almost entirely Edwardian/Federation period houses, with a Victorian house, and another interwar house at No.38. The house at No.22 has been inaccurately described as an interwar house, as its build date of 1917 places it in the Federation era. The history in the Study (Context 2020:216) noted the house was among those 'built by 1920', which appears to have led to its erroneous categorisation as 'interwar'. Stylistically as well as historically, the house at No.22 fits with the Federation era. This means that the Victorian, Edwardian/Federation houses are capable of standing alone as a cohesive group.
- [45] Rather than let the period of significance of this cluster of early housing determine the boundary of the HO then, it appears that the boundary of the proposed Precinct has been drawn to include the whole of Mackay Street for the sake of including the whole street, rather than allowing the heritage significance of the precinct determine this boundary. In this process what might be described as 'period creep' may have taken place, whereby subsequent periods have been added to the SoS in order to justify the boundary. In this way, we reach the inclusion of not only interwar but even mid-century and the garage at No.50.

4.3.3 Impact on and Comparison with Glass Street Precinct

- [46] Council mentioned the effect on neighbouring Glass Street Precinct, which is predominantly interwar (Summary of Submissions, p.86). It is not usual practice to create buffer zones around precincts by including *non-contributory* areas. If this area were necessary to protect the heritage significance of Glass Street, then it would have been included in that precinct. I have visited Glass Street, and the properties in Mackay Street do not contribute to the streetscape there. The house at No.50 appears to have been subdivided from the rear garden of No.55 Glass Street, but it is not prominent to this street and is again of a later era and style. I note that the Mackay Street precinct has been proposed as its own HO rather than as an extension of the Glass Street Precinct. This is presumably because Mackay Street is distinguished from Glass Street by its earlier period of historical development.
- [47] If we consider *contributory* graded interwar Bungalows in the area, such as those in the *Glass Street Precinct*, they contribute to a more visually cohesive streetscape in terms of aesthetic coherence and in demonstrating a pattern of interwar residential development. Many of these demonstrate characteristics of a transition between Edwardian and California Bungalow style, but in a more intact and cohesive street context than the subject property. There are many good examples of interwar bungalows also in Cooke and Crisp Streets, with elaborate detailing, combinations of 'transitional' stylings and intact fences. The *Glass Street Precinct* overall has a much better range of interwar bungalows both in terms of number and quality when compared to the proposed Precinct, which is more notable instead for its Edwardian/Federation period houses. If we take the adjacent Glass Street Precinct as a benchmark for interwar *contributory* streetscapes, the subject site is a relatively modest example in a much less intact context.

4.3.4 Bluestone Laneways

- [48] The bluestone laneways can be included in the HO, though they currently appear to fall outside of the mapped boundaries. The significance of the laneway is to some extent a separate issue to the significance of the houses in the street, as it does not impact on their presentation to the street or vice versa. While sections of bluestone lanes, channels and curbs may be protected within various precincts, it would be preferable for their protection as a whole to come under a municipal-wide policy.

4.3.5 Summary

- [49] It is therefore my opinion that the precinct is more historically cohesive as one based around the late Victorian and Edwardian/Federation housing cluster that rightly drew attention to the area. These clusters of houses that define the significance of this Precinct are distinct from the subject property. For these reasons, were the subject property to be removed from the Heritage Overlay and the boundary redrawn to exclude the houses at the northern end of the street, the collection of Victorian and Edwardian houses in their more intact area would not be adversely impacted and the

precinct would be able to stand as a more cohesive group of Victorian and Edwardian/Federation houses.

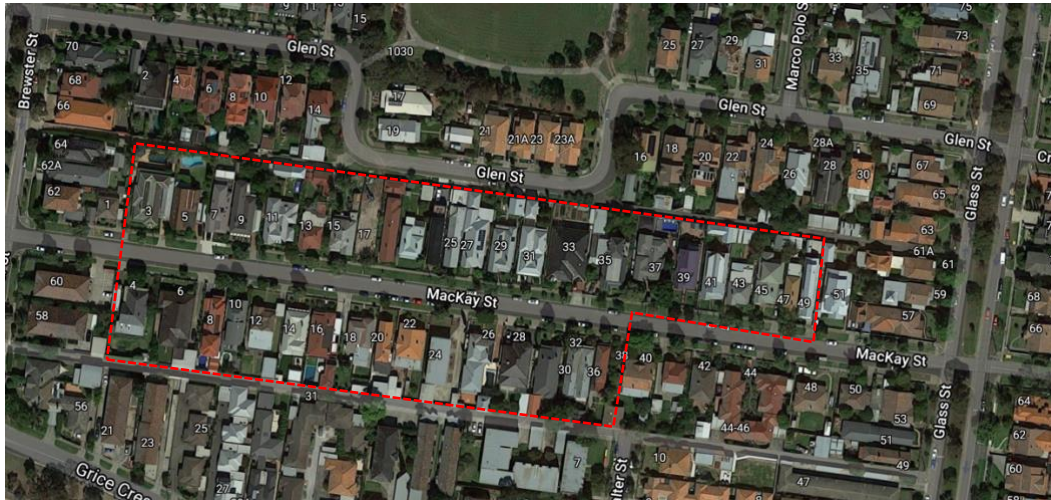


Figure 24. Alternative precinct boundary (approximate) encompassing the intact Victorian and Edwardian/Federation housing in Mackay Street. Source: Google Maps.

4.4 Recommendations

[50] I recommend the following:

- Redraw the northern extent of the Precinct up to and including the properties at No.36 and 49.
- The Statement of Significance should be amended to identify the period of significance as c.1888 to 1919 (Victorian and Edwardian/Federation) and remove reference to interwar and 'mid-century' housing and to the garage at No.50.
- The build date of the contributory house at No.22 should be correctly identified as 1917.

5 Conclusion and Declaration

The subject property is not *individually significant* but would contribute to a more intact and cohesive streetscape of interwar bungalows. This section of Mackay Street however, is neither cohesive nor distinguished by interwar development.

The Statement of Significance for the precinct elevates interwar and mid-century housing when the precinct's significance is more accurately attributed to its Victorian and Edwardian/Federation housing, as a distinct precinct to the nearby Glass Street.

There are many more intact and visually cohesive collections of interwar bungalows in the area already protected by the HO. In contrast to these other *contributory* graded houses however, such as those in the *Glass Street Precinct*, the subject property's *contributory* value is compromised by the very low intactness of this end of Mackay Street.

On this basis, the removal of the relatively isolated interwar house from the proposed HO would not be to the detriment of a more tightly defined HO with its northern boundary at Nos.36 and 49, protecting the earlier identified cluster of Victorian and Edwardian/Interwar housing.

Declaration

- [51] All avenues of assessment and considerations relevant to the proposal have been identified and accommodated in this report. No questions were raised that fall outside my expertise and I conclude my report is complete and accurate to the best of my abilities.
- [52] I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance, which I regard as relevant, have to my knowledge been withheld from the Panel.



Dr Aron Paul

21 October 2020

Appendix A Qualifications & Experience

Heritage Consultant

Aron Paul

EDUCATION

Master of Social Science (Planning & Environment) RMIT, 2012

Doctor of Philosophy (History) University of Melbourne, 2004

Bachelor of Arts (Honours in History) University of Melbourne, 2000

POSITION

Heritage Consultant Trethowan Architecture 2017-Current

Heritage Consultant Context Pty Ltd 2011-2012

Associate Lecturer La Trobe University, 2005-2009

EXPERIENCE

Aron joined Trethowan Architecture in 2017. He entered the heritage industry in 2001, when he completed his first Thematic Environmental History for the Mitchell Shire Heritage Study. Aron has since been involved in the broader identification, assessment and planning recommendations of these studies. He has delivered expert witness statements and worked as part of consultant teams in creating Conservation Management Plans and delivering heritage advice. Aron assisted Lorraine Huddle on a range of heritage projects including the Greater Geelong Heritage Register, Moira Shire and Golden Plains Heritage Studies.

Aron graduated with a PhD in history from the University of Melbourne in 2004. After working in the university sector for several years, he returned to heritage, working for Context Pty Ltd for two years over 2011-12. He graduated with a Masters in Planning and Environment from RMIT in 2012.

He has since provided a range of heritage advice and Heritage Impact Statements for private clients at the local government level and as a contractor for architects including Trethowan Architecture, working on state as well as local level assessments and nominations.

Aron has completed a range of commissioned history publications. His history of St Kilda Community Housing, *Room for Everyone* was commended by the Royal Victorian Historical Society's 2013 Community History Awards. He has also lectured in the School of Architecture at Deakin University delivering the course, 'Urban Perspectives' 2015-2020.

SELECTION OF WORKS

Cultural Mapping for Gunditj Mirring Traditional Owners Aboriginal Corporation & Parks Victoria, Southwest Landscape Management Plan for Context Pty Ltd and Parks Victoria

Rural City of Wangaratta Heritage Review

Yarriambiack Shire Heritage Study Stage 1

City of Banyule Ivanhoe and Eaglemont Heritage Survey and Review

Mornington Peninsula Shire Thematic History Review & Edit



Parks Victoria River Red Gums Parks Land Use Histories for Context Pty and Parks Victoria
City of Hobsons Bay Altona Precinct 15 Community Consultation and Heritage Assessment
City of Knox Heritage Advice with Context Pty Ltd
Buloke Shire Municipal Strategic Statement review
Nillumbik Shire Yan Yean Road Duplication Planning Panel Expert Witness Report
Wild Horses in the Barmah Forest Report written for Context Pty Ltd and Parks Victoria in
Thematic History of Fawkner Memorial Park written for Context Pty Ltd
Camberwell Masonic Temple Nomination to Heritage Victoria, for Trethowan Architecture
City of Boroondara Heritage Gap Study place assessments with Context and Trethowan Architecture
City of Boroondara Statutory Heritage Advisor
Arts Centre Melbourne, Victorian Heritage Registration Amendment
Royal Melbourne Showgrounds Master planning, Heritage Advice