Place name:	*Invercloy* and *Avalon*
Address:	1/143, 2/143, 3/143, 5/143, 6/143, 7/143 and 8/143 Napier Street, Essendon
Place typology:	Residential
Construction date range:	Circa 1890, I*nvercloy*. Circa 1937, *Avalon*
Architectural style:	Victorian Italianate; Inter-war
Assessment:	M.McDougall, June 2021
Recommendation:	That the place be included in the heritage overlay schedule.

Photo of place:



143 Napier Street, Essendon; Photograph, M. McDougall, June 2021.



Current main entry on the east elevation facing Napier Street, 143 Napier Street, Essendon. Photograph, M. McDougall, June 2021.

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South elevation with c1938 entry, 143 Napier Street, Essendon. Photograph, M. McDougall, June 2021.



South elevation showing gate through to open central courtyard, 143 Napier Street, Essendon. Photograph, M. McDougall, June 2021.



Numbers 5 and 6, 143 Napier Street, Essendon. Photograph, M. McDougall, June 2021.



Number 7, 143 Napier Street, Essendon. Photograph, M. McDougall, June 2021.



Garages, 143 Napier Street, Essendon. Photograph, M. McDougall, June 2021.

Statement of Significance:

What is significant?

The unusual, large single storey Victorian villa, called *Invercloy*, was built around a courtyard in ca.1890. It was altered in ca.1937, when the adjacent Inter-war semi-detached dwellings *Avalon*, were built. Elements that contribute to the significance of the place include (but are not limited to):

Late Victorian *Invercloy* (ca.1890):

- Stuccoed walls, with original mouldings.
- The two projecting polygonal bay windows to the north.
- The slate roof with terracotta ridge capping and four unpainted rendered chimneys.
- The original square floor plan and square open courtyard in the centre (originally with glazed roof).
- Timber-framed double hung windows.
- Inter-war entries to Napier Street and Brewster Street frontages, flanked by face brickwork piers which are curved in plan towards the centre, and have flat slab roofs. The brickwork matches those of the 'Avalon' dwellings.
- Low brick perimeter fence to match the Inter-war dwellings.

Inter-war *Avalon* (ca.1937):

- The painted sign *Avalon*, on the rendered and painted brick archway with flat arch.
- Single storey hipped roof form, clad in terracotta tiles and tall brick chimneys
- Face brickwork with various decorative features, different on each dwelling including original wall vents to the tops of the brick walls.
- Recessed entries.
- Timber-framed double-hung sash windows, with horizontal glazing bars dividing each sash into two.
- Decorative brick features including herringbone pattern brickwork recessed panel to external chimney.
- Front garden settings with paths to recessed entry porches.
- Four brick attached single garages at the north end of the site, with skillion roofs, possibly original double timber doors, with obscure glass panels to each leaf.
- Low brick perimeter fence, with soldier course band and header course cappings to the square piers marking the entry points, with pipe and chainmesh gates.

How is it significant?

Invercloy and the pairs of semi-detached dwellings *Avalon,* are of local historical, architectural (representative) and associative significance, and *Invercloy* is also of significance for its rarity, to the City of Moonee Valley.

Why is it significant?

The large Victorian villa *Invercloy* and the adjacent Inter-war semi-detached dwellings, *Avalon*, are historically significant for illustrating the way in which an earlier building was retained, and adapted to tie in with the Inter-war development. The Victorian villa had become rundown by the early 1930s, when it was put up for auction, but its solid construction resulted in its retention and renovation, rather than its demolition. This is historically significant as it illustrates the changes in development of suburban Melbourne in the 1930s, including Moonee Valley, where larger estates were subdivided and lower cost housing developed. (Criterion A)

Invercloy is a highly unusual large single storey Victorian villa, with a square plan form and enclosed square courtyard, which originally had a glazed roof forming a large conservatory or winter garden. I*nvercloy* is also an unusual example

where the original dwelling was modified with added entry features having brickwork to match the Inter-war semi-detached dwellings, and fencing helping to tie the different ages of buildings together and create a unified whole. (Criterion B)

The Inter-war pairs of semi-detached dwellings and garages are of architectural (representative) importance for demonstrating the way in which these early multi-unit developments in the City of Moonee Valley could be designed to create individual yet compact dwellings, with garden settings and single car garages. They provided a high quality yet relatively lower cost alternative to the suburban villa on its own allotment. Like other similar developments of the period, the pairs are almost disguised as a single house, with the party walls hidden beneath the roof tiles, and the plans varied to create an asymmetrical whole. The Inter-war pairs of semi-detached brick dwellings and garages are designed to optimise the use of the unusual site, with the grouped garages set at the tapering end of the site. (Criterion D)

I*nvercloy* was constructed circa 1890, probably for John Aikman and his wife Alice who lived there for about 3 years (1890-93). John Aikman served on Essendon Council from 1897-1908 and was Mayor from 1898-1900. He then served as a Councillor of the City of Melbourne and was Lord Mayor from 1919-1920. He entered state politics in 1904 as a member for West Melbourne Province. He was inaugural president of the Essendon Town Football Club in 1900, and then President of the newly formed Essendon Football Club in 1907. He was also President of the Victorian Football Association from 1903 until his death in Toorak in 1928. (Criterion H)

Description:

The earlier part of the house formerly known as *Invercloy* is sited unusually on the allotment, to be parallel to the adjacent railway line, rather than to the two streets it also faces, Napier and Brewster Streets. It also has an unusual plan form, a square, with an open central courtyard. The courtyard originally had a glazed roof. There are two projecting polygonal bays on the north side, at either end of the north elevation. The Melbourne and Metropolitan Board of Works (MMBW) plan of 1910 shows a circular driveway on the northern side, so this was presumably the main entry. The main entry is now on the east side to Napier Street, and there is a gravel carpark on the southern side.

The walls are stuccoed brick, and there is a band with alternating 'cricket bat' and small pyramidal mouldings. The projecting polygonal bays have further mouldings with a projecting cornice beneath the window sills. The walls sit on a rendered plinth.

The roof is hipped, clad in slate, possibly original, with terracotta ridge cappings. There are 4 rendered chimneys. It is highly likely that the eaves were originally bracketed, but that the brackets have since been removed, probably as part of the c1938 "makeover".

The windows are timber framed, double hung, with moulded architraves. There are timber shutters to the main (Napier Street) elevation.

The Inter-war *Avalon* consists of two pairs of semi-detached houses, 5 and 6 being immediately next to *Invercloy* and 7 and 8 at the northern end. Beyond 7 and 8 at the northern end are 4 attached brick single garages with hinged double timber doors. The semi-detached pairs and garages are designed to maximise use of the unusual tapering site. 5 and 6 are deeper, as the site is wider at this point. 7 and 8 have longer frontages but are not as deep, and the garages occupy the narrowest end of the site.

The roofs are hipped, with terracotta Marseilles pattern tiles, and boxed in eaves. There are brick chimneys, with the height depending on position in relation to the ridge, the tallest chimney being on the external wall at 7.

The walls are of face brickwork, mixed dark red and clinkers, with decorative quoins using narrow bricks, and use of a lighter colour brick as well. The decorative brick features including herringbone pattern brickwork recessed arched-top panel to external chimney at 7.

The windows are timber framed, double hung with horizontal glazing bars dividing each sash into two.

There is a low brick perimeter fence, with soldier course band and header course cappings to the square piers marking the entry points, with pipe and chainmesh gates.

There are front gardens with lawn and shrubs, and paths leading to the recessed porch entries.



Aerial view of the property, showing the square form, with courtyard, and slate roof of Invercloy, and the tiled roof semi-detached pairs to the north. Source, VicPlan

Integrity

Invercloy had major modifications when it was adapted to tie into the Inter-war semi-detached dwellings. The extent is hard to ascertain without early photographs. Possible changes, apart from the removal of the glazed roof to the courtyard, and the new brick entries, include removal of verandahs and eaves brackets. The walls were probably originally facebrick, possibly polychromatic. The appearance of the render, without ruled ashlar lines, suggests that the render dates from the Inter-war period, rather than being a Victorian stucco, which would most likely have had ruled ashlar lines.

The MMBW plan of 1910 shows external verandas to the front at the north and to the south (no longer extant), with a platform around the inner courtyard.

Invercloy appears to be substantially intact following the Inter-war changes.
The two pairs of Inter-war semi-detached dwellings are highly intact. No visible external changes, except the addition of retractable blinds to 5 and window hoods to 6.

History:

Contextual History

City of Moonee Valley occupies part of the Traditional lands of the Wurundjeri-willam clan of the Woi-wurrung people. Many sites in the area now known as City of Moonee Valley show evidence of Woi-wurrung activities and spiritual connections. Fish were trapped in the rivers and creeks, stone was quarried from the river edges, murnong daisy was collected and kangaroos hunted across grassland areas, and bark was harvested from trees in the river valleys. This relationship between the Woi-wurrung and the land, water, animals and plants, continues to this day (Living Histories, *Thematic Environmental History*, 2012: p.29).

The first Europeans to explore the area known as Moonee Valley was a surveyor, Charles Grimes in 1803. In 1836, settlers moving from Van Diemen's Land crossed the area in the hope of finding empty, cheap and plentiful land for sheep. By 1842, surveyors had created the first map of the Parish of Doutta Galla and then Woi-wurrung lands were offered for sale by the British Crown to Europeans (noting that the land was never ceded). The Wurundjeri were moved off their land which had a profound impact on their culture, health and language. By 1860, the entire parish was sold (Living Histories, *Thematic Environmental History*, 2012: p.32-33).

Early development of the area began with the goldrush period of the 1850s which saw Mount Alexander Road used as a thoroughfare to the diggings with over 30,000 people estimated as moving along the dirt road each week. Businesses and shops sprang up providing sustenance, transport and accommodation to service the passing gold rush trade. Some very early wayside hotels and shops still survive from this period (Living Histories, *Thematic Environmental History*, 2012: p.51-54).

After the heady days of the goldrush, the 1860s saw Essendon, Ascot Vale, Moonee Ponds and Flemington develop into permanent townships. The development of railways by private companies gave huge impetus to suburban development of the area with the opening of the Essendon railway in 1860. The government purchased the line in 1868. Suburban trains terminated at Essendon and it wasn't until 1889 that Ascot Vale, Moonee Ponds and Newmarket stations were completed. By 1893 stations opened at Strathmore and Pascoe Vale and in 1922 Glenbervie Station opened. The railways provided an enormous boost to residential development along the line and those who had previously moved to areas without trains, now clamoured for them (Living Histories, *Thematic Environmental History*, 2012: p.59).

By the 1880s Essendon had become a Borough and by 1891 had a population of 14,411. Many subdivisions occurred during the land boom of the 1880s and many failed to eventuate due to the depression of the 1890s. In the interwar period a boom in subdivision and residential infill occurred in Travancore, Essendon, Ascot Vale, Strathmore and Moonee Ponds, which was focused on new transport routes along the tram lines, first established to Essendon in 1905. In 1919 the Melbourne and Metropolitan Tramways Board was formed and lines were extended and improved. The tram lines saw development occur either side of Maribyrnong Road, further along Mt Alexander Road, Buckley Street and Keilor Road (Living Histories, *Thematic Environmental History*, 2012: p.65-68, p.115).

In the three decades after the Second World War, Melbourne's suburbs ballooned outward to cater for post-war migration, the baby boom, an increasing need for new housing, and a more car-centred economy. Areas to the north of Essendon had been open paddocks in 1945, but by 1950 the Shire of Keilor found themselves with a developing suburb with no name. It was later called Niddrie. Similarly, Airport West was developing quickly with houses being built before the roads. By 1964 it was claimed that Airport West had the cheapest cream brick veneers in Melbourne (Living Histories, *Thematic Environmental History*, 2012 p.120-121).

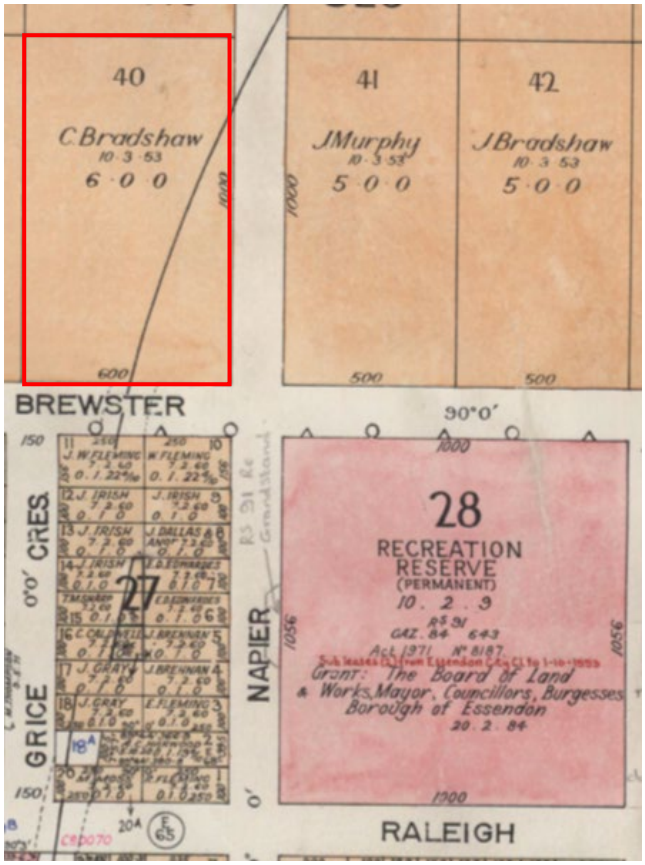
Many houses in these post-war areas were austere weatherboard or brick veneer bungalows, with a few scattered architect designed or project homes on new blocks, particularly along the Boulevard in Aberfeldie. These post-war housing areas were car-centred communities located close to industry along Keilor Road, Matthews Avenue around Essendon Airport and East Keilor. By 1960 Airport West had its first hotel, the famous Skyways Hotel and then in the 1970s the first shopping centre, owned by Westfield, was constructed (heritage ALLIANCE, *Gap Heritage Study*, 2005, p.28-30).

Post-war housing pressure also saw a huge investment by the Housing Commission of Victoria who developed 150 bungalows in concrete, weatherboard and brick in Aberfeldie. They then began an ambitious estate of houses and flats on a 77-acre site at Ascot Vale in 1949. These low-rise walk-up flats eventually gave rise to the high-rise flats of Flemington which opened in June 1965 (Living Histories, *Thematic Environmental History*, 2012: p.123).

Many post-war migrants bought or built houses in the outer areas of the municipality, close to employment and industry and where new, cheaper housing was readily available. These developments and public housing in Aberfeldie, Ascot Vale and Flemington have had a long-lasting effect on the nature of the Moonee Valley community which today is one of the most diverse and vibrant in Melbourne (Living Histories, *Thematic Environmental History*, 2012: p.124).

Place history

The site is part of Crown Allotment 40, Essendon, Parish of Doutta Galla, County of Bourke, and was purchased from the Crown by C Bradshaw on 10/3/1853.



Extract from Doutta Galla Parish Plan, Source, Public Records Office of Victoria

It is likely that it was built for John Aikman and his wife, Alice Jane Semple, who were married in 1887.

An early mention of *Invercloy* occurs on Sat 10 October, 1891, when a family notice in The Herald lists *Invercloy*, Napier Street, as the place of birth of a daughter to the wife of J G Aikman, JP. By January 1893, the daughter Alice May (Gerlie), had died, aged 15 months, "dearly beloved and only surviving child". This followed the death several months earlier of Robert Andrew, aged 4 years and 5 months, in December 1892 (*The Herald*, 10 October 1891, p.2).

Shortly after these two tragic deaths, the property was advertised for auction under mortgagee's instructions.

An auction notice for the property in *The Argus*, 8 November 1893 gives a good description, as follows:

> *"Essendon […] 'All that piece of land being part of Crown Allotment 40 at Essendon, Parish of Doutta Galla, County of Bourke, having a frontage of 122ft 1 1/2in (?) to Brewster-street, by a depth of 260 (?)ft 2in along Napier-street on one side and 363 (?)ft 5 1/4in along the North-Eastern Railway…*
>
> *On that land is erected that charming residence known as Invercloy […] Containing 12 rooms, kitchen, two bathrooms and scullery, with extensive glass covered fernery or winter garden, outoffices (?) of weatherboard, (?) of 2 stall stable, buggy house, harness and man's room.'"*

(Please note: Question marks denote lack of clarity in the word or numbers in the digitised original newspaper)

John Aikman went on to become a prominent Victorian. He served on Essendon Council from 1897-1908 and was Mayor from 1898-1900. He then served as a Councillor of the City of Melbourne from 1908-1928, and was Lord Mayor from 1919-1920 (R.W. Chalmers, *The Annals of Essendon,* 1998: p. 73).

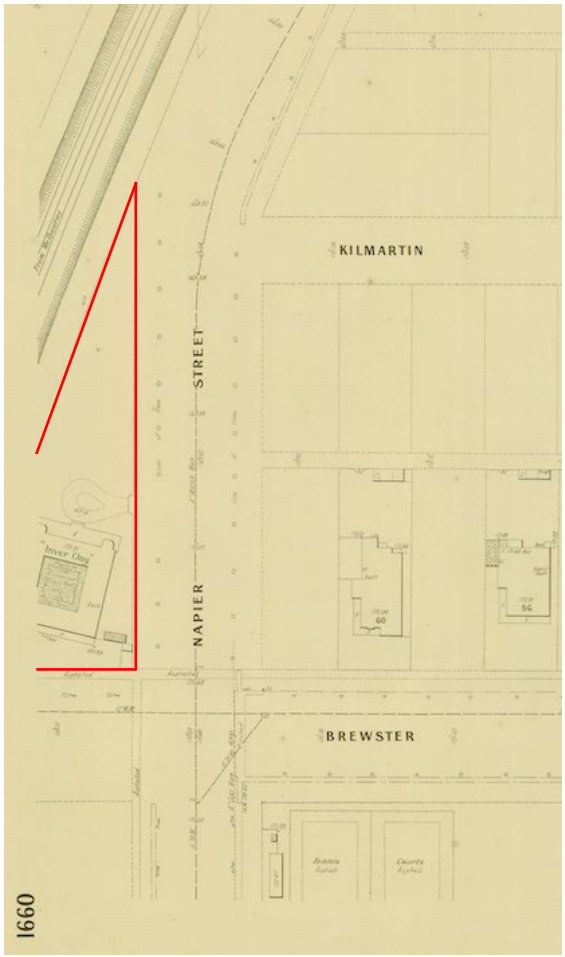
He was also very active in sporting circles, being elected inaugural president of the Essendon Town Football Club in 1900, and then President of the newly formed Essendon Football Club in 1907. He was also President of the Victorian Football Association from 1903 until his death in 1928 (R.W. Chalmers, *The Annals of Essendon,* 1998: p.76, p.91).

He entered state politics in 1904 when he was elected to the Victorian Legislative Council, as member for West Melbourne Province. He was defeated in 1916, but returned on petition, and then served until 1922, when he was defeated again, but continued to serve on the Melbourne City Council. He died in Toorak in 1928 (*The Australasian*, 4 Aug 1928, p.13).

When the property was advertised for sale again in 1931, the glass roof over the courtyard was still extant:

> *"'Invercloy' corner Napier and Brewster Sts*
>
> *Solidly built Brick, cement front Villa, Slate Roof, Containing Eleven Rooms, Large Conservatory, Kitchen, Bath, Scullery &c; detached W.B Garage, Man's room, Wash House, on land 122ftx383ft-360ft.*
>
> *The above is situated in the best residential area, Handy to Train, Trams, Shops, and with Some Renovations could be made into a Very Nice Home… (The Age, Saturday 28 February, 1931, p.2)"*

By the description above, the property had apparently become somewhat rundown.



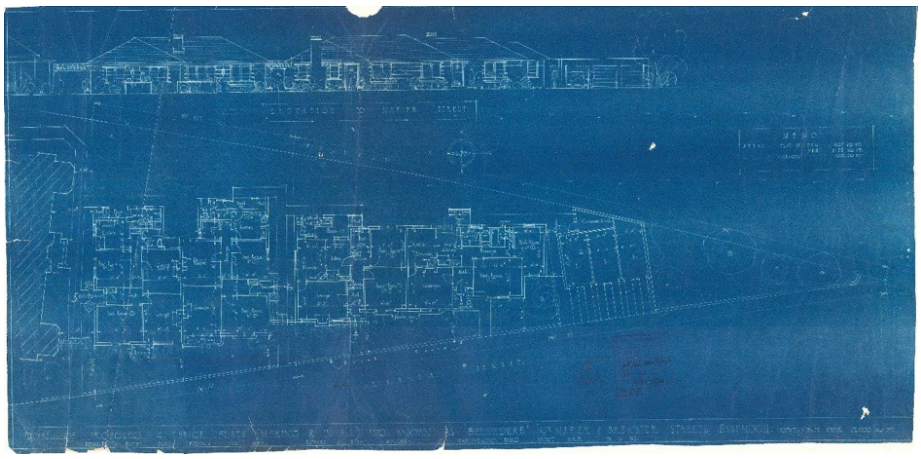
Extract from the Melbourne and Metropolitan Board of Works, Detail Plan No. 1664, 1910. Source, State Library of Victoria

The *MMBW plan* shows a verandah front and at the rear.

In the *Sands and McDougall Directories*, the main occupants of I*nvercloy* from c1905 until 1930 were Richard Schafer (listed as the occupant between 1905 and 1925), and then Mrs Florence Schafer, in 1930 (presumably husband and

wife, with Mrs Florence Schafer listed after his death). Richard Schafer was a manufacturing jeweller, and member of the Royal Society of Victoria, the State's oldest scientific society and part of Australia's intellectual life since 1854.

Sometime after it went to auction in 1931, and the end of the 1930s, *Invercloy* was completely transformed. The residence was turned into flats, and additional new flats (more like 2 pairs of semi-detached houses) were constructed on the northern side of *Invercloy*, along with 4 single garages. The name *Avalon Flats* appears in Sands and McDougall in 1940. The name *Avalon* featuring on a banner type sign between the original *Invercloy* and the new dwellings.



Building Plans, 1937, Source, Essendon Historical Society

The building plans reveal the owners at the time were Robert Joseph Shaw and Archibald John Shaw, of Moonee Ponds, with the builders, with Shaw Bros Builders of Ascot Vale the designers and builders. The plans also reveal the *Avalon Flats*, as they stand today, are largely as designed in 1937, except that an additional single garage was built at the northern end, and is sited further forward than the group of three. The brickwork is the same, so it may have been added at the time of the main construction.

New entrances in the style of the new dwellings were added to *Invercloy*. It was probably at this time that the tiles ridge cappings were also added to the slate roof of the original *Invercloy*.

A low brick perimeter fence to match the brickwork of the new dwellings, and the new entrances, helped to visually tie the different ages of buildings together, and create a unified whole.

Four brick attached single garages were constructed at the tapering north end of the allotment.

In Robin Boyd's '*Australia's Home'*, he described how in the 1930s, "the semi-detached pair of houses grew popular with speculators, for it reduced building costs per unit. But now its nature was often disguised. The appearance of a single house was achieved by hiding the party wall beneath the tiles of the roof and varying the plans of the units to form an asymmetrical whole (Boyd, 1968, pp. 112-113)."

The two duplexes fit this description, and appear more like two larger houses, than 2 pairs of duplexes.

Sources:

Primary Sources

The Age
The Argus
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Building Plans, 1937, Essendon Historical Society
Department of Environment, Land, Water and Planning, VicPlan, (https://mapshare.vic.gov.au/vicplan/)
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Public Records Office Victoria, Probates and Wills
Sands & McDougall Directories

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Living Histories, *City of Moonee Valley Thematic Environmental History*, Adopted 18 September 2012
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Philip Goad, Julie Willis, (eds), *The Encyclopedia of Australian Architecture*, Cambridge University Press, 2012
https://en.wikipedia.org/wiki/John_Aikman accessed 16 November 2021

Thematic Context:

City of Moonee Valley Thematic Environmental History, 2012

6. Building Towns, Cities and the Garden State

6.7 Making Homes for Victorians

Comparative Analysis:

Discussion

The former *Invercloy* is a highly unusual Victorian villa. The large central courtyard, which from the time it was built until the 1930s (at least) had what was described on the MMBW Plan of 1910 as a 'cemented glass roof'. This former villa, now a medical centre, would be best compared to other Victorian era dwellings of a similar form, single storey and with a large internal fully enclosed courtyard. However, comparative examples in the municipality, or elsewhere in Melbourne, have not been found.

The two pairs of Inter-war semi-detached dwellings are more representative, and several comparative examples are noted in the table below.

There are numerous terraces constructed in the nineteenth century in the City of Moonee Valley, grander two-storey terraces, such as the terraces in St Leonards Road and Bayview Terrace in Ascot Vale, as well as the more modest single storey terraces. There are also a number of Victorian duplexes, such as the one at 6-8 Mantell Street, Moonee Ponds. However, terraces went out of fashion, as described in *The Encyclopedia of Australian Architecture* (p.695):

> *"... by the end of the 19th century, distinct prejudice against terrace housing began to develop, partly due to the rise of public transport and the building of suburbs where the detached house on its own plot of land, complete with a garden, was seen as desirable and increasingly affordable."*

It was not until the 1960s that the equivalent of the terrace house, now a townhouse, once again became popular.

In the early Twentieth century in suburban Melbourne, the detached house continued to be the main form of housing, and, as the *Moonee Valley Thematic Environmental History* states (p. 131):

> *"Flats were uncommon in Melbourne and its suburbs until the inter-war years when many blocks of private flats were built in areas such as St Kilda, South Yarra, Parkville and East Melbourne. Comparatively few blocks of private flats made their appearance in what is now the City of Moonee Valley at this time. Some exceptions, however, include the three-block complex of Moderne and neo-Tudor flats, known as Shirley Court at 125-135 Mooltan Street in Travancore, designed by architect, James Wardrop."*

Other prominent flats included the block of six Art Deco flats and a maisonette at 519 Mt Alexander Road, Moonee Ponds, built by William Simmie in 1941. These flats were built when there was pressure to accommodate war workers in the Moonee Valley area. Simmie built many significant buildings, including the Australian War Memorial in Canberra. (Living Histories, *Thematic Environmental History*, 2012: p. 131)

However, there were also a small number of denser single storey developments in the City of Moonee Valley, mostly occupying corner sites, still the sites for denser development in suburbs favoured by developers today. While Robin Boyd on 'Australia's Home' had talked about semi-detached pairs being disguised as a single house, in the quote under History, with the larger groups - triplexes and two sets of duplexes, the appearance of a single house is not possible. In the examples below, where there are more than 2 dwellings in the group, there is variety in the different dwellings, creating an individual character to each. In the group at 143 Napier Street, the *Avalon flats* appear more like two larger houses, than 2 pairs of duplexes. The party walls are also hard to see.

This group is unusual in the way it makes best use of the tapering site, and the way in which the original *Invercloy* was altered so that the older dwelling, and the Inter-war semi-detached dwellings were tied together visually through the use of a low brick fence, and new (at the time), brick entries to *Invercloy*.

The *Avalon flats* conform to Robin Boyd's description of the idea of disguising the smaller residential units by grouping them under a larger roof, giving the appearance from the street of a larger single home, or in this case, disguising 2 pairs of duplexes as two larger homes.

1-3 Albion Street, Essendon, is a significant Inter-war duplex (HO480). They were constructed ca.1940-41 as a rental property for Percy Wheeler. The duplex presents with a continuous roof form as a pair of detached dwellings, tiled roofs and original chimneys, unpainted face brickwork including panels of contrasting brickwork; cream brick front fence and mild steel gates. A fine representative example of the Moderne style, this pair is more elaborate than Avalon flats, particularly with the decorative use of brickwork - cream with brown manganese accents, and features such as the stepped chimneys with arched insets of brown brick in a chevron pattern. Unlike the Avalon Flats, this duplex is symmetrical.	

The Holmes Road Residential Precinct which is comprised of 76 Holmes Road, and 1A and 1B Grace Street, Moonee Ponds, is significant (HO12). The semi-detached houses at 76 Holmes Road, and 1A and 1B Grace Street presents very similar architectural details to 1-3 Albion Street, Essendon, with cream brick and similar feature chimney detailing. The layout, with one house facing Holmes Road, and a duplex facing Grace Street, is very similar to 263 Buckley Street, and 2A and 2B Kinnord Street, Aberfeldie. Hipped tiled roofs, garden setting and matching low brick fences similar to the two pairs at 143 Napier Street, Essendon.	
263 Buckley and 2A and 2B Kinnord Street, Aberfeldie (currently being assessed for an individual Heritage Overlay listing). Similar mainly hipped, terracotta tiled roofs, brickwork, low matching brick fence. Similar massing which gives the appearance of a larger house or larger pair.	
Inter-war duplexes 127-137 Kent Street, Flemington, 1936-37, (HO511). A group of 6 (3 pairs) in the Inter-war Old English style. The walls are of a textured render finish, unlike the face brickwork of the pairs at 143 Napier Street, but similarities include the hipped tiled roofs, the matching low front fences, and recessed entry porches. The two pairs at 143 Napier are more intact.	

Recommendation:

That the whole of 1/143, 2/143, 3/143, 5/143, 6/143, 7/143 and 8/143 Napier Street, Essendon should be included in the Heritage Overlay schedule.

Schedule:

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Solar Energy Controls	Yes
Fences and Outbuildings	Yes, (low brick fence and all 4 garages)
Prohibited Uses	No
Aboriginal Heritage Place	No