Place name:	*Glastonbury*
Address:	177 Buckley Street, Essendon
Place typology:	Residential
Construction date range:	1928
Architectural style:	Inter-war Georgian Revival
Assessment:	M.McDougall, May 2021
Recommendation:	That the place be included in the heritage overlay schedule

Photo of place:



177 Buckley Street, Essendon, Source: M. McDougall, May 2021



177 Buckley Street, Essendon. Source, M. McDougall, May 2021



177 Buckley Street, Essendon. Source, M. McDougall, May 2021 (The single storey section with entry from Robb Street, was designed as a surgery)

Statement of Significance:

What is significant?

The substantial two storey Inter-war Georgian Revival face brick house *Glastonbury*, built in 1928 for Dr J Amess Troup, is significant. Elements that contribute to the significance of the place include (but are not limited to):

- The symmetrical form facing Buckley Street.
- Hipped roof of Marseilles pattern terracotta tiles, with projecting front hipped roof section with three tall face brick chimneys.Boxed in eaves.
- Two storey face brickwork in red brick, with rendered bands at window head and sill height to both floors.
- Pairs of Tuscan columns flanking the open entry porch at ground level, with shorter pairs on the upper enclosed level.
- Original timber framed widows and front doors with decorative clear glass leadlight.
- Low brick fence to Buckley and Robb Streets with wrought iron gate.
- The garden setting.
- Single brick garage at the rear with remnant tuck pointing to the façade
- A flat roofed brick rear addition is not significant

How is it significant?

Glastonbury, 177 Buckley Street, Essendon is of local historic and architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

Glastonbury, 177 Buckley Street, Essendon is of historical significance as the large two-storey Inter-war Georgian Revival house built in 1928 which reflects the aspirations and taste of the upper middle-class professionals at the time.

While the original owner, Dr James Amess Troup, became a victim of the Great Depression, the prominent corner residence became the long-term residence of accountant David E Whiting who lived there from about 1935 until his death in 1972. (Criterion A)

Glastonbury, 177 Buckley Street, Essendon is architecturally significant (representative) as an impressive and highly intact example of a large house in the Inter-war Georgian Revival style, which is uncommon in the municipality. The style is more common in the eastern suburbs of Melbourne around Toorak and Malvern, whereas in the City of Moonee Valley, larger Inter-war Californian or Arts and Crafts bungalows are more common. The Inter-war Georgian Revival style has been described as 'synonymous with upper-middle-class concepts of good taste', and favoured by academically-trained architects for well-to-do clients. (Criterion D)

Description:



Aerial view of the site, shown crosshatched. Source, VicPlan

The front of the two-storey house is symmetrical to Buckley Street, with a hipped roof of Marseilles pattern terracotta tiles, with a central two-storey projecting hipped roof section. The ground floor porch entry is in the centre, with the open ground floor flanked by pairs of Tuscan columns, with semi-circular arch between. The upper level above the entry porch is enclosed, with lower arched top to the central window and pairs of shorter Tuscan columns on each side.

The roof has projecting eaves, boxed (flat soffits), and the eaves gutters are ogee profile. There is a single storey hipped roof section at the rear, with its own separate projecting hipped roof entry from Robb Street, designed for a separate entry to the consulting room. A flat roofed brick rear addition is not contributory.

The walls are of face red brick with rendered bands at window head and sill height to both floors. There are tall brick chimneys, one on Robb Street side with small projecting brick cap. The windows are timber framed, double hung, in groups of three on the main façade, with decorative clear leadlight to the upper sashes. The window frames are slightly boxed out from the wall, supported on brackets. The glazed double front door to the Buckley Street entry has decorative clear glass leadlight and sidelight. The porch has terracotta and cream paving tiles.

There is a low brick fence to both Buckley and Robb Streets, with square brick piers with concrete caps. The brick panels between the piers have vertical slots. There are two taller brick piers (damaged) at the diagonal corner entry, with a corner gate of wrought iron. The fence to the rear yard fronting Robb Street is green painted capped timber paling. There is a wide asphalt triple crossover.

The single brick garage at the rear has a parapet wall to the front, with remnant tuckpointing and skillion roof behind. It has a roller door, set in from the property boundary. There is an addition of a single garage size on the north side, which has no roof, but has a double gate on the fence line. This addition is not contributory.

The garden has a curved concrete path leading from the diagonal entry corner gate to the main front porch. The garden has two large coniferous trees, large shrubs, ivy to part of the low brick fence. The footpath is concrete paved, and there is a grassed nature strip, with Jacarandas. The gutters have bluestone kerbs.

The house is highly intact and in good condition, although there is some cracking in the brickwork. The garage at the rear has an addition on the northern side.

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 gold rush period of the 1850s which saw Mt 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 gold rush, 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

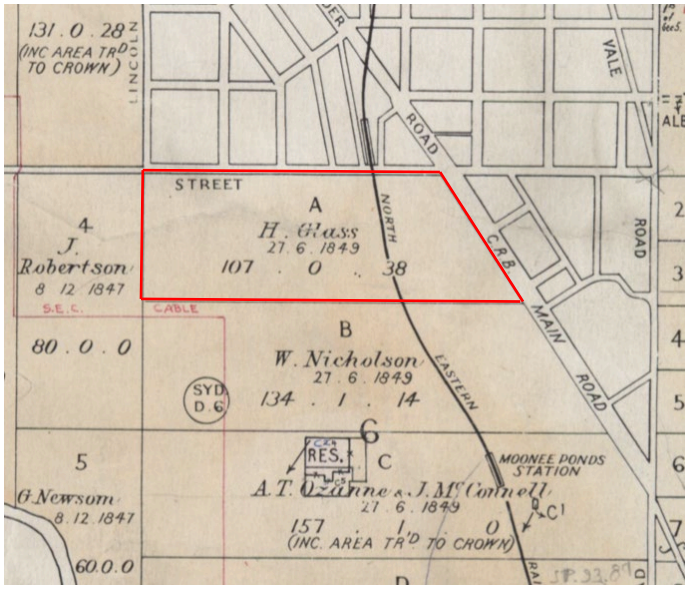
with no name. It was later called Niddrie. Similarly, Airport West was developing quickly with houses being built before the roads. By 1964 it was claimed that Airport West had the cheapest cream brick veneers in Melbourne (Living Histories, *Thematic Environmental History*, 2012: p.120-121).

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



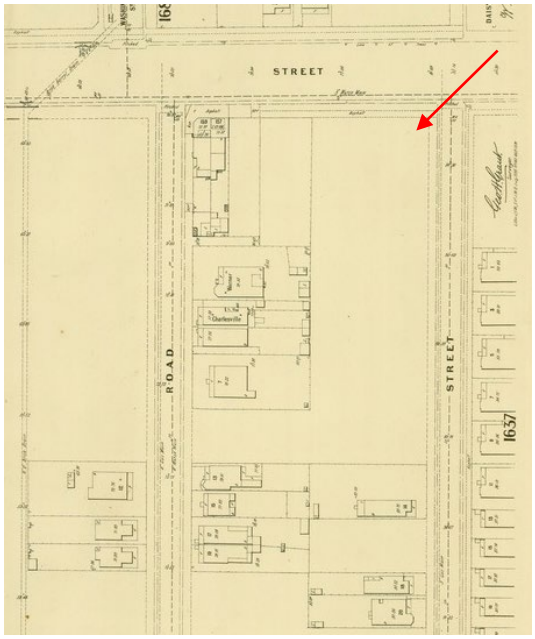
Extract from Doutta Galla Parish Plan, Source, Public Records Office of Victoria

The land known as part of Allotment A, Section 6, Parish of Doutta Galla, County of Bourke, was first purchased from the Crown by H. Glass on 27 June 1849. The land was on the south side of Buckley Street, with Lincoln Road being the alignment of the western side, and Mt Alexander Road on the east.

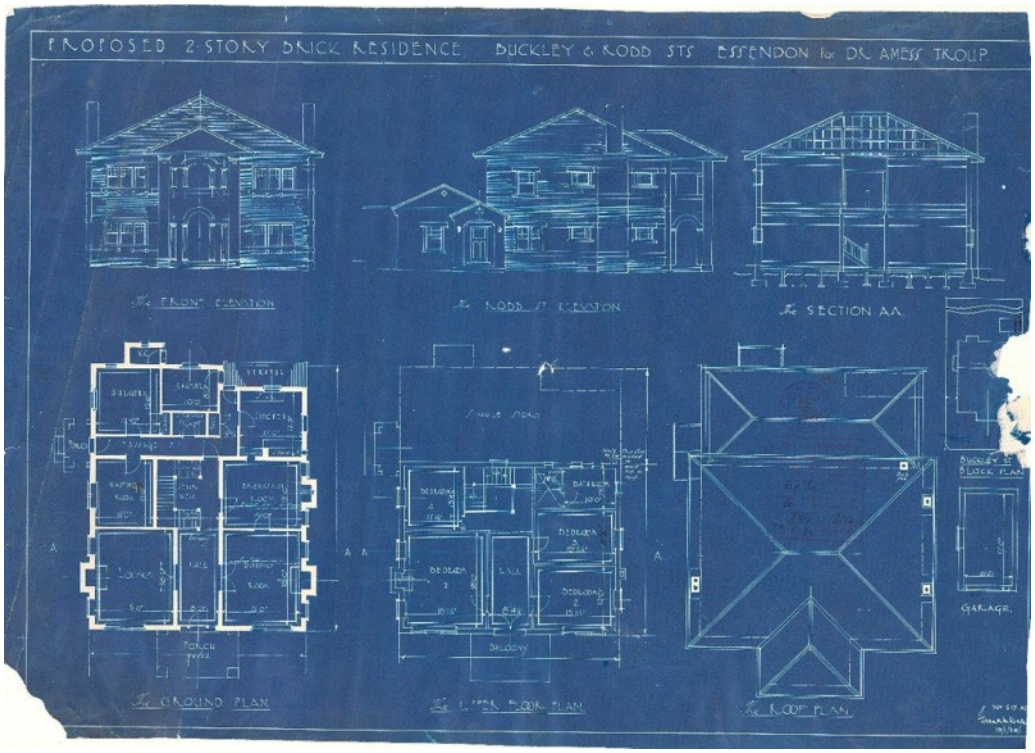


Locke's Paddock Subdivision Plan, Fergusson and Mitchell, lith., Source, State Library of Victoria (*The map was created for the auction held on 21 Sep 1888)*

The subject land was part of Locke's Paddock subdivision, but the sale of 21 September 1888, notes (Lot 3) as already sold. However, the site and large parts of the surrounding area remained undeveloped until well into twentieth century, as the *Melbourne and Metropolitan Board of Works (MMBW) map* of 1905 shows. The site appears to have been a wood yard in the 1920s. Although the street numbering was different, Sands and McDougall Directory has the southwest corner of Buckley and Robb Streets occupied by Alex Semple, as a wood yard, in 1920, and John Clarke having a wood yard there in 1925.



Melbourne Metropolitan Board of Works Detail Plan 1636 1905, Source: State Library of Victoria, shows the site as being vacant land. Buckley Street is at the top, and Robb Street on the right.



Building plans, Source, Essendon Historical Society

The house was built in 1928 for James Amess Troup, a physician, at a cost of £3,800. The architect was Frank M Dale, of South Yarra, and was built by C G Dickson & Yorston Pty Ltd, the prolific designer-builder firm that did a lot of above-average bungalows in the inner eastern suburbs. The house was relatively large, being two storeys with four bedrooms. The plans show a single storey surgery at the rear, with entrance off Robb Street.

However, he lived there only briefly, and he did not have his medical practice there. He separated from his wife, and ended up in financial difficulties, being bankrupt by 1934, when an article about his financial situation appeared in *The Age* (27 April 1934, p. 12). The article described the case in the Bankruptcy Court:

> *"In evidence, Dr Troup said he had been in practice since 1920. When he returned from England, after completing a post-graduate course, he had about £300 to start a practice. In 1928 he built a house in Essendon at a cost of £3800, but it was heavily mortgaged. For his practice, he rented a house in Victoria-street, North Melbourne, at a rental of £4/10/- a week, and in June 1928, the rent was increased to £5/10/- a week. The following year, in order to reduce his expenses, he transferred his practice to another house in the same street. The rent was £1/10/- a week…From 1930 he had trouble collecting his book debts, and was last solvent in 1928…Early in 1932 several creditors obtained judgement against him, and when one of them took out a fraud summons, he sequestrated his estate. He was living apart from his wife, and since February, 1932, had allowed her £(unreadable) a week for the maintenance of herself and the two children. He attributed his bankruptcy to the falling off in his income, and the building of a house property when he did not have sufficient income…"*

This bankruptcy occurred at the height of the Great Depression which hit Melbourne at the beginning of the 1930s. Dr Amess Troup was part of a medical family, with his father being Dr J K Troup, who also practised his profession in Victoria Street, North Melbourne for over 40 years, and was one of the earliest students of Ormond College. Dr James Amess Troup's son was also a doctor.

By 1935, David E Whiting, an accountant had moved into the house, and continued to live there until the 1972, when he died (*Sands & McDougall*).

Sources:

Primary Sources

The Age
Building Plans, Essendon Historical Society
Certificates of Title, LANDATA
Melbourne and Metropolitan Board of Works Plans, State Library of Victoria
Probates and Wills, Public Record Office Victoria
Sands & McDougall Directories

Secondary Sources

Context Pty Ltd, *City of Moonee Valley Thematic Environmental History*, 2012
Context Pty Ltd, *Moonee Valley Gap Study*, 2014
Apperly, Richard, *A Pictorial Guide to Identifying Australian architecture*, Angus and Robertson, 1989

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:

The large Inter-war Georgian revival house *Glastonbury* is an unusual example of the style in the City of Moonee Valley, where the style is not at all common. While there are numerous examples in the City of Stonnington, and several in the City of Darebin, only two examples of the style were found in the City of Moonee Valley, and they are not truly comparable. This is probably explained by the architect being from South Yarra, where the style was popular.

The emergence of the style is described in 'A Pictorial Guide to identifying Australian Architecture':

> *"In the decades before World War II the advent into the architecture profession of a new phenomenon- the university graduate influenced by the teachings of English academics- helped to establish and spread the influence of Inter-war Georgian revival by making it synonymous with upper-middle-class concepts of good taste…*
>
> *The style was favoured by academically trained architects for well-to-do clients."*

Other large houses in the area around Buckley Street which were built at a similar time are usually large single storey Californian or Arts and Crafts bungalow styles and are not comparable.

The table below contains the two examples in the City of Moonee Valley, as well as one example of two storey Georgian Revival residences, from the City of Darebin.

21 Lucknow Street, Travancore (HO134) was built 1925, and designed by Gawler & Drummond. Unlike *Glastonbury,* this is single storey and rendered. The symmetrical façade and the paired Tuscan columns are the main similar elements.	
Ascot Vale Metropolitan Fire Brigade Station and Residence, 258-260 Union Road, Moonee Ponds (HO289), ca 1927. The architect was Cedric H Ballantyne It was built at a similar time, one year before *Glastonbury*. However, the Statement of Significance describes it as being in the comparatively unusual Neo-Georgian style, "and although understated, remains stylistically unusual in the municipality" (Victorian Heritage Database). It features similar face brickwork, and symmetry to the façade, but the roof is gabled, and is a mix of single and double storey forms.	
House and Doctor's surgery, 272 Plenty Road, Preston City of Darebin (HO242). Built 1932 Architect: Harold Desbrowe Annear. Similar size and symmetrical form, with hipped tiled roof, also has a similar projecting portico at ground floor. Stucco/rendered finish.	

Recommendation:

That the whole of *Glastonbury*, 177 Buckley Street, Essendon 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 (original brick fence, single brick garage)
Prohibited Uses	No
Aboriginal Heritage Place	No