

<b>Place name:</b>	Formerly <i>Calabar</i> and <i>Broughton</i>
<b>Address:</b>	71 and 73 Maribyrnong Road, Ascot Vale
<b>Place typology:</b>	Residential
<b>Construction date range:</b>	1887, <i>Broughton</i> at number 73; 1888, <i>Calabar</i> at number 71.
<b>Architectural style:</b>	Victorian Italianate
<b>Assessment:</b>	M.McDougall, June 2021
<b>Recommendation:</b>	That the places be included in the heritage overlay schedule.

**Photo of place:**



71 Maribyrnong Road, Ascot Vale. Source, M. McDougall, June 2021



73 Maribyrnong Road, Ascot Vale. Source, M. Fowler, June 2021



73 Maribyrnong Road, Ascot Vale. Source, M. Fowler, June 2021

### Statement of Significance:

What is significant?

The pair of large Victorian Italianate villas at 71 Maribyrnong Road (ca. 1888) and 73 Maribyrnong Road, Ascot Vale (ca. 1887).

Elements that contribute to the significance of the place include (but are not limited to):

- Hipped roofs of slate with chimneys and eave brackets
- Asymmetrical composition with projecting polygonal bays
- Dichromatic brickwork, including the main colour of brown (Hawthorn) bricks, tuckpointing (where surviving)
- Part front verandahs with convex corrugated iron roofs and cast iron columns, with decorative lacework frieze and brackets
- Original timber framed double-hung windows
- Six-panelled original Victorian type front door with sidelights at number 73
- Large front gardens with some early plantings, such as the large palm at number 73
- Large frontages with uniform front setbacks
- Crossover and vehicular access (original) to number 73.

The rear additions are not of significance

How is it significant?

The houses at 71 and 73 Maribyrnong Road, Ascot Vale are of local historic, associative and architectural (representative) significance to the City of Moonee Valley.

## Why is it significant?

The houses at 71 and 73 Maribyrnong Road, Ascot Vale are of historical significance for their capacity to demonstrate, along with other similar villas in the area, the way in which the elevated land near the Ascot Vale and Moonee Ponds railway stations attracted prestigious villa residences during the Land Boom era of the late 1800s. (Criterion A)

The houses at 71 and 73 Maribyrnong Road, Ascot Vale are architecturally significant (representative) as a pair of large Victorian Italianate villa residences of the period. The pair are generously proportioned, of similar face brickwork, and the original villas are substantially intact. The generous allotments with wide frontages also allow for a garden setting, and the large palm tree in front of number 73 is likely to be part of the original garden design. (Criterion D)

The house at 71 Maribyrnong Road, Ascot Vale has a special association with Dr John A Sutherland, who lived there throughout the 1890s. Dr John A Sutherland was a highly regarded local physician, born in Wick Scotland in 1847 who died in Moonee Ponds in 1906. A memorial fountain erected in his honour in 1908, in Mt Alexander Road, opposite Queens Park, describes him as “a skilled physician, a good citizen, a friend to the poor”. (Criterion H)

## Description:

The house at 71 Maribyrnong Road, Ascot Vale is single storey, with a compound rectangular plan, an asymmetrical composition, and has a hipped roof of slate, with a projecting polygonal bay to the east side, and convex roofed verandah clad in corrugated iron, with a hipped corner. The walls are dichromatic brickwork, with the main body being a brown Hawthorn brick, and the quoins and window surrounds being of (presumably) cream bricks, which have been painted white. The front verandah has slim cast iron columns and lacework frieze with small brackets and is paved with tessellated tiles. The bracketed eaves have single brackets. Windows are timber framed double hung, with low brick arches to the tops in the projecting bay.

The front fence is a modern timber picket, with ornate gates which have a criss-cross pattern to the upper section. The front garden has a brick paved driveway and path (not original) and garden beds.

At the rear of number 71, there is a possibly original outbuilding (garage or stables) which corresponds in shape and size to that on the Melbourne Metropolitan Board of Works (MMBW) plan, dated 1904.

The house at 73 Maribyrnong Road, Ascot Vale is single storey with a compound rectangular plan, an asymmetrical composition, and has a hipped roof of slate, with a projecting polygonal bay to the west side, and a convex roofed part verandah to two sides, clad in corrugated iron, with a hipped corner and painted in stripes. The main roof has bracketed eaves, with paired ornate brackets. The walls are brown Hawthorn brickwork, tuckpointed with plain rendered bands at window sill and head height. The front verandah has slim cast iron columns and lacework frieze with large, curved brackets. The eaves have paired brackets. Windows are timber framed double hung, with flat brick arches with radiating voussoirs to the tops in the projecting bay. The front door is a six-panelled Victorian type with sidelights.

There is a high brick fence (not original, and not contributory) to the Maribyrnong Road frontage, and large palm tree, and maple tree in the front garden. (The original fence is likely to have been an iron palisade type, on bluestone base). There are two wider paved entries, one with a concrete crossover, and concrete pavers. The pedestrian path is paved in bluestone with brick edging. The paths are not contributory.

## Integrity

The original parts of the houses at 71 and 73 Maribyrnong Road are substantially intact, and in good condition.

Number 71 has a large (non-contributory) rear addition, of which part is visible from the front. However, it is set well back and allows the original house to retain its visual prominence.

Number 73 also has a large (non-contributory) rear addition, with a hipped slate roof. The addition is a similar size in plan to the original house, and the large pyramidal roof is visible from Maribyrnong Road, despite being set well back,

because of its height. However, because of the deep setback, it allows the original house to retain its visual prominence, even though the high front fence partially obscures the house.

## 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 Dousta 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

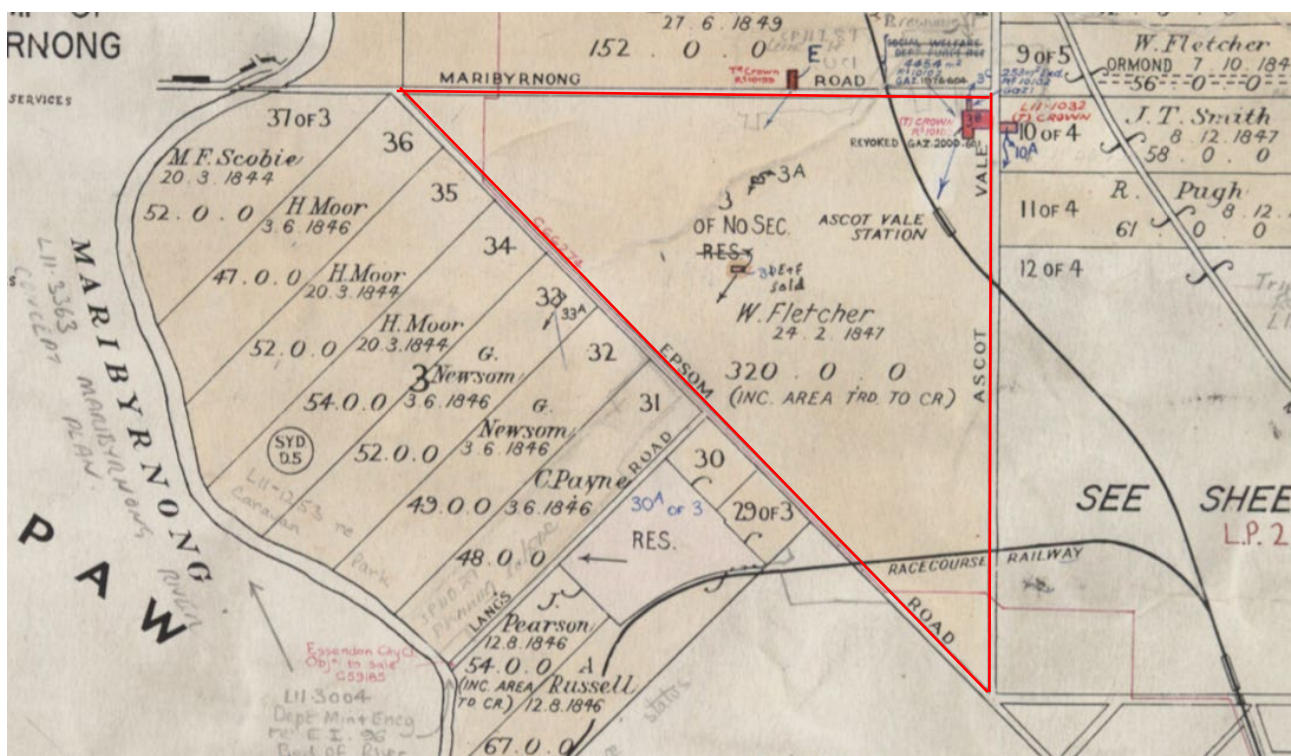
The land on which these 2 houses were constructed, was first purchased from the Crown by W. Fletcher on 24/02/1847. It was a huge triangular parcel of 320 acres, bounded by Maribyrnong, Epsom and Ascot Vale Roads.

The Hoffman Paddock subdivision comprised 99 allotments and was laid out in 1881 by the surveyor J.A Jenkins. It was bounded by Union Road, Maribyrnong Road, The Crescent and St Leonards Road.

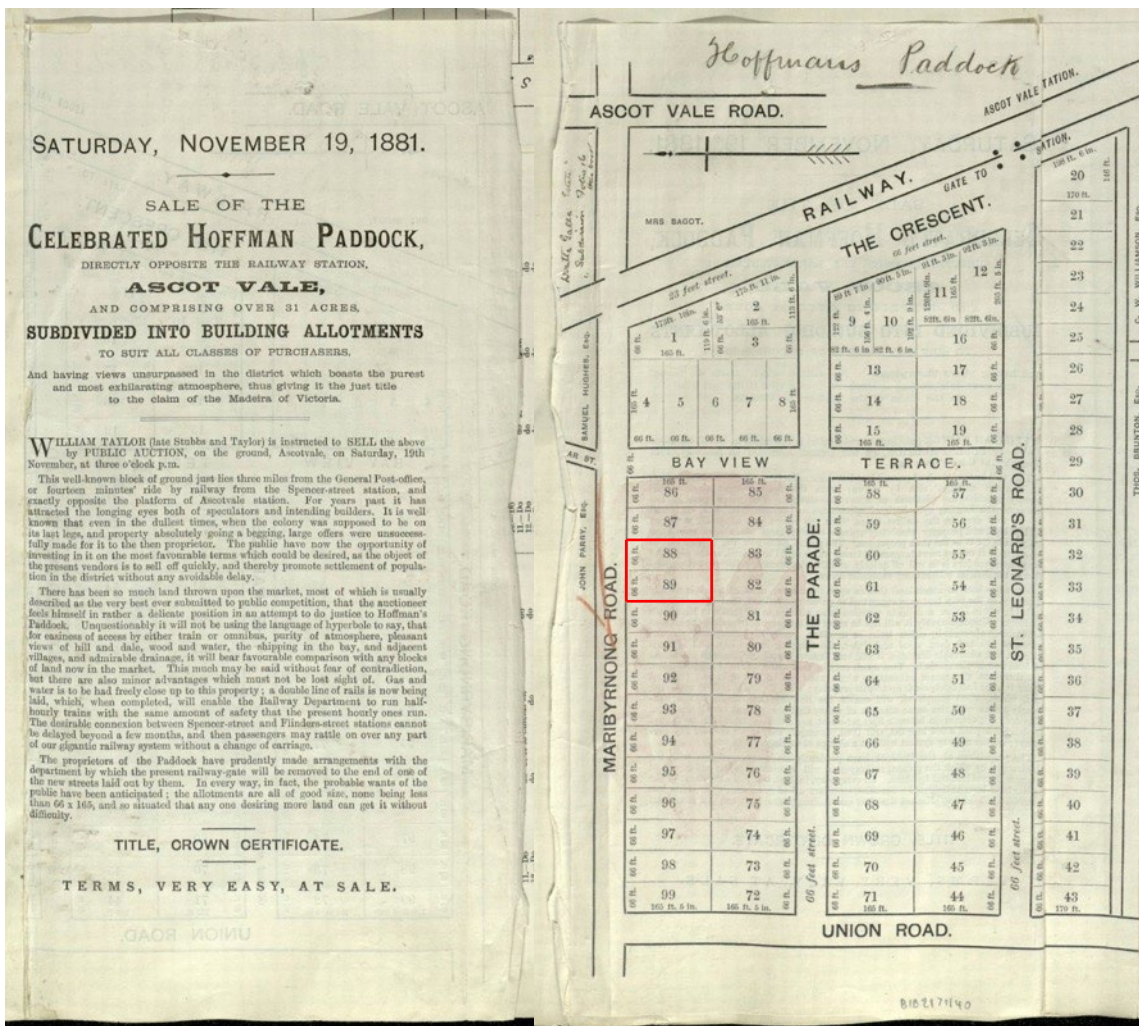
The sites of both numbers 71 and 73 are part of the Hoffman Paddock subdivision, advertised for sale on 19 November 1881. The “Celebrated Hoffman Paddock” sale notice describes the land as being over 31 acres, ‘subdivided into building allotments to suit all classes of purchasers and having views unsurpassed in the district which boasts the purest and most exhilarating atmosphere, thus giving it the just title to the claim of the Madeira of Victoria’ (Essendon Historical Society Notes).

It also describes: “This well-known block of ground lies just three miles from the General Post-office, or fourteen minutes’ ride by railway from the Spencer-street station, and exactly opposite the platform of Ascotvale station. For years it has attracted the longing eyes both of speculators and intending builders...”. The blocks were all “of a good size, none being less than 66 x 165 [feet]”.

By 1885, there were only three houses west of the railway, Thomas Foden (not in 1890 directory), O.H. Green (west of Union in the 1890 directory) and Kelly further west again.



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



Extract from Hoffman Paddock subdivision plan, 1881 (Lots 88 and 89 on this plan correspond to the current 71 and 73 respectively), Source, State Library of Victoria

### 73 Maribyrnong Road, Ascot Vale history

It appears that number 73 was built first, with an article in the Essendon & Flemington Chronicle from 16 September, 1887, describing the house under construction:

*"Mr J.F Gibbins, architect, of Planet Chambers, Swanston street, is creating a splendid villa for Mrs. Allison on the Maribyrnong road. The land has a frontage of 66ft by a depth of 165ft, and the house, which is built of brick, tuck-pointed with New Zealand dressings, will, when finished, have an exceedingly nice appearance. The dining room is 21ft by 15 ft., and height to the ceiling 13ft: the drawing room is 18ft by 14ft; best bedroom, 19ft by 14ft., while the other rooms are all very commodious and convenient. The front verandah is laid with encaustic tiles, and the back verandah is enclosed with glass. The doors and skirting boards are to be grained in imitation of oak, maple, and huon pine, and the rooms are all fitted with marble mantelpieces. Under the pantry is a good cellar, and there is a capital bathroom, scullery, kitchen, and large stables adjoining."*

The first owner, Mrs Sarah Allison (nee Jones), was born in Launceston, Tasmania in 1847. She married Henry Allison (1834-1884), undertaker, of West Melbourne in 1881. They had three children during their marriage. The second owner, Hugh Bowden, lived there from 1890 until 1918.

Hugh Bowden, the main occupant of 73 Maribyrnong Road from 1890-1918, was born in 1849 and died on 22 August 1918. He worked as a customs and shipping agent, and it appears he was a bachelor. In his will, the house where he lived (then 83 Maribyrnong Road), Ascot Vale, is called 'Broughton'. He left an estate of around £5,000, a considerable sum at the time.

## 71 Maribyrnong Road, Ascot Vale history

The house at number 71, 'Calabar', was constructed in 1888. The first owner was George Henry Hardess, a school teacher. By 1890, Dr John Alexander Sutherland was living at number 71. He had been consulting in Bay View Terrace, Ascot Vale in 1888 (*North Melbourne Advertiser*, 22 Sept 1888, p. 3). Dr J A Sutherland lived at 71 Maribyrnong Road until he moved across the road to a house at 80 Maribyrnong Road, Moonee Ponds, around 1900, shown on the MMBW plan as being called 'John O'Groats' (demolished).

Dr John Sutherland was born at Wick, Scotland in 1847 and died in Moonee Ponds on 15 November 1906. He was obviously a very well-known and loved local physician, as after his death, a memorial drinking fountain was erected in his honour close to the main entrance to Queens Park, Moonee Ponds (It was later moved and is now located in the median strip in Mt Alexander Road, Moonee Ponds, near the corner of Taylor Street). The front inscription reads:

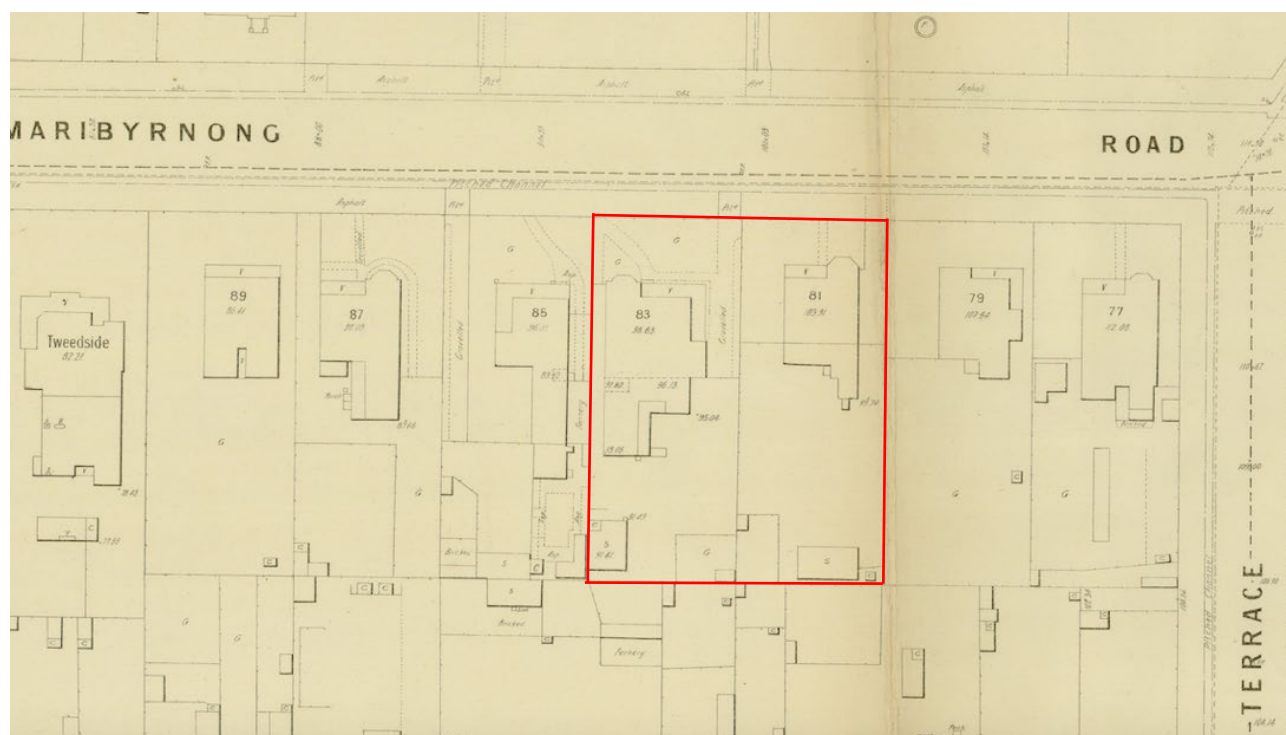
*"To the memory of Dr J A Sutherland, Born at Wick, Scotland 5th May 1847, Died at Moonee Ponds, 15th November 1906*

*A skilled physician, a good citizen, and a friend to the poor"*

The back inscription reads:

*Erected by his friends and fellow townsmen of Essendon 22nd May 1908*

The fountain was 3.6 metres high, of Gothic design, and of red and grey Heathcote granite on a bluestone pedestal. It was made by Messrs A and G Ballantyne. The size of the fountain is indicative of the great esteem in which he was held.



Extract from Melbourne Metropolitan Board of Works Detail Plan 830, 1904 (note crossovers and driveways to numbers 83 and 85 (now numbers 73 and 75 respectively). Source, State Library of Victoria

The 1904 MMBW plan above shows the original houses at numbers 81 and 83 (now numbers 71 and 73) largely as they are today, except without the later rear additions. The driveway and crossover to the latter is unusual, like the one at number 85 (now number 75), and one of only a small number in the area.

## Sources:

### Primary Sources

*The Age*

*The Argus*

Certificates of Title, LANDATA

*Essendon & Flemington Chronicle*

Melbourne and Metropolitan Board of Works Plans, State Library of Victoria

*North Melbourne Advertiser*

Probates and Wills, Public Records Office Victoria

Sands & McDougall Directories

### Secondary Sources

Context, *City of Moonee Valley Thematic Environmental History*, 2012

Context, *Gap Heritage Study*, 2014

Essendon Historical Society Notes

<https://monumentaaustralia.org.au/themes/people/medicine/display/32678-dr-john-sutherland> accessed 8 Nov 2021,

including *The Herald (Melbourne)*, 22 August 1908.

## Thematic Context:

*City of Moonee Valley Thematic Environmental History*, 2012

6.0 Building towns, cities and the garden state

6.7. Making houses for Victorians

## Comparative Analysis:

There are many Victorian Italianate villas in the City of Moonee Valley and single storey Italianate villas are well represented in the Heritage Overlay of the Moonee Valley Planning Scheme. The majority have asymmetrical building forms with projecting polygonal front section, cast iron verandahs, and dichromatic or polychromatic brickwork. Other elements of the style include the unpainted brick chimneys, slate roof, bracketed eave details and window and door joinery.



There are many from the Victorian period, and also a number of later Italianate examples built during the Federation period, which have been termed 'Italianate survival'.

However, there are not as many of the generously proportioned Victorian Italianate villas on large allotments.

The use of brown (Hawthorn) bricks at 71 and 73 Maribyrnong Road, Ascot Vale is also less common. The original sections of the pair are particularly intact. They are immediately next to a two storey Italianate villa at 75 Maribyrnong Road, constructed in 1887 for Samuel Bruce, and known for a period as 'Tigh-na-braaick'. This large two storey residence demonstrates the way elevated land near Ascot Vale and Moonee Ponds Stations attracted prestigious villa residences during the Land Boom of the late 1800s. The high hedge at the front largely obscures views of the house.



75 Maribyrnong Road, adjacent to 73 Maribyrnong Road, Ascot Vale.

All photos were taken by M.McDougall or Google Streetview	
<p>276 Ascot Vale Road, Ascot Vale (HO34), ca.1888 is more ornate than 71-73 Maribyrnong Road, with a prominent tower, but also more altered with a tiled roof (would have originally been slate). A later brick baluster has been introduced to the verandah. Flat corner site, smaller allotment. Red brick as the main body colour of the walls with contrasting areas of stucco or painted brickwork.</p>	
<p>'Lilybank', 12-12a Ormond Road, Ascot Vale (HO205), 1899 is an unpainted stucco dwelling, and later example than 71-73 Maribyrnong Road, with a number of later additions; an Inter-war gable being atypical of the Victorian Italianate and a tile roof. Elevated position and large allotment, with substantial setback.</p>	

27 Robb Street, Essendon, (HO507), 1888, ca.1886-91 is a similar Victorian era Italianate villa. Original built form, roof form, original pattern of fenestration, polychromatic brickwork, slate roof, basalt foundations, verandah with iron frieze, original chimneys. Similar brown (Hawthorn) main brick colour, and projecting polygonal sections.



59 and 61 Tennyson Street, Moonee Ponds, ca.1892, (HO147 Ardmillan Road Precinct). This is a similar pair of Victorian era brown (Hawthorn) brick Italianate villas. While they are of a similar style and materials, number 59 has had its slate roof replaced with terracotta tile, and the brickwork repointed (not tuckpointed).



**Recommendation:**

That 71 and 73 Maribyrnong Road, Ascot Vale be included in the Heritage Overlay schedule (as a single individual listing).

**Schedule:**

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes (palm tree at number 73)
Solar Energy Controls	Yes
Fences and Outbuildings	Yes (possibly original stables at rear of 71)
Prohibited Uses	No
Aboriginal Heritage Place	No