

**6 November 2020**

**To: Amendment C200moon Planning Panel**

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**Review of new evidence presented in expert witness statement by Bryce Raworth (Sub. 5) and John Briggs (Sub. 108)**

**1. Introduction**

I have been instructed by Maddocks, on behalf of the City of Moonee Valley, to provide a response to other heritage expert evidence in those cases where it raises new issues, in order to assist the C200moon Planning Panel.

This includes a response to new issues raised in Mr Bryce Raworth's evidence for Submitter 5 in relation to the proposed extension of HO12 Holmes Road Residential Precinct, in particular:

- The proposed regrading of 4, 10, 15, 18 Grandview Street as well as 84 and 86 Eglinton Street, with particular focus on 10 Grandview Street and its intactness; and
- Mr Raworth's approach towards the intactness of the precinct as a whole and statement that Grandview Street has a 'relatively poor heritage context' and should therefore be excluded from the precinct.

Finally, in Mr John Briggs's evidence for Submitter 108, there is discussion about the availability of MMBW plans, prompting further investigation on my part.

**2. HO12 precinct extension (Mr Raworth)**

**2.1 *Grading of 10 and 18 Grandview Street***

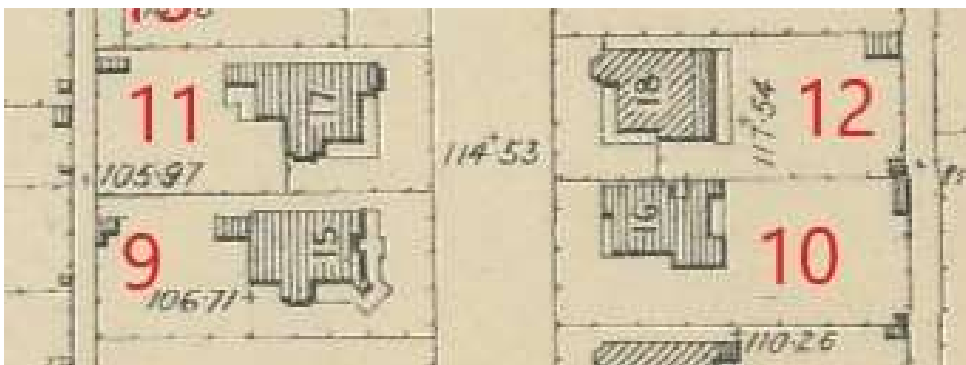


In the case of 10 Grandview Street, Mr Raworth's evidence has raised the possibility of extensive alterations to this house that have not been considered yet. In interrogating the validity of these assumptions, I have carried out a small amount of historic research as well.

Mr Raworth sets out the following assumptions about alterations to 10 Grandview Street:

- 'Although the dwelling at 10 Grandview Street was originally constructed in the early 1890s, it has been subjected to numerous unsympathetic alterations and additions over the years.' (para. 39)
- 'A prominent double storey addition has been added to the southern side of the dwelling, and it appears that the original ridgeline has been extended upward to accommodate this change.' (para. 25)
- 'at least some of the alterations visible today were constructed during the interwar period [prior to a 1935 ad]. In particular, it is possible that the double storey addition to the south had been (part) constructed by this time as the "attic sleepout".' (para. 27)
- 'A gablet has been added to the front roof face.' (para. 25)
- 'Property service plans show that the dwelling retained the early form of its front façade into the 1980s'. (para. 39)
- 'it appears that the south-western corner at the front of the dwelling has been extended both to the south and to the west, and that the current timber verandah was added to the dwelling at some point since the 1980s.' (para. 28) 'it is likely the building has been substantially overhauled and given its present 'heritage cottage' character in relatively recent times.' (para. 29)
- 'the dwelling at 10 Grandview Street has been altered to an extent that it should be more accurately reassessed as a non-contributory element' (para. 46)

I agree with Mr Raworth that this is a c1890 timber house that has been extensively remodelled, including an extension to the front and south (including the attic-level sleep-out), and rebuilding of the roof in a new form. I say this on the basis of MMBW Plan No. 103 of 1905, which shows a timber house with the same setback as 12 Grandview Street, and also due to the survival of a north chimney typical of the late Victorian period (rendered with a cornice).



*Figure 1. Detail from MMBW 160' to 1" Plan No. 103, dated 1905, showing part of Grandview Street. Current address numbers have been added in red. The hatching of the plans show that 12 (previously 18) Grandview Street has masonry walls, while 10 (previously 16) Grandview Street was of timber construction.*

I do not agree that these changes took place in the 1980s or later.

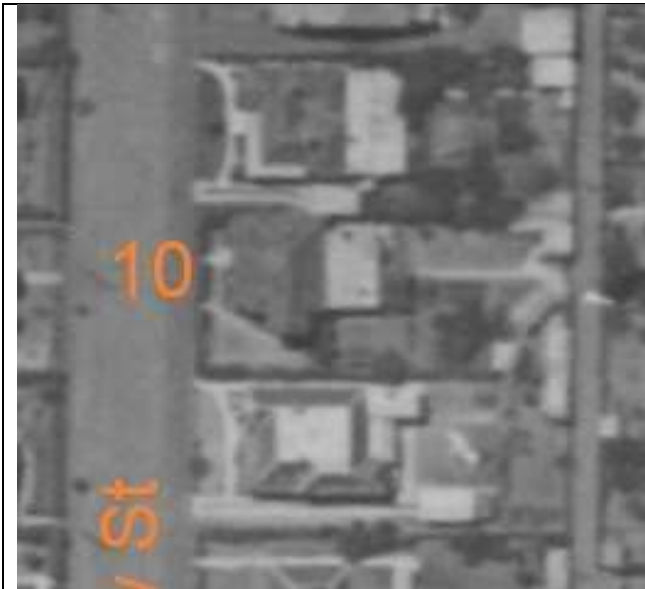
Mr Raworth relies solely on MMBW property services plans (PSP\_, dated 1906 (with hand-drawn revisions), 1959, and 1959-82.

The 1906 PSP shows the same basic plan form as the 1905 MMBW Plan (depicted above), with a hand-drawn revision showing a small extension to the south side, including the footprint of the “sleep-out” which contained a new sink. The 1959 and 1959-82 PSPs include this southern extension, but do not show any changes to the front façade.

In my professional experience, while the first PSP produced for a building has a highly accurate footprint, later versions often focus on locations where new plumbing fixtures are installed (such as the new sink in the sleep-out extension), but fail to reflect other changes to the building footprint. This has clearly been the case with 10 Grandview Street. Its current footprint and roof form are visible in a 1931 aerial photo, and a 1945 aerial is clear enough to indicate that the gablet on the front slope of the roof had been built by that time:



*Figure 2. Detail from a November 1931 aerial of Moonee Ponds. 10 Grandview Street is indicated with an arrow. Its high hipped roof form and the presence of the sleep-out addition are both visible. Its roof form differs distinctly from the Mi-hipped roofs of the Victorian Italianate houses to the north and south (12 and 8 Grandview Street).*



*Figure 3. Detail from a December 1945 aerial of Moonee Ponds (orange text added by me). As in the 1931 image, the current high hipped roof form and southern sleep-out addition are visible, as is a light triangle at the peak of the roof where the gablet is located (circled in red, above).*

Based on the aerial photos shown above, it is clear that:

- The c1890 timber house at 10 Grandview Street was extensively remodelled, including additions to the front façade and south side, and rebuilding of the roof in its present form prior to 1931.
- It appears that the southern sleep-out extension was only single-storey in 1931, but enlarged to the current two-storeys by 1945.
- The gablet on the front slope of the roof was constructed prior to 1945, if not earlier (as the 1931 aerial is not clear enough to show this level of detail).

In my professional opinion, considering the roof form and materials, as well as details of the front bay windows and front verandah, the major remodelling was carried out during the Federation period, probably at a similar time as when the similar house at 18 Grandview Street was constructed. (My search of Sands & McDougall's street directories between 1910 and 1915 indicates that 18 Grandview Street was built in 1911.)

The upper-level addition to the sleep-out, carried out between 1931 and 1945, most likely falls into the interwar period (as non-essential construction ceased in 1942). The HO12 recognises as the valued period c1880 to c1935, so one might posit that the sleep-out is part of the contributory interwar fabric of the precinct.

Instead, I take the view that the upper-level form of the sleep-out has not been designed in a sensitive manner vis-à-vis the Federation form of this house, and particularly its roof form. The extension visually competes with the high hipped roof.

For this reason, in my opinion it is still appropriate to regard the upper-storey sleep-out extension as one of the 'non-original alterations and additions to the Contributory houses ... [that] are not significant' (to quote the HO12 statement of significance). This is the same assumption made in my initial response to Submission 5 to Amendment C200moon.

As stated in my expert evidence: 'While the house at 10 Grandview Street has a highly visible extension on its south side, this does not impact sufficiently on its front façade to negate its contribution to the precinct.'

In conclusion, 10 Grandview Street is a Federation-era dwelling built around a Victorian core. In c1931-45 an upper storey sleepout addition was constructed on the south side, which is non-significant fabric. No other external changes visible from the public realm have been demonstrated by Mr Raworth's evidence. In its present state the house is clearly contributory to the precinct.

## **2.2 Grading of 18 Grandview Street**



Mr Raworth discusses both obvious and speculative alterations to the house at 18 Grandview Street. I agree that there has been a two-storey rear addition, which is clearly visible from the front.

Mr Raworth's evidence sets out the following assumptions about alterations to 18 Grandview Street:

- 'It is highly likely that the building at 18 Grandview Street ... [has] been 'enhanced' through the addition of the two gablets to its front. If one takes into account the possibility that at the point it was extended it may also have been given different detailing in terms of other aspects such as its verandah and/or its bay windows, and even perhaps its slate roof, it is possible that it represents a transformed building on a comparable level to 10 Grandview Street.' (para. 57)
- 18 Grandview Street: 'Prominent upper level addition and ground floor gables added.' (Attachment by Carolynne Baker)
- 'It is likely that the authors of the Heritage Study assumed that 10 and 18 Grandview Street were relatively intact' (para. 56)
- 'Having regard for the analysis above, it is apparent that the mapping of the proposed precinct extension will warrant change, with ... substantial doubt being cast on the grading of 18 Grandview Street.' (para. 47)

At no point in Mr Raworth's evidence, including the appendix by his employee Carolynne Baker, is any rationale put forward for the assumption that the two gablets above the front verandah of 18 Grandview Street are an addition. But he presents this as weighty new information that may have swayed the Context assessors to grade it non-contributory had they known.



In fact, the two gablets are clearly visible in a December 1945 aerial photo of the site (sourced from [www.landata.vic.gov.au](http://www.landata.vic.gov.au)). Their shadows form two dark spots between the verandah and the main roof:



Note that I have appended to this letter a full-sized version of this aerial photo, as well as a detail showing Grandview Street as a whole.

In my expert opinion, situating a gablet above a bay window is a characteristic feature of Federation residential architecture, so the two bay windows with corresponding gablets is not stylistically out of place on 18 Grandview Street, which was built in 1911.

It is highly unlikely that the gablets were added pre-1945 as a faux-heritage “enhancement”, so I consider this aerial photo as clear evidence that the gablets are an original feature of the house.

In conclusion, the assumption made by Mr Raworth that 18 Grandview Street has been more altered than realised by the Context assessors is incorrect. The rear extension was taken into account in the 2017 Heritage Study assessment, and the conclusion was that this well-detailed house with an intact façade could still contribute to the precinct. I agree with this conclusion.

### ***2.3 Grading of 4 and 15 Grandview Street, 84 and 86 Eglinton Street***

In the case of these four houses, currently graded contributory, Mr Raworth states that he agrees with colleague Ms Baker that ‘these alterations represent works that are outside what would normally be considered acceptable for a place within a heritage precinct’ and ‘that the changes reduce the integrity of these places below what would normally be accepted for a contributory grading’ (para. 58).

#### ***4 Grandview Street and 84 Eglinton Street***

I agree that the additions to these two houses detract from their presentation in the precinct, though note that their front facades appear to be intact.

While they might not be explicitly supported by the Moonee Valley Heritage Guidelines, rear additions of a similar position, size and visual prominence exist and continue to be built on Contributory houses in Moonee Valley’s HO precincts. I have provided several examples below, all in HO24 Wellington Street Precinct:



Compare the above Contributory examples to the houses in the proposed HO12 precinct extension:



In my opinion, the upper-level extensions to 4 Grandview Street and 84 Eglinton Street only differ by degree from those that have been approved for Contributory houses in HO precincts. As the extensions in the proposed HO12 precinct extension were not built under HO controls, I consider a more valuable question to be: is it still possible to understand the original form of these dwellings, particularly their principal façade(s) and roof forms.

In both of these cases, my answer is yes, so I support them as contributory in the precinct.

*86 Eglinton Street*



*Figure 6. 86 Eglinton Street, as viewed from Grandview Street. (Source: Google Maps)*

Mr Raworth cautions that the apparent reversibility of the raised-basement additions to the Victorian house at 86 Eglinton Street ‘should not be a consideration in grading the place’ and ‘it should be assessed in its “as found” state. (para. 59).

Following this approach, one would find a well detailed Victorian villa, which primarily addresses Grandview Street. It is distinguished within the precinct by its arched masonry front porch, and retention of slate roofing and apparently original shallow convex verandah roofing iron.

Alterations include the replacement of all verandah posts and ornament, and the construction of a post-war addition that intersects with the south return of its verandah and dominates views from Eglinton Street.

In my opinion, even in its present form, it makes a strong contributory to the Grandview Street streetscape and the precinct overall.

*15 Grandview Street*

The house at 15 Grandview Street is one of the most altered in the proposed precinct extension. As Mr Raworth has demonstrated, the front masonry façade has been entirely rebuilt, and there are apparent recent changes (new windows, render, rebuilt front verandah). It appears that the recent works have attempted to return a degree of integrity to this Victorian house, but there is no evidence that it reflects the house’s original appearance. In fact, the loss of the jerkinhead front gable suggests the opposite.

To a great extent, it is similar in intactness to the altered Victorian house at 17 Grandview Street, which was graded non-contributory by the 2017 Heritage Study. The two houses differ in that No. 15 retains well-detailed rendered chimneys and has been sympathetically (though not accurately) “restored”, while No. 17 has lost all visible chimneys and currently has mid-twentieth century verandah and porch.

Particularly due to the changes to the form of the front gable, and the apparent entire rebuilding of the front wall – removing physical evidence of the building’s original appearance – I agree that its contribution to the precinct is tenuous, and it is appropriate to downgrade 15 Grandview Street to non-contributory, in keeping with Mr Raworth’s recommendation.



I have considered the impact of this regrading on the overall intactness of the precinct and of Grandview Street in particular.

Regrading 15 Grandview Street to non-contributory will create a row of three non-contributory properties (15A, 15 and 17) near the north end of the street. They are set between contributory properties at Nos. 11 and 13, and a significant property at No. 19 (HO189). All properties across from them on the west side of the street are graded contributory.

While it might be appropriate to excise a group of non-contributory properties at the edge of a precinct, in this case I do not consider it appropriate as they are located in a spot where their future inappropriate redevelopment would have a negative impact on properties of heritage value on three sides (north, south, and east). Furthermore, this group is not particularly intrusive, with Nos. 15 and 17 retaining the same setbacks and scale as the contributory and significant properties in the precinct.

In conclusion, in my opinion the presence of non-contributory properties at 15A-17 Grandview Street does not markedly diminish the overall intactness of the precinct overall, nor the contribution of Grandview Street to the larger precinct.

#### **2.4 HO12 precinct extension as a whole**

As discussed above, I support the downgrading of 15 Grandview Street to non-contributory, but support the retention of all other current grades along Grandview Street (including 84 and 86 Eglinton Street at the south end).

This minor change means that Grandview Street is still of medium-high intactness. Even more importantly, the street has a mix of fine Victorian and Edwardian houses (and a single interwar example) whose heritage significance as a group is very clear to me. While some have very visible rear extensions, these are largely in keeping with works that are permitted in other HO precincts in the municipality.

The removal of this street from the proposed HO12 precinct extension would greatly diminish the contributory housing stock as a whole.

In conclusion, I continue to support the HO12 extension boundaries as proposed by the 2017 Heritage Study.

### **3. 57 Vanberg Road (Mr Briggs)**

In his expert evidence, Mr Briggs states: ‘The history of the earlier garden setting and change to titles associated with the house has not been provided by Council and the relevant MMBW Detail Plans No. 2279 -2280 is not available online as is generally the case. The current size of the land is somewhat arbitrary in relation to the established heritage importance of the house and a curtilage important for the appreciation of that heritage significance.’

I note that I have provided a details of my research into the changes to titles for the subject property in my expert evidence. When added to the research detailed in the 2017 Heritage Study citation, in my opinion this issue has been investigated and documented in a comprehensive manner.

I agree with Mr Briggs that the early MMBW plan would be of use in understanding the early garden setting and its boundaries. While MMBW Detail Plans Nos. 2279 and 2280 are not available on the State Library of Victoria website (as one might expect), I was able to locate the 160’ to 1” MMBW Plan for this area (No. 103) which dates to 1907, so shows the subject property 20 years after its establishment, but prior to the 1920s works.

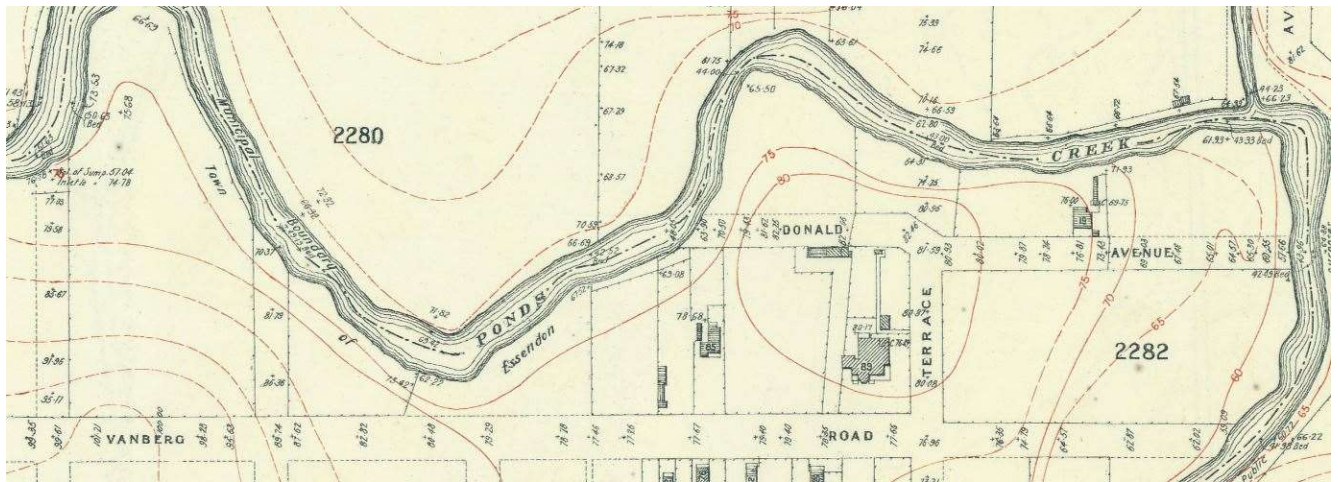


Figure 7. This detail shows the east end of Vanberg Street. The subject house is located at centre-right, below the word "Donald". (From the MMBW Plan No. 103, 1907)

The 1907 plan shows the same location of the west side drive, with its slightly raking path, as seen on the 1945 aerial of this site (found in my evidence at page 27, and reproduced below). One difference is the presence in 1907 of a small wing to the west (left) side of the house, which had been removed by 1945. I assume it was removed as part of the extensive remodelling carried out in the 1920s.

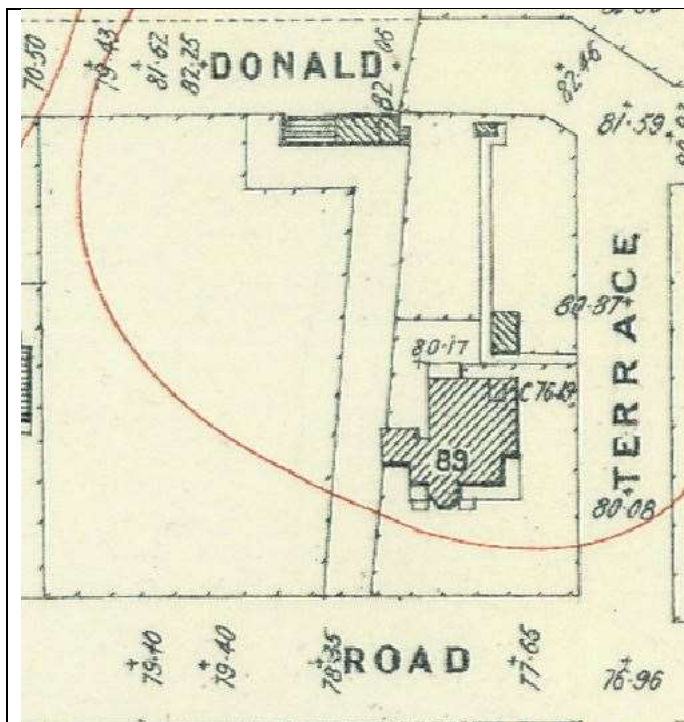


Figure 8. A close-up detail of the subject house and surrounding streets in 1907. Note the small wing on the west side of the house (since removed) and the driveway to the stable at the rear. (From the MMBW Plan No. 103, 1907)



Figure 9. 1945 aerial photo of the subject site, showing the same location of the side drive as in 1907. (Landata.vic.gov.au)

Landmark Heritage Pty Ltd

Sincerely,

A handwritten signature in cursive script, appearing to read "Natica Schmeder".

Natica Schmeder  
Landmark Heritage Pty Ltd

Attachments: 1931 and 1945 aerial photos of Moonee Ponds and Grandview Street

Landmark Heritage Pty Ltd

Grandview Street in 1931 (from Landata, with my annotations):





Grandview Street in 1945 (from Landata, with my annotations):



Landmark Heritage Pty Ltd

MMBW 160' to 1" Plan No. 103 of 1907 (from SLV.vic.gov.au):

