Place name:	formerly *Carlowrie*
Address:	39 Edward Street, Essendon
Place typology:	Residential
Construction date range:	Circa 1885-86
Architectural style:	Late Victorian
Assessment:	heritage ALLIANCE, May 2021
Recommendation:	That the place be included in the heritage overlay schedule

Photo of place:



Restricted visibility due to high fence and trees, the original M-profile hipped slate roof and chimneys indicate that it is a late Victorian villa. Photograph heritage ALLIANCE, 17 May 2021.

Statement of Significance:

What is significant?

39 Edward Street, Essendon, known as *Carlowrie* built in 1885-86, is of significance as a substantial Victorian villa. The significant features of the house includes:

- M-profile slate roof with rendered corbelled chimneys, under eave brackets and moulding.
- Corrugated iron return verandah.
- Symmetrical, single storey form with rendered walls.

The rear and side additions and carport are not of significance.

How is it significant?

39 Edward Street, Essendon is of local architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

39 Edward Street, Essendon, is significant as a Late Victorian villa that was designed by the distinguished architect Edgar J Henderson, early in his career. Henderson went on to design many significant buildings for the Catholic Church in Victoria and Western Australia. (Criterion H)

39 Edward Street, Essendon, is significant as a rendered brick symmetrical Victorian villa from 1885-86. It demonstrates the villa typology of the period, being free-standing and more substantial than terrace housing, but not as large in scale as the two storey mansion houses in other parts of Essendon. Whilst Victorian Italianate villas are common on the Heritage Overlay, villas such as this with a more sober and restrained design are not. It demonstrates the attributes of the Late Victorian style through its form, fabric and understated design. The M-profile hipped roof has an original slate roof and three rendered chimneys have corbelling. A closer inspection might uncover further architectural details which cannot be seen from the street. (Criterion D)

Description:

The following description has been taken from the Melbourne and Metropolitan Board of Works (MMBW) plans, probate papers, aerial photos and limited views of the house from Edward Street.

As per probate documents, 39 Edward Street, Essendon, was originally on 3.5 acres and contained 10 rooms, including bathroom, pantry scullery, detached weatherboard lumber-room and coal room, brick stabling, coach house, man's room and loft. The MMBW plans of 1910 also show a reasonable basement to the rear of the house. The land slopes down from Edward Street to Lincoln Road at the rear, possibly creating an under-floor area rather than an underground basement. From the MMBW plan and from the limited views afforded from the road, the original house consisted of a single storey, rendered brick, symmetrical Late Victorian villa with a slate roof, in a hipped M-profile. The house has been extended since 1910, to create an L-plan with the new rear extension on the west side, having a higher roof line than the original front section. This newer section is also roofed with slate and has matching under eave brackets.

The hipped corrugated iron return verandah ran along three sides of the house and is still evident. Entry to the house appears to have occurred on the east side of the house marked by a small projecting faceted bay that terminated the verandah.

There are three rendered chimneys with corbelling and there are under eaves brackets with stucco moulding between. Windows are timber double hung sashes but run full height to the verandah floor, in pairs.

The verandah roof which is supported by timber posts appears to be lacking decoration and some cast-iron may have been lost over the years. The decoration is not as overt as might be found on properties of a similar date.

The earliest available building plans for the site (1980s) indicate a small number of alterations to the building since that date. At some time the verandah was altered, what would have been a simple post and floored verandah arrangement had (possibly by the late 1920s) been turned into a kerbing and by 1980s this was rearranged in a manner to reinstate full timber posts to the verandah. To the rear is a building extension for the kitchen completed in two stages; the first being a small extension for the kitchen and then the second added a larger sized kitchen (which was an enlargement of the original house) and was further extended to the south as an extension to a smaller addition that had been added since the 1910 MMBW drawings had been completed. A carport had been demolished and repositioned.

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

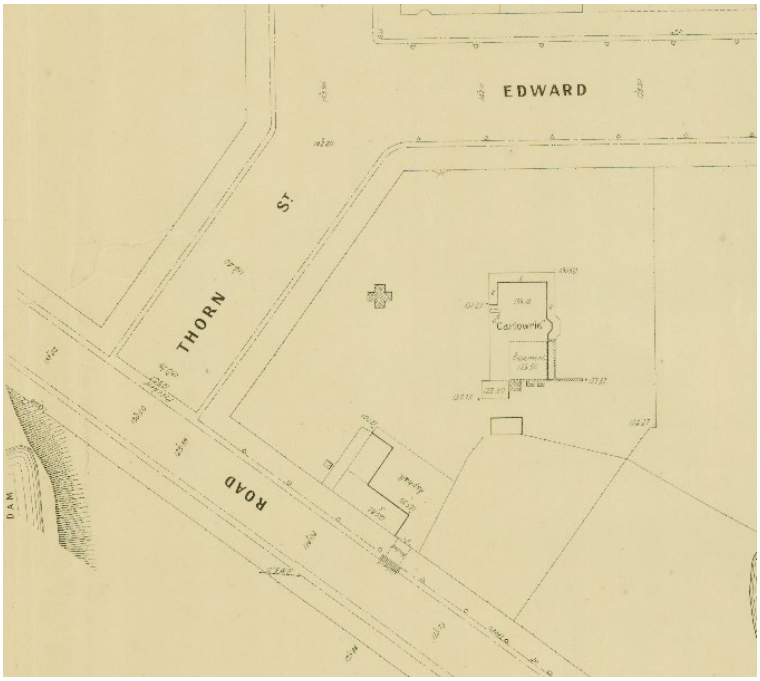
car-centred communities located close to industry along Keilor Road, Matthews Avenue around Essendon Airport and East Keilor. By 1960 Airport West had its first hotel, the famous Skyways Hotel and then in the 1970s the first shopping centre, owned by Westfield was begun (heritage ALLIANCE, *Gap Heritage 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 first owner of the property, James McCallum was a contractor who lived in the house, named *Carlowrie*, for a short period (he was there in 1890). While James McCallum originally owned the property, he may have been land banking until there was a greater desire to purchase in the area in anticipation of the Essendon Railway Station opening. The area west of Lincoln Road at that time was virtually undeveloped.



Cropped section of MMBW Detail plan 1675 Town of Essendon, 1910. Showing the property Carlowrie, with stables at the rear.

McCallum's ownership was followed by Richard Colclough (1839 –1908) late of Tatong, Benalla (*The Argus*, 29 May 1908, p.1). In 1890 or 1891, Mr. Colclough had taken over the villa (Collins, "Carlowrie," 2013: p.8). He was married to Jean Colclough (1849-1927). They were the parents of four sons and three daughters, one of them John James Colclough, an early football player for the Victorian Football League. Jean Colclough, died at the property in June 1927 having lived there for approximately 30 plus years.

Richard Colclough had owned property in Oaklands Junction, Dandenong and Meredith (the latter 300 acres) where he ran horses and cattle. His property at Tatong had 3,154 acres. Along with his brother John, they owned hundreds of acres of small parcels of land across a number of suburbs, and 13 acres at Racecourse Road, Flemington which they mostly rented out.

Mrs Colclough lived until 1927. The land, "the Carlowrie Estate," was subdivided in October that year. Sixteen sub-divided allotments were offered for sale and this left a reasonable but far smaller allotment around the house proper. The subdivision also involved the demolition of the stables at the rear of the site on Lincoln Road. The "L" shaped stables had

been evident in the *MMBW* drawing of 1910 and these sat directly on the Lincoln Road boundary (*MMBW Plan no. 1675*, State Library of Victoria, 1910). Lincoln Road today in 2021, has a series of brick 1930s houses along that portion of the site.


EXECUTORS' SUBDIVISIONAL AUCTION

SATURDAY 15th OCTOBER 1927

AT 3 O'CLOCK ON THE GROUND

Under Instructions from The Union Trustee Company of Australia Ltd., 333 Collins Street, Melbourne
In the Estate of the late RICHARD COLCLOUGH

Carlowrie Estate Essendon

16 VILLA SITES 16

also on Lot 3, Brick Villa, 7 rooms and conveniences, immediate possession

The Highest and Most Commanding Position in Essendon. Facing Lincoln Park. Made Roads, tree-planted. Water, Sewer, and Electric Light to Every Lot

LINCOLN PARK
THORN STREET
LOT 2 Will be Sold as 70ft. Frontage
BRICK VILLA
EDWARD STREET
ROAD
LINCOLN
FLORENCE STREET

This sale offers the opportunity of securing

A CHOICE VILLA SITE

with exceptionally large depth; 4 minutes Electric Trams and 8 minutes Essendon Station. Close St. Teresa's Primary School, St Thomas' Grammar School, and Lowther Hall Girls' School

TERMS: LAND — £25 DEPOSIT, £10 QUARTER } Whole of Balance to be paid in 5 years. Interest 6 per cent.
VILLA — 1-5th CASH, 1-5th in 2 years } per annum, payable quarterly. Right to pay off.

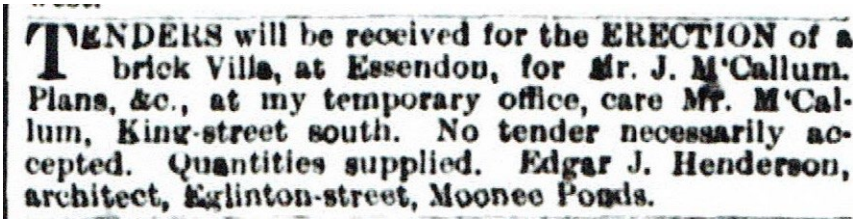
Title Certificate: Messrs. SMITH & McEACHARN, Solicitors, 367 Collins Street, Melbourne

SYDNEY ARNOLD, BEST & CO., Auctioneers, 16 Queen Street, Melbourne
H. & E. W. CRAPP, 985 Mt. Alexander Road, Essendon North

"Carlowrie Estate Essendon," auction poster, 1927, Essendon Historical Plan Collection.

Architect:

Carlowrie was designed by the architect Edgar J Henderson. In January 1885, the architect EJ Henderson of Moonee Ponds tendered out the design of a brick villa in Edward Street, Essendon for Mr J. McCallum who was temporarily located at King Street South. (*The Argus*, 25 Jan 1885, p.11). By May 1885 there were also tenders for plumbing and gas fitting.


TENDERS will be received for the ERECTION of a brick Villa, at Essendon, for Mr. J. M'Callum. Plans, &c., at my temporary office, care Mr. M'Callum, King-street south. No tender necessarily accepted. Quantities supplied. Edgar J. Henderson, architect, Eglinton-street, Moonee Ponds.

Tender notice, The Argus, 24 January 1885.

This appears to be the first building works that the distinguished architect designed since setting up on his own in 1883, then going on to complete other local villas, from his temporary home in Moonee Ponds. Edgar Henderson, was an architect who later achieved considerable success and renown as a designer of Catholic churches, schools and convents in Western Australia. He was born in Melbourne in 1861 and educated at St Francis Xavier College in Kew. He commenced his architectural training under Ernest A Barker before opening his own office in 1883. He undertook many projects for the Catholic Church, including St Mary's Cathedral, Sale (designed with Barker, 1885); the Brigidine Convent, Echuca (1888); churches at East Trentham (1890), Elsternwick (1890), Yarraville (1894) and Yarrawonga (1894); presbyteries at Woodend (1889), Pyramid Hill (1889), Tatura (1890), Lilydale (1890) and Footscray (1891); and parish schools at Hawthorn (1888), Port Melbourne (1889), South Melbourne (1890) and Rochester (1891). Among Henderson's secular projects were the

Rochester Shire Offices (1890), the Stratford Mechanics' Institute (1889) and several houses, including 39 Edward Street, and others around Moonee Ponds and Ascot Vale. Henderson was a member, and later a fellow, of the Royal Victorian Institute of Architects (RVIA).

In 1896 Henderson left Victoria to settle in Western Australia, to take advantage of the building boom following the 1890s gold rush in that state. His reputation was such that his arrival was announced in the West Australian newspaper, where he was lauded as "a well-known architect of Melbourne. [who] has won distinction in his profession." By 1898 Henderson had entered into partnership with Harry Jefferis, and the firm built the Sacred Heart Convent Primary School in Highgate, the Stella Maris Convent in Geraldton, and the Bishop's palace in Geraldton. By 1904 Henderson was working on his own, designing such buildings as the Congregational Church, Claremont (1906). His association with the Catholic Church was maintained in such buildings as the Santa Maria Convent, Attadale. Henderson died in 1928 and his practice was continued by his son, Edgar Le Blonde Henderson, who created the firm Henderson & Thompson, which continued to operate until 1983. (Victorian Heritage Database entry for St Mary's Star of the Sea)

Sources

Primary Sources

The Argus
"Carlowrie Estate Essendon," auction poster, 1927, Essendon Historical Plan Collection
Melbourne and Metropolitan Board of Works Plans, State Library of Victoria

Secondary Sources

Collins, Kelsey, "Carlowrie," in *The Grand Mansions of Essendon and District, 1880-1892,* Essendon Historical Society, 2013
Essendon Historical Society Notes
Victorian Heritage Database

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:

Although late Victorian Italianate villas are very common in Moonee Valley, restrained Victorian stucco villas similar to 39 Edward Street are more unusual.

	All photos sourced from Google Streetview
23 Learmonth Street, Moonee Ponds (HO309), ca.1887 designed by the architect Edgar Henderson. Unusual very high transverse gable with high parapet wall at one end and projecting gable to one side at front. All rendered with ornate urns, scrolls and gothic touches. Very different design to 39 Edward Street, but it might look more similar if the roof had retained its slate tiles, and a closer inspection could be had of 39 Edward Street. This is the only other house designed by Henderson that is on the HO in MVCC.	
86 Eglinton Street is a contributory building to precinct HO12. This symmetrical villa is similar to 39 Edward Street with its restrained Victorian design. It has a side portico entrance, altered return verandah, M-profile slate roof with brackets.	
71 Ngarveno Street, Moonee Ponds (HO88), ca.1866 is an early Victorian residence built when the surrounding area was still farmland. The deep verandah and hipped slate roof, eave brackets, chimneys and rendered walls has similarities to 39 Edwards Street, although the date is 20 years later. The restrained design and early date of this house is unusual in Moonee Valley.	

Recommendation:

That 39 Edward Street, Moonee Ponds be included in the Heritage Overlay schedule.

Schedule:

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Solar Energy Controls	Yes
Fences and Outbuildings	No
Prohibited Uses	No
Aboriginal Heritage Place	No