

# **Rural City of Wangaratta Heritage Study Review (Part 1) and Urban Precincts 2011**

**Volume 1: Urban Precincts**

**Final Report  
3 June 2013**

**CONTEXT**

**Prepared for  
Rural City of Wangaratta**

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## Report Register

This report register documents the development and issue of the report entitled *Rural City of Wangaratta Heritage Study Review (Part 1) and Urban Precincts 2011* undertaken by Context Pty Ltd in accordance with our internal quality management system.

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## EXECUTIVE SUMMARY

### Key findings and outcomes

The majority of rural places meet the threshold for local significance and should be added to the HO.

The majority of the precincts meet the threshold for local significance and should be retained on the HO subject to changes to the citations including:

- Updates to the description (to note buildings that have been demolished/altered etc. or to change the significance status of places).
- Converting the statement of significance into the standard Heritage Victoria format.
- Revised precinct boundaries.

Revised precinct citations are provided in Appendix A to each precinct section.

Consideration of a Neighbourhood Character Overlay (NCO) was given to areas recommended for exclusion from the HO, and it was found that the existing characteristics of the selected areas were not likely to meet the requirements for the NCO.

Table 1 lists the precincts that do not meet the threshold of local significance and provides a summary of reasons.

**Table 1 – Precinct not of local significance**

Precinct	Comments
Murdoch Road	The precinct has a low level of integrity and it would be better to treat the Significant places as individual HO sites. This excludes the houses identified on the northern end of Murdoch Road and south side of Crisp Street which would be better amalgamated with the Water Tower Precinct.

### Recommendations

#### Planning Scheme

Table 2 provides a summary of key recommendations, which include:

- The precincts that should be deleted or added to the HO in the Wangaratta Planning Scheme .
- The places of individual significance that require a separate HO.
- Modifications to existing HOs over precincts.

In addition, a permit exemptions plan has been prepared (see Appendix C), which should apply to precincts as recommended as part of an incorporated document in Clause 81.01.

**Table 2 – Rural City of Wangaratta Planning Scheme recommendations**

Precinct	Comments
Vicinity of Murdoch Road	Amend Map 23HO by deleting HO10 and extending HO20 to include the south side of Crisp Street and Murdoch Road north of Phillips Street, and update the HO schedule entry  Create a small new precinct at Vernon Road.  Add the remaining individual sites of significance to the HO as individual places.
Templeton Street East	Amend boundaries of HO15 as shown on the precinct plan in Appendix A

Precinct	Comments
	<p>Prepare individual citations for King George V Park, Uniting Church, the Sydney Hotel, 16 Templeton Street and 28-30 Rowan Street.</p> <p>Introduce tree controls for mature London Plane trees in Baker Street and Templeton Street.</p>
Templeton & Rowan Street West	<p>Amend HO16 to exclude Evans Street.</p> <p>Introduce tree controls for mature London Plane trees in Templeton Street.</p>
Water Tower District	<p>Amend HO20 as shown on the precinct plan in Appendix A.</p> <p>Introduce tree controls for mature street trees in Crisp and Meldrum Street.</p> <p>Introduce external paint controls for significant and contributory buildings.</p>
Docker Street East	<p>Amend Map 20HO as shown in the precinct plan in Appendix A.</p> <p>Introduce tree controls for street trees, and external paint controls for significant and contributory buildings.</p>
Docker Street West	<p>No boundary alterations are recommended.</p> <p>Introduce tree controls to mature street trees in Gray, Docker, Spearing and Cusack Street.</p>
Central Business District	<p>Amend boundaries of HO2 (Maps 20HO &amp; 21HO) as shown on the precinct plan in Appendix A.</p>
Chisholm Street Houses	<p>Introduce tree controls and external paint controls.</p> <p>Undertake further investigation of 2 Ely Street with view to individual listing and removal from the precinct.</p>
Bruck Mill	<p>No boundary alterations are recommended.</p> <p>Contributory elements should be listed.</p>
Beersheba Barracks	<p>No boundary alterations are recommended.</p> <p>Tree and external paint controls should be removed.</p> <p>Beersheba Barracks should be listed as an individual place in the HO rather than as a precinct.</p>
Wangaratta Show Grounds	<p>A minor boundary alteration is recommended to include the trees on Golf Links Lane.</p> <p>Tree controls for <i>Cedrus Atlantica</i> in Golf Links Lane, and outbuilding controls over contributory buildings.</p>
1944 Housing Commission	<p>No boundary alterations are recommended.</p> <p>Tree and outbuilding controls should be removed.</p> <p>Guidelines be prepared to assist homeowners manage heritage values.</p>
CBD Schools	<p>No boundary alterations are recommended.</p> <p>Introduce tree and external paint controls.</p>
Turner Street	<p>No boundary alterations are recommended.</p> <p>Remove tree and outbuilding controls.</p>

Precinct	Comments
Vicinity of St Patrick's Church	No boundary alterations are recommended. Introduce tree and external paint controls.
Railway Station Precinct	HO11 should ideally be merged into HO139.

### Commonwealth Heritage List

As a Commonwealth owned place of local significance, Beersheba Barracks should be placed on the Commonwealth Heritage List (CHL).

### Further work

It is also recommended that further work be undertaken, as follows:

- Assess and prepare new citations, as required, for the following places and potential precincts:
  - The intact Modern house at 14 Gayer Avenue.
  - CWA hall at Templeton Street.
  - Historic houses potential precinct at Cusack and Norton Street.
  - Research into potential individual historic significance of the former brewery building at 1/2 Ely Street.
- Carry out further detailed historical research to strengthen citations for the following:
  - Very intact pair of Edwardian villas at 28 & 30 Rowan Street.
  - 16 Templeton Street
  - Further historical research is recommended for historic houses at Vernon Road;
  - Particularly research into the potential historical significance of the houses at 6 Vernon Road and 30 Vernon Road, which have already been noted for their local architectural significance.

# 1 INTRODUCTION

## 1.1 Purpose

Context Pty Ltd was appointed in 2011 to undertake a review of heritage precincts originally assessed by the *Rural City of Wangaratta Heritage Study Stage 2* (the 2004 Study) in order to support an amendment to the Rural City of Wangaratta Planning Scheme. The key tasks are:

- To review and update the statements of significance for the precincts and prepare new statements of significance as required;
- To review the boundaries of the precincts, identify significant or contributory places, and recommend amendments as necessary;
- To prepare permit exemptions for inclusion in an incorporated plan.

This report was prepared by Louise Honman, Senior Consultant and consultants Dr Aron Paul and Jessie Briggs of Context Pty Ltd.

Reference is made to HERMES using the relevant place ID throughout this report.

## 1.2 Heritage precincts

The heritage precincts reviewed by this report are:

- Beersheba Barracks
- Bruck Mills
- Holy Trinity Anglican Church Close
- CBD Schools
- Central Business District
- Chisholm Street Houses
- Docker Street East
- Docker Street West
- Vicinity of Murdoch Road
- Wangaratta Show Grounds
- Vicinity of St Patrick's Church
- Templeton Street East
- Templeton & Rowan Streets West
- Turner Street
- 1944 Housing Commission Project
- Water Tower District

## 1.3 Approach and methodology

This report was carried out in accordance with the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) and its guidelines.

The HERCON criteria were used in the review/assessment of significance. The HERCON criteria are listed in Appendix D.

In reviewing/assessing the significance of places and precincts the information in the 2004 Study was relied upon. Additional research was carried out where required. All places and precincts were inspected and re-surveyed by Louise Holman and Aron Paul. A joint inspection

of some buildings associated with the Bruck Mills precinct was carried out with the assistance of the company.

The thresholds applied in the application of significance include State significance and local significance. Local significance 'includes those places that are important to a particular community or locality'. Further discussion about establishing thresholds is provided in section 2.2. Chapter 2 also includes discussion about what constitutes a precinct and definitions of Significant and Contributory.

## 2 METHODOLOGY

### 2.1 Introduction

This chapter provides an explanation of the methodology used in the review of significance of each precinct that is described in Chapter 3.

The methodology for this project draws on relevant guidelines for the preparation of heritage studies as well as other relevant Independent Panel reports and, in particular, the Advisory Committee report in relation to the *Review of Heritage Provisions in Planning Schemes*<sup>1</sup> (The Advisory Committee Report), which was completed in August 2007.

### 2.2 Establishing a threshold of local significance

#### ***What is a threshold?***

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the 'threshold' of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee Report notes that the related questions of the application of appropriate heritage criteria and establishing 'thresholds' that provide practical guidance to distinguish places of 'mere heritage interest from those of heritage significance' have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria (which were used in the 2004 Study) may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee Report defines 'threshold' as follows:

*Essentially a 'threshold' is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision - making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.<sup>2</sup>*

#### ***How is a threshold defined?***

The Advisory Committee Report cites the Bayside C37 and C38 Panel report, which notes that:

*With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgment required to assess a place's heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.*

*There is a wide range of matters that can be taken into account in making any assessment (e.g. a place's value in relation to historic, social, aesthetic, cultural factors, its fabric's integrity and so on), leading to further grounds for differences between judgments.<sup>3</sup>*

While there are application guidelines for the use of the AHC criteria (Developed in 1990 these are known as the *AHC Criteria for the Register of the National Estate: Application Guidelines*), they are designed for application at the regional or National level and the Advisory

<sup>1</sup> *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage* (The Advisory Committee Report), August 2007 (viewed online on 7 June 2009 at <http://www.dse.vic.gov.au/DSE/nrenpl.nsf/LinkView/954D4DD9314DF831CA256D480003CED9E82B85B30B18B0A4CA2572FF00270933#heritage>)

<sup>2</sup> Advisory Committee Report, p.2-41

<sup>3</sup> Advisory Committee Report, p.2-32

Committee Report cited a report prepared by Ian Wight for Heritage Victoria, which noted that they may require rewriting to ‘make them clearly applicable to places of local significance’. This has subsequently been completed and the applicable criteria used are the HERCON criteria.

On this basis, the Panel made the following conclusions:

*As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.*

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State - wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** [Emphasis added]*

*This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.<sup>4</sup>*

### **What is the role of the thematic history?**

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it would be expected that the majority of places of local significance would be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee Report, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** [Emphasis added]*

The C57 Panel Report also once again highlighted that thematic histories are not ‘static’ documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a ‘more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context’.<sup>5</sup>

### **Conclusion**

In accordance with the Advisory Committee comments a series of local ‘tests’ have developed to determine whether a precinct meets the threshold of local significance to the Rural City of Wangaratta using the HERCON criteria. It is noted that a precinct need only meet one ‘test’ or criteria in order to meet the threshold of local significance. Meeting more than one ‘test’ does not make the precinct more significant – it simply means that the precinct is significant for a variety of reasons. The tests are:

- The precinct is associated with a key theme identified in the thematic environmental history. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A.).
- The precinct may be rare within the municipality or to a township or locality. It may contain very early buildings, or be of a type that is under-represented within the Rural City of Wangaratta (Criterion B.).

<sup>4</sup> Advisory Committee Report, p.2-45

<sup>5</sup> Warrnambool Planning Scheme. Amendment C57 Panel Report, December 2008, Jennifer A. Moles, Chair

- If it is a representative example of a precinct type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example – and it will usually have a high degree of integrity (i.e. a high proportion of the places will be considered to be contributory) (Criterion D).
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F).
- The place has strong social or historic associations to a township or locality (Criterion G.) or to an individual or organisation (Criterion H.) and, in particular:
  - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
  - The association has resulted in a deeper attachment that goes beyond utility value.
  - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not reflected in the fabric because of low integrity, or
- The precinct is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a high proportion of non-contributory buildings, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the municipality.
- The social or historical associations are not well established or demonstrated.

### 2.3 What constitutes a precinct?

At present there are no definitive guidelines that provide assistance in identifying and defining a heritage precinct. This was acknowledged by the Advisory Committee appointed to undertake the *Review of Heritage Provisions in Planning Schemes*, which made the following comments in the final report submitted in August 2007:

*Various Ministerial Panels have considered the question of the conceptualisation of the extent of a significant heritage place, particularly in relation to heritage areas or precincts, industrial sites and large rural properties. The Greater Geelong Planning Scheme Amendment C49 Ministerial Panel (February 2004) pointed out that the Practice Note Applying the Heritage Overlay does not provide any guidance on identification of heritage precincts. It noted that practice within the profession suggested that precincts should contain a substantial proportion of buildings that were assessed as being of precinct heritage significance, as defined in the statement of significance. A statement of significance should outline what is significant, why it is significant and how the place demonstrates the heritage significance.<sup>6</sup>*

The Advisory Committee Report considered a number of submissions and various relevant Independent Panel reports. The final conclusions and recommendations suggested that the criteria for the definition of a precinct should take into account:

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<sup>6</sup> Advisory Committee Report, p.2-48

- the geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting.
- whether the place illustrates historic themes or a particular period or type of development.
- whether it is a defined part of the municipality recognised by the community.
- whether non-built elements such as the subdivision pattern contribute to its significance.

The Panel went on to note that criteria suggested by the Hobsons Bay C34 Panel, 'may be appropriate for inner urban, relatively homogenous precincts but appear to us to be too prescriptive for application in other situations'. It concluded that:

*Thematically related buildings or sites that do not adjoin each other or form a geographic grouping should, where appropriate, be able to be treated as a single heritage place and share a statement of significance and HO number.*<sup>7</sup> (Emphasis added)

Finally, with regard to the proportion of significant (or significant and contributory) buildings that is desirable within precincts, the Advisory Panel considered that:

*..the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.*<sup>8</sup>

How a place is defined as either 'Significant', 'Contributory' or 'Non-contributory' is discussed below.

### **Conclusions**

Section 2.2 already provides guidance for determining whether or not a precinct meets the threshold of local significance. For the purposes of this review, a precinct is considered to possess one or more of the following characteristics:

- They contain contributory places that individually or as a group illustrate important themes set out in the thematic history.
- The places within a precinct may or may not adjoin one another. Where they do not form a contiguous grouping they will have a strong and demonstrated thematic association.
- Where places form a contiguous grouping they will have largely intact or visually cohesive streetscapes that are either aesthetically or historically significant (or both). Precincts that are historically significant will include elements such as housing styles and subdivision layouts that are representative or typical of a particular era or type. Precincts of aesthetic significance will be distinguished by the high or exceptional quality of the housing design and/or estate layout and features when compared to other examples.
- They may contain a high proportion of Significant or Contributory properties (see definitions below)

## **2.4 When is a place Significant, Contributory or Non-contributory?**

For the purposes of this Review the following definitions have been adopted, which are based upon those from *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (2007) prepared by the Heritage Council:

- A *Significant* place is a single heritage place that has cultural heritage significance independent of its context. That is, if the precinct did not exist, they are places of local significance that could be eligible for individual inclusion in the HO. These places may also

<sup>7</sup> Advisory Committee Report, p.2-55

<sup>8</sup> Advisory Committee Report, p.2-54

contribute to the significance of a precinct. *Significant* places will usually have a separate citation and statement of significance.

- *Contributory* places are those that contribute to the significance of a heritage precinct, but would not be significant on their own.
- *Non-contributory* places do not contribute to the significance of a heritage precinct. In some instances, a *Significant* place may be considered *Non-contributory* within a precinct. For example, an important Modernist house within a Victorian era precinct. For the purposes of this report, only Significant and Contributory places have been listed. All other places are considered Non-Contributory. Additions to Non-Contributory status have been noted where these differ from the 2004 Report.

Whether a place is ‘Significant’, ‘Contributory’ or ‘Non-contributory’ will depend on the reasons for significance expressed in the statement of significance. ‘Non-contributory’ places will include the places that are not associated with the reasons for significance and may include places that would otherwise be considered ‘Contributory’, except that they have been substantially altered and have a low level of integrity. On the other hand, a building may have been altered (new windows, changed colour scheme, minor additions) and still be considered Contributory. Table 3.1 provides a broad outline of how the integrity of a building affects the level of significance of a place within a precinct.

**Table 3.1 – Integrity and level of significance within a precinct**

Integrity	Comments	Level
High	The building appears to be very intact externally with little change to the principal elevations (i.e. façade and side walls) – i.e. weatherboards and/or roofing iron may be original, windows and front door are original. Most if not all of other original detailing is intact. Other features that contribute to the setting of the place such as fences, garden plantings etc. may be intact.  Note: This term may be applicable to a building where an addition/s has been made, but the form and detailing of the original section of the building remains intact.	Contributory or Significant
Moderate	Minor alterations have been made, but much of the original form and detailing remain intact. Where materials or detailing have been replaced, similar or ‘like for like’ materials have often been used. Where changes have been made they are often reversible - such as the replacement of windows and doors within existing openings. Where additions have been made they are sited or of such a scale that they do not overwhelm the original building – e.g. they have been made to rear or secondary elevations and do not affect the principal or primary elevations of the building or are smaller freestanding structures.	Contributory
Low	Major alterations or additions have been made to the building, often to the extent that the original form and style is hard to recognise. Cladding materials have been replaced using different materials. The roof has been significantly modified or removed entirely. Chimneys have been removed, windows and door have been replaced, and the form/size may also have been altered. Many of the changes are not readily reversible.	Non-contributory

## Conclusions

In accordance with the above definitions the majority of places within each precinct will be assessed as ‘Contributory’ unless:

- They are a place of individual significance that has an individual citation and/or is individually listed in the HO Schedule

- They have low integrity or are Non-contributory for other reasons.

## 2.5 Tree Controls in Heritage Precincts

Most of the current HO Precincts do not currently have tree controls in the Schedule to the Heritage Overlay. This is despite the presence of clearly contributory trees in several of the areas under review. Some other areas, for example Turner Street, have tree controls but do not appear to have significant or contributory street trees. As part of the review process, we have therefore also considered the appropriateness of tree controls to the heritage overlays in question. During fieldwork we were also made aware of community and council concerns over the potential removal and ongoing pruning of plane trees along the streets in the Templeton and Rowan Street West Precinct.

### When is it appropriate to introduce tree controls?

The DPCD Practice Note, *Applying the Heritage Overlay*, states:

*The schedule can apply tree controls over heritage places. The tree controls could apply to the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place. Tree controls are applied by including a 'yes' in the Tree Controls Apply? column.*

*The control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust register or **trees that contribute to the significance of a heritage place** (for example, trees that contribute to the significance of a garden or area). The control is **not meant to protect trees for their amenity value**. See the VPP Practice Note *Vegetation Protection in Urban Areas for alternative methods of vegetation protection* [our emphasis].*

The Practice Note makes clear that the heritage and amenity values of vegetation should be separate considerations. Not all trees that contribute to neighbourhood character or amenity will be of heritage value and vice versa. Similarly, not all trees in the precincts contribute towards the heritage character of the place.

The DPCD Practice Note, *Vegetation Protection in Urban Areas*, carries advice on selecting the right planning tool for that purpose. It states:

*The overlay selected should accurately reflect the identified objectives. In other words, there should be transparency in the application of planning policy and requirements. This may involve weighing up various reasons for protecting the vegetation. For example, the principal reason for a tree's significance may be its cultural value rather than its habitat value.*

*The tree may be of Aboriginal significance or contribute to the setting of an historic building. Therefore, the HO may be more appropriate than a VPO [our emphasis].*

Where trees in the precinct are historically significant because of their association with a particular period or development in Wangaratta, or where they contribute towards the setting of historic places, they have thus been recommended for tree controls.

### Street Trees in Wangaratta

As explained above, trees can be historically significant either for their association with individual heritage buildings and/or events, or as contributory to the setting of such places. The cedar trees in Lynton Court for example, are historically significant for their association with the former estate from which surrounding housing was subdivided c.1910. More general street trees along streetscapes meanwhile are significant where they reflect the intended street settings of the precincts. That is to say, where street trees are included, they are included not because of their aesthetic quality, but because they were planted at a time when the precinct was established, and/or reflect the style of street planting appropriate to the period represented by the housing character of the street. The planting of London Plane trees for example, was a

marked feature of urban residential development in Wangaratta at the turn of the twentieth century when many of the residential precincts were being established.

Examples of outstanding trees of individual significance are the trees at Baker Street and in Templeton Street between Baker and Mackay streets, which already have their own individual HERMES record and have been recognised as historically significant to Wangaratta on a local level as representatives of street beautification efforts at the turn of the twentieth century and early twentieth century. They are also particularly distinguished as outstanding examples of trees that have grown relatively untouched by pruning. It is appropriate therefore, as individually significant items, that their heritage status be recognised within the precinct schedule. The schedule should indicate specifically which trees are subject to these heritage controls.



Figure 1: Typical style of young exotic street tree planting depicted in Wangaratta c.1906. Source: State Library of Victoria Accession No: H98.56/75.



Figure 2: More evidence of turn of the century street tree planting in Wangaratta, Ovens Street c.1909. Source: Picture Victoria

### The impact of tree controls

As noted by Council, Wangaratta currently has a *Tree Management Strategy* (2007), which would continue to operate in heritage precincts. The tree control is not a substitute for an ongoing tree management program, but rather an identification of such trees which contribute to the heritage significance of the precincts. This significance can then be taken into consideration when deciding how the strategy should be implemented in these cases. As Council notes, tree controls as provided in the VPPs exempt Council from gaining a permit for the lopping or removal of hazardous trees, and where the HO requires such a permit,

applications are exempt from public notice. There has thus been a concern that implementing tree controls may raise a false expectation among the community that these trees will be protected. It is thus the responsibility of Council to ensure that residents understand the limited implications of these tree controls, at least insofar as hazardous trees are concerned. Heritage controls have been designed so as to allow *consideration* of the heritage value of places when making planning decisions, but do not override considerations of public safety under the Planning and Environment Act.

## 3 PRECINCT REVIEW

### 3.1 Format of citations

#### Precincts

As a general comment the statements of significance for each precinct could be improved by the adopting the standard Heritage Victoria format of *'What is significant?', 'How is it significant?'* and *'Why is it significant?'*, as follows:

- 'What is significant' will contain a brief description of the places/features that contribute to the significance of the precinct. It will distinguish between Significant, Contributory and non-Contributory places within the precinct and may refer to the precinct map. Places will be, wherever possible, listed by address for ease of reference.
- 'How is it significant?' will provide a list of cultural heritage values that are demonstrated by the precinct – historic, aesthetic/architectural, social, scientific/technical, or spiritual.
- 'Why is it significant?' will describe the reasons why the place is significant and will essentially contain the information in the existing statement of significance.

The specific changes for each precinct citation are discussed in the following sections for each precinct.

In addition, each precinct citation includes a section entitled 'Planning Scheme format'. This in fact contains the conservation policy guidelines and should be renamed as such. Minor editing and other changes as discussed in the following sections for each precinct.

#### Individual places

The format of citations for individual places is the same as that for the precincts, with one exception. Rather than an individual conservation policy for each place, a standard conservation policy has been prepared for the individual places assessed by this review, which is included in Appendix E.

## 3.2 Vicinity of St Patrick's Church

### Existing HO status

The Vicinity of St Patrick's Church precinct is affected by the existing HO:

- HO13 Vicinity of St Patrick's Church, Wangaratta.
- There are currently no tree or external paint controls.

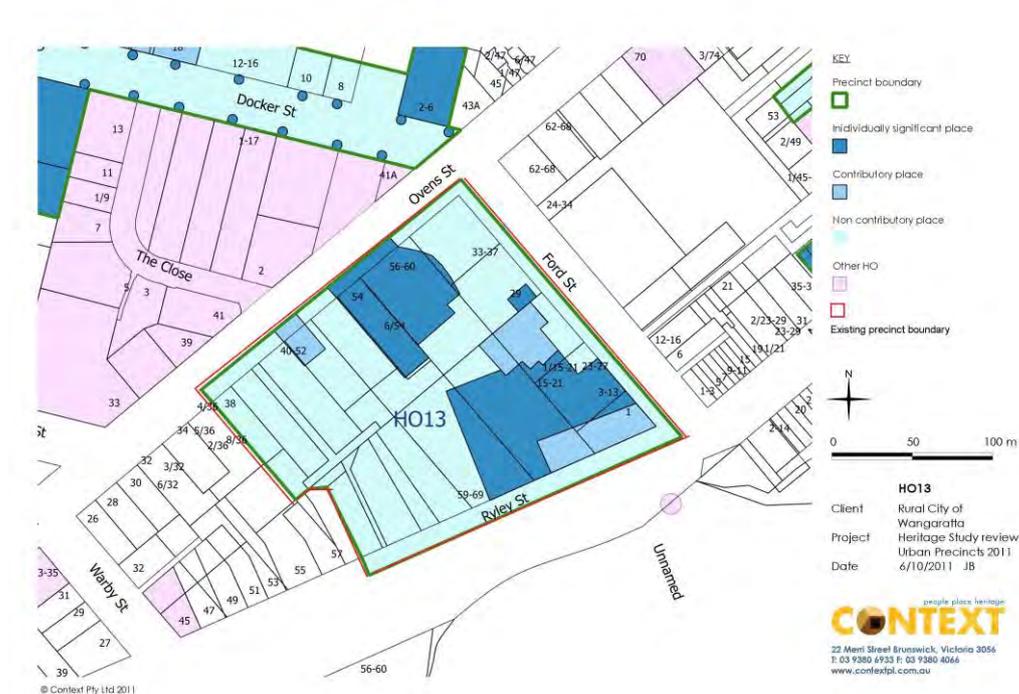


Figure 3 Vicinity of St Patrick's Church Precinct (Centre).

### Summary of findings

The buildings in the precinct and identified in the 2004 Study are still extant with the exception of H-040a the former Fireman's House. The replacement building on that site is non-contributory.

On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of local significance.

The mapped area is correctly defined.

The St Patrick's presbytery, garden, gate and plane trees at the corner of Ford and Ryley streets should be itemised as contributory to the precinct.

The Annis and George Bills horse trough at the W.H. (Billy) Edwards Building should be identified as contributory to the precinct.

St Catherine's Hostel should be downgraded as non-contributory to the precinct.

The statement of significance should emphasise the public use and open space as well as ecclesiastical elements of the precinct.

## Recommendations

It is recommended that:

- The statement of significance for Vicinity of St Patrick’s Church precinct be updated with the new SoS as shown in Appendix A and the HERMES record upgraded accordingly.
- The HERMES record for Vicinity of St Patrick’s Church be updated with the revised information on individual items.
- Tree controls apply to the elms at the former Presbyterian Church, and plane trees at Ford and Ryley Streets.
- External paint controls should apply to the significant items.
- There is no change to map HO13.

**Table 1 – Individual Significance**

Place	Comments
Former St Paul’s Presbyterian Church and Elm Trees	HERMES 111940. Intact, local significance. Constructed 1898-99.
Former Church Hall, rear of former St Paul’s Presbyterian Church	HERMES 111941. Intact, local significance.
“Averleigh”, 54 Ovens Street	HERMES 112173. Intact, local significance.
W.H.(Billy) Edwards Building	HERMES 112185. Intact, local significance. 1890s fire station for the Wangaratta Borough Volunteer Fire Brigade.
St Patrick’s Catholic Church	HERMES 116929. Intact, local significance. Designed by William Wardell, begun in 1865 and blessed in 1905.
St Joseph’s Convent and associated Chapel and Grotto	HERMES 112974 & 112975. Intact, local significance

**Table 2 – Not significant**

Place	Comments
St Catherine’s Hostel 59-69 Ryley Street	As a newly constructed and designed building, the hostel is not of heritage significance and does not contribute to the heritage significance of the precinct. However, it does accord with the public or ecclesiastical use of the precinct generally.
Performing Arts Centre	As a newly constructed and designed building, the Performing Arts Centre is not of heritage significance and does not contribute to the heritage significance of the precinct. However it is notable for a sympathetic building form that accentuates views of the heritage precinct along Ovens Street. These views should be conserved.
Front of St Patrick’s Hall	The 1961 addition along the front of St Patrick’s Hall obscures the older hall behind it and does not contribute to the heritage value of the precinct.



*Figure 4: Roofline of St Patrick's Church*

### 3.3 Water Tower Precinct

#### Existing HO status

The Water Tower precinct is affected by the existing HO:

- HO20 Water Tower precinct, Wangaratta.
- There are no tree controls, controls on external painting or outbuildings.
- Individual HOs that apply to the properties in the following table:

HO No.	Name and address of property
HO138	Water Tower and tank, 12 Millard Street is encompassed by the precinct.



Figure 5 Water Tower Precinct Review

#### Summary of findings

On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of local significance.

Current boundaries encompass approximately 16% significant and 52% contributory items (totalling 69% contributory/significant).

It is proposed to make several boundary alterations:

- At the southern side the boundary should be amended to incorporate 1-21 Crisp Street inclusive, and 1-24 Murdoch Road from the neighbouring Vicinity of Murdoch Road precinct HO10. These items would be better joined with the Water Tower Precinct, where they contribute to the heritage character of Crisp Street and are contiguous with the high quality and more consistent housing stock of the Water Tower precinct.

- At the southwest corner, the boundary of the precinct should be amended to exclude the non-contributory houses on Crisp Street, west of Roger Street, and all of Moore Street south of Harper Street. This is because none of the houses in this contiguous area contribute to the heritage character of the precinct.
- The boundary should also be amended to exclude the west side of Roger Street south of Harper Street. This is because the houses do not contribute to the heritage character of the precinct and furthermore, the streetscape itself on the west side of Roger Street is significantly altered from a traditional pattern, with landscaping such as curved footpaths and diverse street tree plantings clearly non-contiguous with the traditional landscaping in the rest of the precinct.

The proposed new boundaries would increase the integrity of the precinct from approximately 69% to over 80% contributory/significant items.

The removed areas may be better managed as part of a neighbourhood character overlay, or within the existing residential zone policies, as they are not historically significant.

The houses at 1 Allan Court, and 3 Allan Court should be downgraded from significant to contributory status, while the house at 10 Crisp Street should be given contributory status.

The statement of significance should be amended to address the HERCON Criteria of what, how and why the precinct is significant in relation to the history of Wangaratta.

Tree controls should be applied to the plane trees on Meldrum Street as these contribute to the heritage character of the precinct.

The non-contributory houses should be subject to the Permit Exemptions policy set out in Appendix C.

## Recommendations

It is recommended that:

- The planning scheme be amended to change the boundaries of HO20 as shown.
- The removed areas should be included in any neighbourhood character assessment which would be required in the preparation of a Neighbourhood Character Overlay for the areas previously included in HO20 and HO10.
- Tree controls should apply to mature street trees in Crisp Street and Meldrum Street.
- The Precinct should be subject to the permit exemptions outlined in Appendix C.

**Table 1 – Individual significance**

Place	Comments
2-4 Allan Court, 1930/40s house	HERMES 117270 Intact, local significance
5 Allan Court, 'Lynton' house	HERMES 117277 Intact, local significance
Cedar trees, Allan Court	HERMES 117273 related to 'Lynton' house
5 Alexander Court, 'Riversdale' House, 1870/80s	HERMES 116217 Intact, local significance
3 Crisp Street	Incorporated from HO10
2 Harper Street	HERMES 117360
1-5 Meldrum Street, House, c1946	HERMES 114953 Intact, local significance
11-13 Meldrum Street, 'Rapallo' House, 1933 d. Murphy	HERMES 116219 Intact, local significance

27 and 29 Meldrum Street, two Bungalows 1927 d. Murphy	HERMES 116236, 116240 Intact, local significance
22-24 Meldrum Street, 'Te Kohanga', House c.1880s	HERMES 117290 Intact, local significance
9 Millard Street, House 1910	HERMES 117307 Intact, local significance
10 Millard Street, House, 1914	HERMES 116210 Intact, local significance
8, 10, 12, 14, 16 Moore Street, 1920s bungalows	HERMES 117310, 117312, 117314, 117316, 117317 Interesting as a 1920s speculative housing group. Intact, local significance
2, 13 Murdoch Road	Incorporated from HO10
4 Roger Street	HERMES 117292
10 Roger Street, Bungalow, c1935	HERMES 117301
12 Roger Street, 'Carlisle' Bungalow, 1935	HERMES 117302 associated with Osmerleys, retain potential individual, Intact, local significance
14 Roger Street, House c1907	HERMES 117303 Intact, local significance
12, 14 Warby Street, pair of Victorian cottages	HERMES 117278, 117279 Intact, local significance

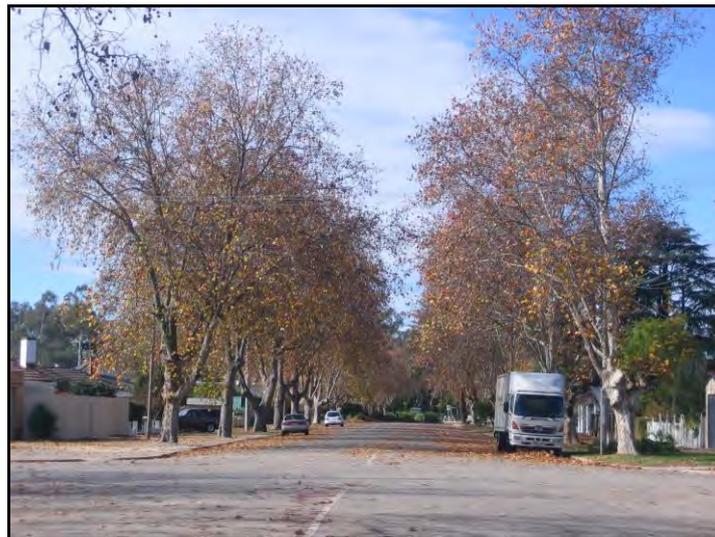
**Table 2 – Contributory significance**

Street	Numbers	Comments
Allan Court	1 and 3	Pair of houses c. 1935 houses at 1 and 3 Allan court are of contributory rather than individual significance.
Harper Street	4, 6, 7, 8, 10, 12, 15, 17, 19, 21, 23, 25, 27, 29, 32, 34, 36, and 42	Intact, maintain contributory status
Crisp Street	2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 19, and 21	Includes houses incorporated from HO10. The house at 10 Crisp Street, an interwar house with minor alterations and moderate integrity is upgraded to contributory status. Others intact, maintain contributory status.
Lynton Court	1	Intact, maintain contributory status
Millard Street	1	house c 1910, HERMES 117564 in list as L but mapped as C. It is contributory, due to recent alterations.
Millard Street	2, 3, 4, 6, 7, 8, 11, 13, 15, 20	Intact, maintain contributory status
Meldrum Street	7, 9, 15, 17, 19, 21, 23, 25, 28, and 35	Intact, maintain contributory status
Moore Street	7, 9, 11, and 13	Intact, maintain contributory status
Murdoch Road	1, 4, 5, 6, 7, 8, 10, 12, 19, 22, 24	Incorporated from HO10. Intact, maintain contributory status.

Perry Street	46, 48, 50, 52, and 54	Intact, maintain contributory status
Roger Street	2, 6, 8, 13, 15, 16, 17, 19, 21, and 23	Intact, maintain contributory status
Warby Street	1, 2, 3, 1/4, 5, 9, 10, 11, 13, 15, and 24	Intact, maintain contributory status



*Figure 6: House in Roger Street.*



*Figure 7: Contributory street trees in Meldrum Street associated with the establishment of this residential street in the precinct.*

### 3.4 Vicinity of Murdoch Road

#### Existing HO status

The Murdoch Road precinct is affected by the existing HO:

- HO10 Vicinity of Murdoch Road, Wangaratta.
- Individual HOs that apply to the properties in the following table:

HO No.	Name and address of property
HO140	“Warra”, 3 Murdoch Road

#### Summary of findings

On the basis of the history and extant physical fabric it is concluded that the precinct no longer meets the threshold of local significance.

After a review of the significant, contributory and non-contributory items in the precinct it was found that approximately 43% of items were non-contributory and 10% of items were individually significant and 47% were contributory. This is a high number of non-contributory items. While percentages are not a hard and fast guide to the heritage value of a precinct, there is nonetheless a noticeable difference between the Murdoch Road precinct and others in Wangaratta such as Docker Street East, Docker Street West, and even the adjacent Water Tower precinct which approach or exceed 70% contributory/individually significant items.

Added to this relative weakness was a wide disparity in the historical profile of the significant and contributory items themselves. Most of the houses in the precinct are postwar, with a large mix of different styles and eras. This contrasts with the significant items which range through Victorian, Edwardian, and a couple of 1920s and Modern housing stock. The generic postwar contributory items by contrast are generally neither exceptional nor distinctive examples of their styles.

The significant and contributory buildings on the northern boundary of the precinct would be better joined with the Water Tower Precinct, where they contribute to the heritage character of Crisp Street and are contiguous with the high quality and more consistent housing stock of the Water Tower Precinct. The area added to the Water Tower precinct would comprise approximately 72% significant/contributory items.

The houses at 44 Murdoch Road; the houses at 27-31, 30, 36 Vernon Road, should be listed as Individual Items for heritage protection. These houses are of a high quality and individual significance, but are not contiguous or consistent enough with each other or with a particular historical period to form the basis for a precinct.

Further research would be needed to establish the threshold of individual local significance for the two other sites of interest identified in this review, the ‘American house’ at 56 Vincent Road and the Modern house at 14 Gayer Avenue.

The houses at 6, 8, 10, 12, 14, 16, 18 and 20 Vernon Road should be grouped together within a new Vernon Road precinct under the HO. The houses on the north side of Vernon Road no longer meet the threshold of integrity for contributory significance within a precinct.

The shop at 43 Murdoch Road should be listed as an Individual Item for heritage protection.

The house at 6 Gayer Avenue is no longer significant as its setback from the street has been compromised and its setting no longer includes a garden or fence.

While the area previously identified in the 2004 Study does not meet the threshold of local significance from a heritage perspective, the suitability of applying a neighbourhood character overlay (NCO) is dealt with in section 4.

## Recommendations

It is recommended that:

- The planning scheme be amended to remove HO10
- The nominated houses be merged into HO20 and that HO20 be thus amended
- Individual citations be prepared for the nominated houses for individual significance
- Further work be carried out towards nominating houses of potential individual significance.

**Table 1 – Individual significance**

Place	Comments
3 Crisp Street	Very intact Modern house – incorporate into HO20
14 Gayer Avenue	Intact Modern house. No HERMES citation. Investigate individual HO.
2 Murdoch Road	Very intact interwar bungalow – incorporate into HO20
43A Murdoch Road	‘Crossroads’ store and residence, 1939 by notable bricklayers J. Law & Son, Builders, Wangaratta. Create individual HO.
‘Valdoris’, 44 Murdoch Road	This very intact 1920s house and garden is individually significant. Create individual HO.
6 Vernon Road	1920s bungalow. Incorporate into Vernon Road Precinct.
16 & 20 Vernon Road	Concrete houses c.1954 significant for technical reasons. Incorporate into Vernon Road Precinct.
18 Vernon Road	Edwardian Villa c.1910. Incorporate into Vernon Road Precinct.
30-32 Vernon Road	Edwardian villa c.1910. Create individual HO.
36 Vernon Road	Edwardian villa c.1910 designed by Frank A. Richardson, Architect, of Melbourne. Create individual HO.
27-29 Vernon Road	‘Glenarvon’, a particularly old house c. 1865-66, one of the oldest in Wangaratta built for a prominent local resident, flour miller Mr Evans. Create individual HO.
‘Warra’, 3 Murdoch Road	Listed as HO140. Individually significant, it is also contributory to HO20.

**Table 2 – Not significant – Proposed changes**

Place	Comments
15/8 Gayer Avenue	This 1920s house has been significantly devalued by a 1960s renovation dividing the block into units; the removal of its setback from the street and the removal of garden and fence. It does not retain its heritage context. In the 2004 Study it was noted as a site of historical significance but its condition was cited as ‘unseen’. Physical investigation of its condition now suggests its removal from the HO.
9 Murdoch Road	‘Ercildoune’, is noted in the <i>Thematic History</i> (2004:69) as the site of the home of Sir John Bowser (1856-1936) MLA, former Victorian premier is a locally significant historical site, though the building itself is neither significant nor contributory.



*Figure 8: Potential significant place - An intact Modern house at 14 Gayer Avenue*

### 3.5 Templeton Street East Precinct

#### Existing HO status

The Templeton & Rowan Streets East precinct is affected by the existing HO:

- HO15 Templeton Street East, Wangaratta.
- There are no tree or external paint controls.



Figure 9: Templeton Street East Precinct Review.

#### Summary of findings

On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of local significance, however the boundaries should be significantly altered as below.

While the justification for the current precinct is to protect an area associated with the early township development of Wangaratta, much of the original fabric of these sites on the eastern end of the precinct such as the punt, Sydney Hotel, former flour mill, original church and former police paddock are no longer intact. By contrast, the western side of the precinct is more intact and associated consistently with a particular historical theme as explained below.

The boundary of the precinct should be amended to exclude the area east of 24 and 25 Templeton Street. This is because the excluded area does not contribute to the heritage character of the precinct, which is associated with an earlier era than that represented by the extant physical fabric in the excluded areas, specifically the historical theme of residential development in the nineteenth and early twentieth century.

The boundary of the precinct should be amended to exclude the areas on Rowan Street as shown, which also tell a different story connected either with non residential development or with a different era in the town's history.

The boundary of the precinct should be amended to exclude the building on 23 Baker Street, as this building has been so modified as to no longer contribute towards the heritage character of the precinct.

The boundary of the precinct should be extended to include the small parcel of trees and properties excised from Docker Street Precinct, as these are clearly related to the development of Mackay Street before it was split into two by the development of the Rowan Street underpass.

The pair of Edwardian Villas at 51-53 Rowan Street should be listed as Individual significant items.

The King George V Park should be listed as an Individual significant item as it is socially as well as historically significant, relating to the development of public space and community associations in Wangaratta. The history of the CWA hall in Templeton street should be investigated for the same reason, as it is a site of potential individual significance.

The buildings associated with the Uniting Church on Rowan Street should be listed as an Individual significant item, with the exclusion of non-contributory elements, as these relate clearly to the historical development of the Uniting Church and the historic theme of Worshipping in Wangaratta.

The statement of significance should be amended to address the HERCON Criteria of what, how and why the precinct is significant in relation to the history of Wangaratta.

The non-contributory houses should be subject to the Permit Exemptions policy set out in Appendix C.

## Recommendations

It is recommended that:

- The planning scheme be amended to change the boundaries of HO15 as shown.
- Individual citations be prepared for George V Memorial Park and the CWA, the Edwardian Villas and Uniting Church.
- Tree controls should be introduced for mature street trees in Templeton, Baker and Mackay Streets.
- The statement of significance should be amended and HERMES updated as shown in Appendix A.
- The planning scheme be amended to include the Permit Exemptions policy set out in Appendix C.

**Table 1 – Individual significance**

Place	Comments
Railway Hotel, 58-60 Mackay Street	Intact Federation era country corner pub, designed 1908 by Charles H. Summers, Architect, of Faithfull Street. Local significance.
51 & 53 Templeton Street	Intact pair of Federation era castellated cottages. Local significance.
47 & 49 Templeton Street	Intact pair of Victorian semi-detached cottages c.1880s. Local significance.
London Plane Trees, Baker Street	Outstanding group of exotic shade trees. Intact, local significance
London Plane Trees, Templeton Street	Representative group of exotic shade trees, Intact, local significance
31 Templeton Street	HERMES 114629 Very intact Californian bungalow, rare in its context.

Place	Comments
	Local significance.

**Table 2 –Contributory significance**

Street	Nos.	Comments
Baker Street	25, 27, 29	Intact, contributory
Mackay Street	49,50,51 53-55, 54, mature trees in Mackay Street.	50 and 53-55 are incorporated from HO8, 54 Mackay Street is an intact Victorian weatherboard of contributory significance.
Rowan Street	59	Incorporated from HO8
Templeton Street	24, 25, 26, 30, 32, 36, 37, 38, 39, 40, 41, 42, 43, 45, 50, 52, 56	Intact, contributory

**Table 3 – Not significant (Amendments)**

Place	Comments
Ovens River Footbridge	The <i>site</i> is historically significant as that of the original river crossing. The new footbridge itself however is of recent construction and is not historically significant.
56 Mackay Street	Not significant (demolished)

**Table 4 – Significant places outside of precinct**

Place	Comments
28 & 30 Rowan Street	(No HERMES citation) Very intact pair of Edwardian Villas, potential individual significance. Recommend for individual HO.
16 Templeton Street	Intact Victorian cottage, associated with early residential development in Wangaratta. Recommend for individual HO.
King George V Memorial Park and associated items	HERMES 112971 Memorial Park c.1939, waste water pumping station and trees originally used to shelter cattle when the site was a saleyard. Individual local significance. Create individual HO.
Uniting Church and associated buildings	HERMES 114471 The c1880 Gothic revival church with c1920 memorial porch, and the manse, on Rowan Street are potentially of individual significance. The 1986 addition to the church is not contributory. Local significance. Create individual HO.
Sydney Hotel	The site is historically significant for its association with the early colonial occupation Wangaratta, as it has been continuously occupied by a hotel for over 160 years. The post-war building itself is historically significant on a local level for its association with the continuing development of hotels in the post-war period. Recommend for individual HO

CWA Hall, 17 Templeton Street	(No HERMES citation) This building is of potential individual significance as a post war Country Women's Association hall, possibly associated with the development of the adjoining park. Investigate individual HO.
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### 3.6 Docker Street East Precinct

#### Existing HO status

The Docker Street East precinct is affected by the existing HO:

- HO8 Docker Street East, Wangaratta.
- No tree or external paint controls currently apply.



Figure 10: Docker Street East Precinct Review

#### Summary of findings

The buildings in the precinct and identified in the 2004 Study are still extant with the exception of buildings at 36 and 38 Mackay Street, which appear to be new and non-contributory.

On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of local significance.

The precinct boundaries should be redrawn to exclude properties on Mackay Street which are either of a lower or less consistent heritage value, or which tell a different story about the development of Wangaratta to those on Docker Street.

Three properties and two plane trees at the northern boundary on Mackay Street should be excised from the precinct and included instead in the adjacent Templeton Street East precinct as their heritage value and history is associated instead with the development of that precinct.

The house at 20 Docker Street should be added as a contributory item as the Victorian house behind the more modern front addition may be salvageable.

The statement of significance should emphasise the way in which the precinct's significant items contribute towards a high quality public streetscape.

## Recommendations

It is recommended that:

- That map HO8 be amended as shown.
- Tree and external paint controls should be extended to preserve the high quality public realm in Docker Street.
- The HERMES record for Docker Street East be updated with the revised information on individual items.
- The statement of significance should be amended and HERMES updated as shown in Appendix A.
- The planning scheme be amended to include the Permit Exemptions policy set out in Appendix C.

**Table 1 – Individual significance**

Place	Comments
House, 24 Docker Street	Intact Spanish Mission style villa, local significance.
House, 26 Docker Street	Intact Spanish Mission style villa, local significance
House, 31 Docker Street	Intact Californian Bungalow, local significance
Baptist Church, 2-6 Docker Street	Intact church, local significance. Constructed 1905, designed by George Adams.
Building A, Goulburn-Ovens Institute of TAFE, Docker Street	Intact former Wangaratta Technical School (1928), local significance.
House, Garden & Trees, 28-30 Docker Street	Intact Edwardian Villa, local significance
House, 32 Docker Street	Intact Victorian Villa, local significance
'Fenwick' House, 34 Docker Street	Intact Victorian Villa, local significance
Concrete Water Tower, Cnr Docker & Norton streets	Intact, local significance
Street trees, Mackay & Docker Street	Intact, local significance. Excise north Mackay street trees into Templeton Street East precinct.

**Table 2 – Contributory significance**

Place	Comments
20 Docker Street	Older (Victorian?) house obscured behind modern addition. Not individually significant, but capable of restoration. The original component of the house is contributory, while the more recent addition is not significant.
18 Docker Street	Good example of traditional garden contributes towards heritage value of precinct. Relatively intact house, but typical rather than outstanding example.
22 Docker Street	Relatively intact house, but typical rather than outstanding example contributes towards heritage character of precinct.

**Table 3 – Not significant**

Place	Comments
Shopping Centre, 12-16 Docker Street	As a recently constructed and designed building, the shopping centre is not of heritage significance and does not contribute to the heritage significance of the precinct.
27 Docker Street	A recently constructed TAFE building, not significant
1-3 Baker Street	Not significant



*Figure 11: Excluded area in Mackay Street*



*Figure 12: Library building (now TAFE) in Docker Street*

### 3.7 Docker Street West Precinct

#### Existing HO status

The Docker Street West precinct is affected by the existing HO:

- HO9 Docker Street East, Wangaratta.
- No tree or external paint controls currently apply.

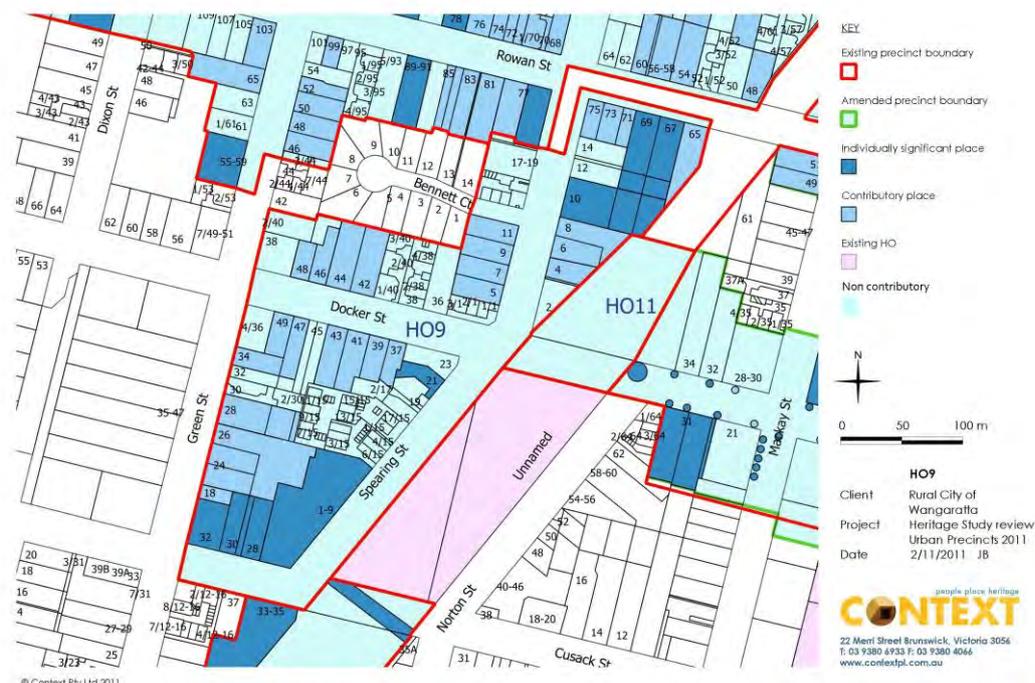


Figure 13: Docker Street West Precinct Review

#### Summary of findings

The buildings in the precinct and identified in the 2004 Study are still extant with the exception of 32B Green Street, which appears to be new and non-contributory.

On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of local significance.

There is no need to redraw the precinct boundaries. Any concerns about non-contributory properties on the margins of the precinct such as 51 and 48 Green Street can be addressed through incorporation of the Permit Exemptions policy.

Three houses, at 43 and 48 Docker Street, and 34 Green Street, should be upgraded from non-contributory to contributory status.

The peppercorn tree on the southeast corner of Gray Street should be listed as contributory.

The statement of significance should more adequately delineate description from the history.

#### Recommendations

It is recommended that:

- the statement of significance for Docker Street West precinct be updated with the new SoS and policy as shown in Appendix A and the HERMES record upgraded accordingly.
- The HERMES record for Docker Street West be updated with the revised information on individual items.
- There is no alteration proposed to precinct boundaries for HO9.
- Tree controls be introduced to conserve mature street trees in Gray Street, Docker Street as well as individually listed trees in Spearing and Cusack Streets.
- The Docker Street West precinct is subject to the Permit Exemptions policy set out in Appendix C.

**Table 1 – Individual significance**

Place	Comments
North Eastern Hotel, 1-9 Spearing Street	HERMES 113597 c1930s hotel with post-war renovations built around core of original 1870s building, potential individual significance as continuous hotel on site associated with the railways.
21 Spearing Street	HERMES 113614 Intact Victorian Cottage, possible railway cottage.
10 Gray Street	HERMES 114646, intact 1906 villa and WW2 army hospital
28 Cusack Street	HERMES 113680 intact interwar workers cottage
30 Cusack Street	HERMES 113683 intact interwar workers cottage
32 Cusack Street	HERMES 114945 intact Victorian villa
69 Rowan Street	HERMES 114967 intact Federation villa
67 Rowan Street	HERMES 114966 intact Federation villa

**Table 2 – Contributory significance**

Street	Nos.	Comments
Docker	37, 39, 41, 42, 43, 44, 46, 47, 48, 49	Intact, contributory. 42 Docker is upgraded to contributory, the old house underneath recent additions at 44 Docker is upgraded to contributory (could be restored), the house at 48 Docker is an old State Bank bungalow design, 49 Docker also upgraded to contributory.
Gray	4, 5, 6, 7, 8, 9, 11	Intact interwar and early postwar houses.
Green	18, 22, 24, 26, 28, 30, 34	Intact, contributory houses. 34 Green is upgraded to contributory.
Rowan	65, 71, 73, 75	Intact, contributory houses.

**Table 3 – Not significant (Amendments)**

Place	Comments
32 Green Street	Not significant. New/modified weatherboard house.



*Figure 14: Tree lined street in Docker Street West*



*Figure 15: House in Gray Street*



*Figure 16: North Eastern Hotel and tree in Spearing Street.*

### 3.8 Templeton & Rowan Streets West Precinct

#### Existing HO status

The Templeton & Rowan Streets West precinct is affected by the existing HO:

- HO16 Templeton & Rowan Streets West, Wangaratta.
- There are no tree controls, controls on external painting or outbuildings.



Figure 17: Templeton & Rowan Streets West Precinct Review

#### Summary of findings

On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of local significance.

The boundary of the precinct should be amended to exclude the houses on Evans Street facing the Showgrounds, as these houses do not contribute to the heritage character of the precinct. The character of the street itself is affected by the Showgrounds on its north side.

A number of houses should be upgraded from non-contributory to contributory status, as shown in Table 2.

A number of houses should be downgraded from significant to contributory, as shown in Table 2.

A number of houses should be downgraded from contributory to non-contributory, as shown in Table 4.

The statement of significance should be amended to address the HERCON Criteria of what, how and why the precinct is significant in relation to the history of Wangaratta.

The non-contributory houses should be subject to the Permit Exemptions policy set out in Appendix C.

## Recommendations

It is recommended that:

- The planning scheme be amended to change the boundaries of HO16 as shown.
- Tree controls be introduced for the mature plane trees located in Templeton Street, Rowan Street and Gray Street.
- The planning scheme be amended to include the Permit Exemptions policy set out in Appendix C

**Table 1 – Individual significance**

Place	Comments
23 Gray Street	HERMES 113891. Intact Victorian house. Local significance.
30 Gray Street	HERMES 118424. Intact Federation house. Local significance.
37 Gray Street	HERMES 113889. One of a pair of intact Victorian cottages Local significance.
39 Gray Street	HERMES 113890. One of a pair of intact Victorian cottages. Local significance.
66, 68, 70 Templeton Street	HERMES 113896, 113897, 113899. Group of three intact late Victorian terraces, local significance
77 Rowan Street	HERMES 114940. Intact Victorian house, local significance
78 Rowan Street	HERMES 114936. Intact Victorian house, local significance
82 Rowan Street	HERMES 114946. Intact cottage, local significance
89-91 Rowan Street	HERMES 114935. 'Hilton Villa' intact villa, local significance
86-90 Rowan Street	HERMES 114930. 'Westham', Intact Federation villa, local significance
104 Rowan Street	HERMES 113572. Intact Queen Anne style house. Local significance.
113 Rowan Street	HERMES 113567. Intact Federation house.
55-59 Green Street	HERMES 114927. Intact former hospital 'St Mary's' (1905). Local significance.
73 Templeton Street	HERMES 113900. Intact Italianate Victorian manion 'Eskdale'. Local significance.
92 Templeton Street	HERMES 113901. Intact Victorian house. Local significance.
94 Templeton Street	HERMES 113902. Intact 1940s house. Local significance.
105 Templeton Street	HERMES 113594. Intact vernacular Victorian cottage. Local significance.
109 Templeton Street	HERMES 113575. Intact Victorian villa. Local significance.

152 Templeton Street

HERMES 113577. Intact Victorian house. Local significance.

**Table 2 – Contributory**

Street	Nos.	Comments
Evans	41, 43.	Intact contributory houses.
Green	46, 48, 50, 52, 62, 64, <b>65</b> , 67, 70, 72, 75, 77, 81, 83.	Intact contributory houses. Additions to this category in bold.
Gray	18, 20, 22, 24, <b>26</b> , <b>28</b> , 29, 31, 32a, 33, 34, 35, 36, 42.	Intact contributory houses. Additions to this category in bold.
Rowan	<b>48</b> , <b>54</b> , 56-58, 60, 68, 1/70, 72, 74, 76, 79, 81, 83, <b>84</b> , 85, 92, 94, 96, 99, <b>103</b> , 108, 110, 112, 116, 117, 118, 119, 122, 123, 124.	Intact contributory houses. Additions to this category in bold.
Swan	100, 102, 104, 108, 112, <b>114</b> , 113, 121, 123, 131, 133, 135, 137, 139, 141, 143.	Intact contributory houses. Additions to this category in bold.
Templeton	63, 67, 71, 84, 75, 77, 79, 81, 83, 84, 85, 87, 89, 91-93, 95, 96, 97, 98, 100, 102, 103, 104, 111, 112, 113, <b>114</b> , 115, 116, 117, 118, <b>119</b> , 122, 124, 126, 127, 130, 132, 154, 156.	Intact contributory houses. Additions to this category in bold.

**Table 3 – Not significant (Amendments to 2004 Study)**

Place	Comments
65 Templeton Street	Demolished
69 Templeton Street	Demolished
110 Templeton Street	Demolished
45 Evans Street	Set of flats of no heritage significance

*Figure 18: Intact plane trees in Templeton Street*



*Figure 19: Intact Victorian weatherboard cottage*

### 3.9 Central Business District

#### Existing HO status

The Central Business District is affected by an existing HO:

- HO5 Central Business District
- There are no tree controls, controls on external painting or outbuildings.
- 49 Reid Street (ANZ Bank) is on the VHR (H226) and has an individual HO (HO141)
- There are 28 individual places with HERMES citations.



Figure 20: Central Business District Precinct Review

#### Summary of findings

The Central Business District consists of four major blocks at the confluence of the King and Ovens Rivers that surround the area on two sides. The major streets of Faithfull, Reid, Ford, Chisholm, Murphy and Ovens are bisected by few small streets or lanes. The south quadrant of the Central Business District is incomplete with Merriwa Park that makes an intrusion into the grid street pattern.

The central point of the Central Business District is the Reid and Murphy Street corner which still retains two landmark buildings. Reid and Murphy Streets contain a number of buildings that showcase the development of Wangaratta from the late nineteenth century to the mid twentieth century. The existing statement of significance does not adequately reflect the extent and character of the Central Business District.

Although predominantly a precinct of commercial buildings, the Central Business District does have a few residential or former residential places such as 27 Reid Street and the semi-detached cottages at 1-7 Victoria Parade.

The current HO5 has fragmented edges reflecting the extent of change that has happened to the area. It is also at the edges of the Central Business District that some losses of buildings have occurred since 2004. These include 1-21 Reid Street (ALDI supermarket), changes to shopfronts 84-94 Ovens Street, and 14 Ely Street (vacant site).

The north end of Murphy Street is distinguished by the former Post and Telegraph office at 101-103, and the former Free Library at 104. Surrounding these places and not included in the current HO are some altered two storey nineteenth century commercial buildings that are contemporary with the two key public buildings.

Murphy Street is notable for its narrow frontages and attached buildings whilst Reid Street has more diversity in frontage widths and a range of attached and free-standing buildings.

The shops at 54, 56, and 58 Reid Street are contributory having shop fronts and parapets that reflect some of the earlier commercial properties. 107-109A Murphy Street is an early modern building that has some architectural value and its inclusion within the precinct would be consistent with other contributory places.

The two storey shops at 114 -118 Murphy Street, although having lost much of their decorative features have the form of late nineteenth century commercial buildings and could be included within the precinct.

Two places have been demolished (Wangaratta Motors and workshop) and the former Co-operative Store has been split into individual tenancies and the shopfront replaced to the extent that there is very little visible original fabric remaining of this building.

## Recommendations

- Changes to maps HO20 and HO21
- Changes to the HERMES records for Wangaratta Motors (112963) and workshop (112964) to note that they have been demolished.
- Changes to the HERMES record for Trotman's Buildings to include a biography of the architect Johannes Lundholm
- The planning scheme be amended to include the Permit Exemptions policy set out in Appendix C.

**Table 1 - Individual significance**

Place	Comments
20-22 Ely Street	HERMES 113501
Rundles 1901 and 1905 buildings, 39-53 Murphy Street	HERMES 112949
Irving's Chambers, 60 Murphy Street & 32 – 36 Reid Street	HERMES 112961
Corry's Buildings, 76 - 78 Murphy Street	HERMES 112960
Grand Central Hotel, 80-88 Murphy Street	HERMES 112959
Shops – 81, 83 Murphy Street	HERMES 112951
Bulls Head Hotel, 87 Murphy Street	HERMES 112952
Pair of shops – 89, 91 Murphy Street	HERMES 112953
Glasgow House, 97 Murphy Street	HERMES 112954
Commerce House, 99 Murphy Street	HERMES 112955
Former Post and Telegraph Office – 101, 103 Murphy Street	HERMES 112956

Place	Comments
Former Free Library, 100-104 Murphy Street	HERMES 112958
Pinsent Hotel, Reid Street, 2 – 22 Reid Street	HERMES 112962
Wangaratta Motors 1-19 Reid Street	HERMES 112963 Demolished
Wangaratta Motors workshop 15 Reid Street	HERMES 112964 Demolished
Strand Arcade, 21 Reid Street	HERMES 112965
27 Reid Street	HERMES 112966
Trotman's Buildings, 38 – 44 Reid Street	HERMES 112950
Exchange Buildings, 39 and 41 Reid Street	HERMES 112967
Former AMP Society Building, 43 Reid Street	HERMES 112968
Shops 46, 48, 50 Reid Street	HERMES 113489
Stables and carriage house, rear 52 – 52a Reid Street	HERMES 118547
McSwiney's Building, 57 Reid Street	HERMES 112970
Former Notcut and Purbrick Building 74 - 76 Reid Street	HERMES 111949
Shops, 78-80 Reid Street	HERMES 112973
Former Wangaratta Co-operative Store, 86 – 94 Reid Street	HERMES 112972 Substantially altered, no longer significant
Shops, 89 and 91 Murphy Street	HERMES 112953
1, 3, 5, 7 Victoria Parade	No HERMES record

**Table 2 – Contributory**

Place	Comments
57-59 Murphy Street	Intact contributory shop
61-65 Murphy Street	Intact contributory shop
67 Murphy Street	Intact contributory shop
69 Murphy Street	Intact contributory shop
106-108 Murphy Street	Intact contributory shop
114 Murphy Street	Debased Victorian shop, capable of restoration
116 Murphy Street	Debased Victorian shop, capable of restoration

**Table 3 – Not significant**

Place	Comments
Bank, 73-75 Murphy Street	Modern corner building
Shops, 60, 64, 66 Reid Street	
Shops, 68-70, 72 Reid Street	
Bank, 45-47 Reid Street	NAB
Shop, 25 Reid Street	
56-58 Murphy Street	

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Place	Comments
29 Reid Street	
31 Reid Street	
33 Reid Street	
24 Reid Street	
26 Reid Street	
28-30 Reid Street	

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*Figure 21: Reproduction facing to be excluded from precinct, Reid & Ovens Streets*



*Figure 22: Murphy & Reid Streets*

## 3.10 Chisholm Street Houses

### Existing HO status

The Chisholm Street Houses are affected by an existing HO

- HO6 – Chisholm Street Houses
- There are no tree controls, controls on external painting or outbuildings.
- There are no items with existing individual HOs within the Chisholm Street Houses Precinct.

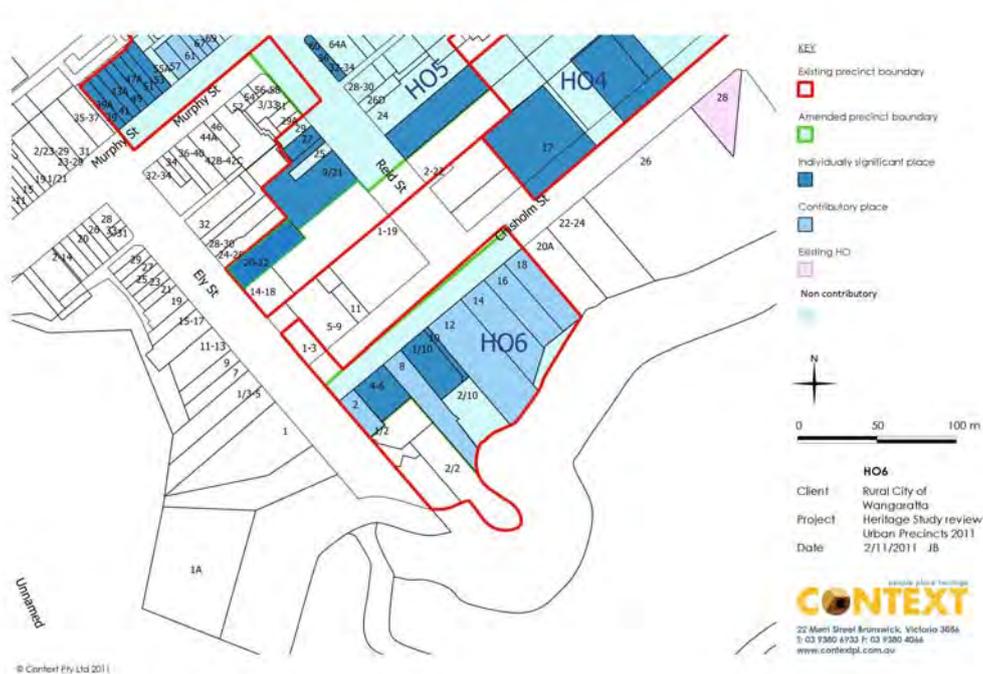


Figure 23: Chisholm Street Houses

### Summary of findings

All of the buildings identified in the 2004 study are still extant.

On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of local significance.

All of the houses in the precinct are good examples of late Federation or Inter war design with varying degrees of integrity. Although there is variation design quality there is not a strong case for identifying individual houses of significance and they are all considered to be contributory.

The former brewery grain store at 2 Ely Street is a place of strong historical and architectural significance and rarity value but does not relate thematically or aesthetically to the precinct.

1-3 Chisholm Street has been altered to an office .

### Recommendations

- The Schedule be updated to include tree and external painting controls.
- The mapped area is correctly defined apart from the exclusion of 1-3 Chisholm Street that does not reflect the characteristics of the precinct.

- The statement of significance and conservation policy for the Chisholm Street houses precinct be replaced with the new SoS and policy as shown in Appendix A and the HERMES record upgraded.
- 2 Ely Street (brewery building) has been excluded from the Chisholm Street Houses precinct as it has a different thematic context and has significance and values beyond those of the precinct.

Table 1 - Individual significance

<b>Place</b>	<b>Comments</b>
4-6 Chisholm Street	Intact house built by George Murphy
1/10 Chisholm Street	Intact bungalow
2 Ely Street	Former brewery building, high historical significance, but has been altered. Further research required for individual HO.

Table 2 - Contributory

<b>Street</b>	<b>Nos.</b>	<b>Comments</b>
Chisholm Street	2, 8, 12, 14, 16, 18	All the contributory houses are intact.

### 3.11 Bruck Mill

#### Existing HO status

The Bruck Mills is affected by the existing HO:

- HO2 Bruck Mills & Associated Buildings & Items & Bruck Crt, Wangaratta.

The following places have individual HERMES citations

- 1 Bruck Court (113516)
- 3 Bruck Court (113515)
- 7 Bruck Court (113514)
- 9 Bruck Court (113512)
- 11-15 Bruck Court (113511)
- There are no tree controls, controls on external painting or outbuildings.



Figure 24: Bruck Mills Precinct Review

#### Summary of findings

An inspection was made of the Bruck Mill on 24 May 2011. The tour concentrated on the exterior of the 1940s and some 1960s buildings and none were investigated internally. An aerial photograph in the engineering building taken in the 1960s, when compared with the current aerial photograph showed that the mill is today largely as it was completed in the 1960s with the completion of the new weave room and the engineering offices.

Bruck Mill is thought to contain a large quantity of machinery and artefacts relating to its original use, although this has not been investigated. The gardens are a reminder of the aesthetically pleasing environment that Bruck sought to create for its workforce.

Historically Bruck has had a major impact on the development of post-war Wangaratta and its housing areas, particularly Yurrunga. The influence of Stanley Arms as manager is important for the Wangaratta community for his patronage of the arts. Bruck contributed to the story of post war migration in Wangaratta through the employment of migrants in the mill.

All of the buildings in Bruck Court and the Mill and identified in the 2004 Study are still extant. On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of local significance.

The mapped area is correctly defined.

All of the buildings within the factory complex are contributory to the precinct as they together represent the extent of the mill in the 1960s. Areas of lesser significance are the inwards and outward goods area to the rear of the site where the buildings have undergone extensive alterations.

## Recommendations

It is recommended that:

- the description, statement of significance and conservation policy for Bruck Mill be replaced with the new SoS and policy as shown in Appendix A and the HERMES record upgraded.
- The precinct map area is correctly defined.

**Table 1- Individual significance**

Place	Comments
1 Bruck Court	113516
3 Bruck Court	113515
7 Bruck Court	113514
9 Bruck Court	113512
11-15 Bruck Court	113511
Old Bruck Mill	
Old Administration Building	
Old Bruck Laboratory	
Old Welfare Building	
First Aid Hut	

**Table 2 – Contributory significance**

Street	Nos.	Comments
Sisley Avenue	11, 13, 15, 17	These houses are contributory rather than individually significant to the heritage character of the precinct.
	All other buildings apart from those noted as not significant.	All of the buildings contribute to an understanding of the development of the Bruck enterprise and its importance to Wangaratta and may have social significance.

**Table 3 – Not significant**

Place	Comments
Post 1960 factory additions	These buildings have less architectural value but may still have social value.
Southern entrance buildings	



*Figure 25: Distinctive Bruck Mill boiler plant*



*Figure 26: Old laboratory building*

Historically Bruck has had a major impact on the development of post-war Wangaratta and its housing areas, particularly Yurrunga. The influence of Stanley Arms as manager is important for the Wangaratta community for his patronage of the arts. Bruck contributed to the story of post war migration in Wangaratta through the employment of migrants in the mill.

All of the buildings in Bruck Court and the Mill and identified in the 2004 Study are still extant. On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of local significance.

The mapped area is correctly defined.

All of the buildings within the factory complex are contributory to the precinct as they together represent the extent of the mill in the 1960s. Areas of lesser significance are the inwards and outward goods area to the rear of the site where the buildings have undergone extensive alterations.

## Recommendations

It is recommended that:

- the description, statement of significance and conservation policy for Bruck Mill be replaced with the new SoS and policy as shown in Appendix A and the HERMES record upgraded.
- The precinct map area is correctly defined.

**Table 1- Individual significance**

Place	Comments
1 Bruck Court	113516
3 Bruck Court	113515
7 Bruck Court	113514
9 Bruck Court	113512
11-15 Bruck Court	113511
Old Bruck Mill	
Old Administration Building	
Old Bruck Laboratory	
Old Welfare Building	
First Aid Hut	

**Table 2 – Contributory significance**

Street	Nos.	Comments
Sisley Avenue	11, 13, 15, 17	These houses are contributory rather than individually significant to the heritage character of the precinct.
	All other buildings apart from those noted as not significant.	All of the buildings contribute to an understanding of the development of the Bruck enterprise and its importance to Wangaratta and may have social significance.

**Table 3 – Not significant**

<b>Place</b>	<b>Comments</b>
Post 1960 factory additions	These buildings have less architectural value but may still have social value.
Southern entrance buildings	



*Figure 25: Distinctive Bruck Mill boiler plant*



*Figure 26: Old laboratory building*

### 3.12 Beersheba Barracks

#### Existing HO status

The Beersheba Barracks is affected by the existing HO:

- HO1 The Beersheba Barracks, 83-85 Sisely Avenue Wangaratta
- The Schedule to the Heritage Overlay includes tree and external paint controls.
- There are no items with individual HOs within the Beersheba Barracks Precinct
- The Beersheba Barracks are on Commonwealth Land and are therefore not subject to planning controls.



Figure 27: Beersheba barracks

#### Summary of findings

All of the buildings at the Beersheba Barracks and identified in the 2004 Study are still extant.

- On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of local significance.
- The mapped area is correctly defined.
- No trees of heritage value were noted as part of the field survey in 2011.
- On the basis that the site is in the one ownership, Beersheba Barracks can be defined as a place rather than a precinct.

#### Recommendations

- The statement of significance and conservation policy for Beersheba Barracks be replaced with the new SoS and policy as shown in Appendix A and the HERMES record upgraded.

- There is no change to map HO1.
- Controls relating to external paint and trees be removed.
- As a Commonwealth owned place of local significance, Beersheba Barracks should be placed on the Commonwealth Heritage List (CHL). The Department of Defence would be responsible for nominating the place for the List and information about the process is on the Australian Heritage Council's website.

Individual Significance There are no places of individual significance , instead the buildings contribute to the significance of the one place, with the exclusions below.

**Not significant**

Structures built from the 1980s including the Ablution block and garage are not significant.



*Figure 28: Beersheba Barracks*

### 3.13 Wangaratta Showgrounds

#### Existing HO status

The Wangaratta Showgrounds is affected by the existing HO:

- HO12 Wangaratta Showgrounds
- It includes 20 heritage items of which some are potentially of local significance.
- There are no tree or outbuilding controls

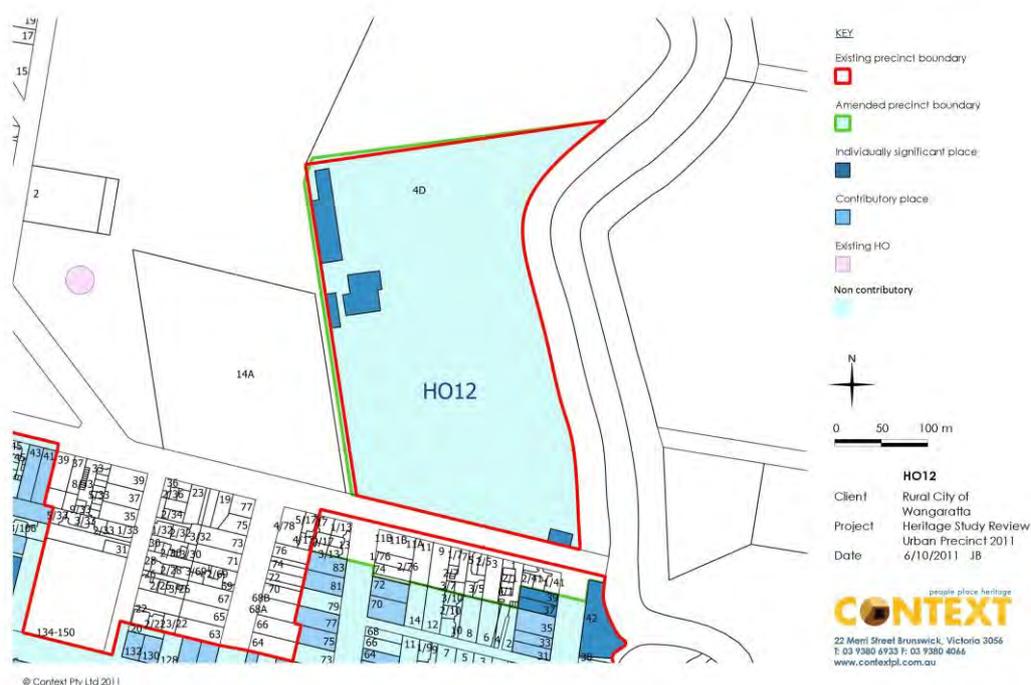


Figure 29: Wangaratta Show Grounds Precinct Review. Note that only individually significant items have been mapped.

#### Summary of findings

The Wangaratta Showgrounds is a highly intact regional showgrounds with some items of individual heritage significance.

All of the individual items within the show grounds and identified in the 2004 Study are still extant. New works since 2004 have included an addition to the poultry pavilion and possibly the removal of part of the former Agricultural Society office.

On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of local significance.

The mapped area currently does not include Golf Links Lane or the Cedar trees, although these are part of the heritage character of the showgrounds.

#### Recommendations

It is recommended that:

- The Showgrounds should be retained as a heritage place with outbuilding controls over the contributory buildings.

- Tree controls should be implemented for the row of *Cedrus Atlantica* in Golf Links Lane.
- Map 20HO is changed to include Golf Links Lane
- Individual HERMES records are created for items of individual significance (Appendix A)

**Table 1- Individual significance**

Place	Comments
Sheep Pavilion	Highly decorative and intact roofed sheep pens
Cloak Rooms and ticket office, Evans Street	1920s brick entrance building to the showgrounds
Scarecrow Pavilion	
1905 Loose Boxes	Highly decorative and intact iron clad loose boxes

**Table 2 – Contributory significance**

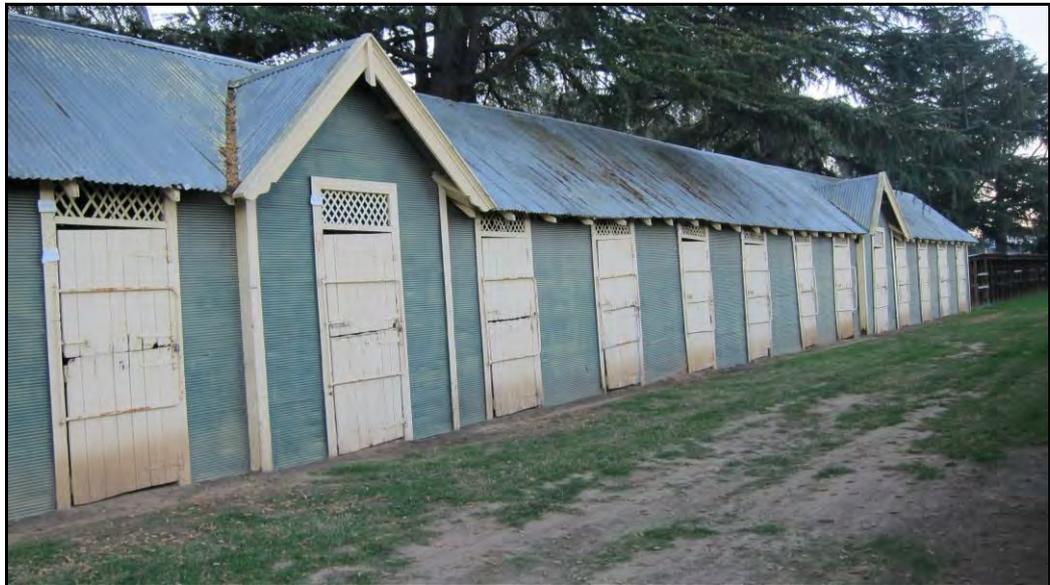
Place	Comments
Scoreboard pavilion	
Main gates, Evans Street	
Women’s Arts and Crafts Pavilion, Evans Street	
WDCA Junior Cricket Centre, Evans Street	
Wangaratta Umpires Board Offices, Evans Street	
Bird Pavilion	
Horse Superintendent Office and Horse Stalls	
Former fire truck garage and water column	
New publican’s booth	
Former Agricultural Society offices	Part of this appears to have been demolished.
Poultry pavilion	Not including new addition to the north
Four peppercorn trees ( <i>Schinus Molle</i> )	
Avenue of Cedar trees ( <i>Cedrus Atlantica</i> ), Golf Links Lane	

**Table 3 – Not significant**

Place	Comments
Grandstand, north side of main arena	Recent construction
Grandstand, west side of main arena	Recent construction



*Figure 30: Trees at the Wangaratta Showgrounds.*



*Figure 31: Outbuildings at Wangaratta Showgrounds*

### 3.14 The 1944 Housing Commission Project, Vincent Road & Smith Crescent

#### Existing HO status

The 1944 Housing Commission Project is affected by the existing HO:

- HO18 – The 1944 Housing Commission Project, Vincent Road & Smith Crescent
- There are tree and outbuilding controls
- There are no individually significant places within this precinct.



Figure 32: The 1944 Housing Commission Project Precinct Review

#### Summary of findings

Smith Crescent and Vincent Road are an identifiable part of a large Housing Commission area that comprises part of the east Wangaratta suburban area. Smith Crescent has a distinctive crescent layout and the buildings are of a consistent form although different designs have been used. The layout is distinctive for the two pocket parks that lead from Smith Crescent.

Several houses are in near original condition, including number 37 (brick) and 53 (timber), most have had some minor alterations and a few have had more substantial changes to their street facades including window replacement. No original fences remain.

The Heritage Study of 2004 notes most of the houses with the status of local significance and ten houses with the status of contributory significance. Whilst some houses are clearly more intact than others, the heritage values of the precinct are historical and social as much as architectural. This should be translated into appropriate conservation policy for the place as a whole rather than a series of individual houses.

On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of local significance.

The mapped area is correctly defined.

## Recommendations

It is recommended that:

- The statement of significance and conservation policy for the 1944 Housing Commission Project, Vincent Road and Smith Crescent be replaced with the new Statement of Significance and policy as shown in Appendix A and the HERMES record upgraded.
- The mapped area is correctly defined.
- Controls on trees and outbuildings be removed.
- All houses currently listed as individual or contributory be listed as simply contributory to the heritage character of the precinct.
- The planning scheme be amended to include the Permit Exemptions policy set out in Appendix C.

It is also recommended that a set of guidelines be prepared for this precinct to assist property owners in understanding the architectural values of the precinct and how changes may be made sympathetically to them. The guidelines could be non-mandatory and used for advice and information only. Similar guidelines have been prepared for a Housing Commission precinct in Ocean Grove, Warrnambool and these may be instructive in preparing a similar set for Smith Crescent and Vincent Road.

**Table 1 – Contributory places**

Street	Nos.	Comments
Smith Crescent	2, 4, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 53, 55, 57	Reasonably intact houses
Vincent Road	7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31.	Reasonably intact houses

**Table 2 – Not significant (Amendments to 2004 Study)**

Place	Comments
6, 51 Smith Crescent	These houses are relatively new.



*Figure 33: House at 7 Smith Crescent (south and west elevation)*

### 3.15 CBD schools

#### Existing HO status

The CBD Schools Precinct is affected by the existing HO:

- HO4 CBD Schools
- There are no tree controls, controls on external painting or outbuildings.
- There are no items with existing individual HOs in the CBD Schools Precinct.



Figure 34: CBD Schools Precinct

#### Summary of findings

All of the buildings identified in the 2004 study are still extant.

On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of local significance.

The mapped area is correctly defined.

There are several contemporary school buildings that do not contribute to the significance of the site. The setting of the precinct is enhanced by the row of plane trees in Chisholm Street and a large eucalypt on the corner of Chisholm and Faithfull Streets. The former High School was altered and extended in 2004 and has had its Chisholm Street façade modified. The buildings are fine examples of Public Works department architecture.

#### Recommendations

It is recommended that:

- The Schedule be updated to include tree and external painting controls.

- The statement of significance and conservation policy for the CBD Schools be replaced with the new SoS and policy as shown in Appendix A and the Faldi
- record upgraded.
- Individual HERMES records are created for items of individual significance (Appendix B)
- There is no change to map 21HO

**Table 1 - Individual significance**

Place	Comments
Wangaratta Primary School, Chisholm Street	1914 State School
Former Wangaratta High School, now The Centre	1909 Agricultural High School

**Table 2 – Not significant**

Place	Comments
Two Portable classrooms	
Contemporary building Faithfull Street	



*Figure 35: View of the school from Chisholm Street*

### 3.16 Turner Street Precinct

#### Existing HO status

The Turner Street Precinct is affected by the existing HO:

- HO17 Turner Street
- There are currently tree controls and controls on outbuildings and fences.
- There are no items with existing individual HOs in the Turner Street Precinct.



Figure 36: Turner Street Precinct Review

#### Summary of findings

All of the buildings identified in the 2004 study are still extant.

On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of local significance.

The mapped area is correctly defined.

The houses, which are currently mapped and listed in the 2004 Study as individually significant should instead all be listed as contributory to the heritage value of the precinct, which is simply an adjunct to the adjacent Templeton and Rowan Street West Precinct. This is because the significance of the items is in their consistency in the precinct rather than as outstanding examples by themselves.

Significant trees or outbuildings were not noted in the review.

#### Recommendations

It is recommended that:

- The Schedule be updated to remove tree and outbuilding controls

- The statement of significance and conservation policy for Turner Street Precinct be replaced with the new SoS and policy as shown in Appendix A and the HERMES record upgraded.
- The mapped area is correctly defined.

**Table 1– Contributory significance**

Street	Nos.	Comments
Turner Street	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 16, 18, 20	Intact interwar to postwar period houses.

**Table 2 – Not significant**

Street	Nos.	Comments
Turner Street	10, 12, 15	Not significant.



*Figure 37: Unremarkable trees in Turner Street*

### 3.17 Railway Station Precinct

#### Existing HO status

The Railway Station is affected by the existing Heritage Overlays:

- HO11 Railway Station Precinct
- The above Precinct provides context for the individual HO139 Wangaratta Railway Station Complex, 37 Norton Street, Wangaratta
- The Wangaratta Railway Station Precinct is on the VHR (H1597)

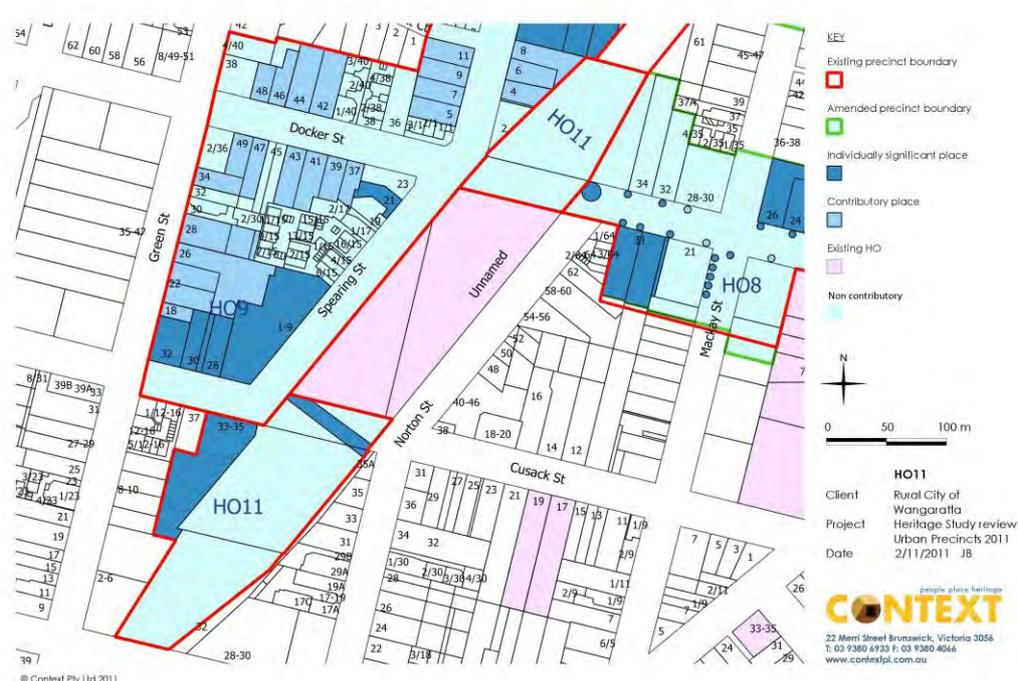


Figure 38: Railway Station Precinct

#### Summary of findings

All of the heritage items within the Railway Station Precinct identified in the 2004 Study are still extant.

On the basis of the history and extant physical fabric it is concluded that the precinct meets the threshold of both Local and State significance.

The mapped area is correctly defined, however the Precinct HO11 would be better joined as one contiguous item with HO139, as it is with these buildings that its significance is realised. Similarly, the railyards, silo and footbridge form a part of the context and historic setting for the railway buildings in HO139.

It is also noted that there are 3 houses in Norton Street including 33, 35 & 35a that appear to be associated with the railway by the nature of their design and construction. Their historical association with the railway has not been established. The houses are similar in scale and form to those in nearby residential precincts. Their contribution to the Railway Station Complex would be based on their historical connections, which have not been established at this time.

## Recommendations

It is recommended that:

- The statement of significance for the Railway Station Precinct is retained.
- The mapped area is correctly defined.
- Council should consider merging HO11 into HO139 as these two HOs form part of the same area and are historically inextricable.

**Table 1 - Individual significance**

<b>Place</b>	<b>Comments</b>
Wangaratta Railway Station Group	All elements are intact, including platform, Station, water tower, goods crane, shed, signal box, pedestrian bridge. State Significance.
Whitty's silos, 33-35 Cusack Street	Intact. Local significance.
Footbridge	The early footbridge to the south of the station complex is significant.

### 3.18 Cathedral Close Precinct

#### Existing HO status

The Cathedral Close Precinct is currently registered on the VHR and affected by an existing HO.

- HO3 Holy Trinity Anglican Church Close.

#### Summary of findings

All the buildings identified in the 2004 study are still extant.

The precinct meets the threshold of State Significance.

The mapped boundaries are correctly defined.

There is only one building, the postwar brick shop, which does not contribute to the heritage character of the precinct.

#### Recommendations

- There are no changes to the HO recommended for the Cathedral Close Precinct.
- The Statement of Significance does not need to be amended, however it was noticed that a single HERMES record for the precinct was needed, and this has now been provided.



Figure 39: Cathedral Close Precinct

### 3.19 Proposed Vernon Road Precinct

#### Existing HO status

The houses in the proposed Vernon Road Precinct are currently affected by an existing HO.

- HO10 – The Vicinity of Murdoch Road.
- There are no tree controls, controls on external painting or outbuildings.
- There are no items with existing individual HOs within the Vernon Road Precinct



Figure 40: Proposed Vernon Road Precinct

#### Summary of findings

All of the buildings identified in the 2004 study are still extant.

On the basis of the history and extant physical fabric it is concluded that the houses would meet the threshold of local significance. The houses are related to the historical themes associated with the Vicinity of Murdoch Road Precinct, but are a better defined and more contiguous grouping than that represented by the current HO.

The houses in the proposed precinct are good examples of Federation or Inter war design, of either significant or contributory status. The proposed area would consist entirely of significant or contributory items.

#### Recommendations

- A new precinct be created, HO21, Vernon Road Houses with the statement of significance in Appendix A.
- The Schedule for the new HO include external painting controls for significant items and tree controls for the street trees.

**Table 1 - Individual significance**

Place	Comments
6 Vernon Road	HERMES 112415 This c.1920 house is a very intact and an unusual interpretation of the American bungalow style.
16 Vernon Road	HERMES 112411 An intact example of the post-war 'austerity' style of concrete housing rare to urban Wangaratta.
18 Vernon Road	HERMES: 112410 A very intact example of the Queen Anne style of Federation housing (1910).
20 Vernon Road	HERMES 112411 An intact example of the post-war 'austerity' style of concrete housing rare to urban Wangaratta.

**Table 2 – Contributory**

Street	Nos.	Comments
Vernon Road	Street trees on south side of Vernon Road	Row of street trees contribute to heritage character of housing group.
Vernon Road	8, 10, 12, 14	Group of intact weatherboard or brick interwar bungalows.

*Figure 41: Contributory house at 10 Vernon Road.*

## 4 CONSIDERATIONS FOR A NEIGHBOURHOOD CHARACTER OVERLAY

### 4.1 Introduction

Council requested that consideration be given to the desirability of an alternative form of overlay covering areas recommended for exclusion from HO precincts during the review, in particular through a Neighbourhood Character Overlay:

*Where areas within the existing precincts are recommended for exclusion, consideration shall be given to inclusion of each area in another overlay such as the Neighbourhood Character Overlay; (Consultant Brief 2011).*

#### **Existing HO status**

The Rural City of Wangaratta currently does not have a Neighbourhood Character Overlay (NCO).

### 4.2 Discussion of the Neighbourhood Character Overlay

In general, the neighbourhood character of residential areas is provided for in VPP Clause 54.01 and 55.01 Neighbourhood and site description and design response. An NCO can be used when a variation to the Clause 54 or Clause 55 standards are required to protect a distinctive local character of a specified area within the municipality.

The DPCD Practice Note defines neighbourhood character as ‘essentially the combination of the public and private realms.’ (DPCD Practice Note, 2001:1) It is distinct from general residential amenity in that ‘Amenity is about the pleasantness and good functioning of an area. Neighbourhood character is about its sense of place and community meaning.’ (DPCD Practice Note, 2001:2)

Every neighbourhood will have a ‘character’, but the question to be considered for the NCO is whether or not that character requires a variation to the Clause 54 and Clause 55 standards in order for that character to be adequately considered.

Aspects to consider include:

- Topography
- Street block length
- Street alignment, type and proportions
- Extent of rear gardens and private open space
- Landscaping and vegetation in the neighbourhood
- Patterns of use and occupation
- Diversity of housing
- Building mass and height
- Setbacks
- Space around properties and site coverage
- Car parking
- Fences (style and height)
- Architectural rhythm of street

- Porches and verandahs
- Architectural consistency
- Roof form
- Waterways
- Street trees
- Details of the footpath and street
- Landscaping and vegetation on private lots
- Nearby historic buildings or features.

### **When the NCO can be used**

The NCO can be used when the following criteria can be met (DSE 2004:6):

- The proposed area exhibits specific characteristics that need to be protected or changed to achieve a preferred character.
- The area, relative to the rest of the municipality, requires a specific approach to neighbourhood character.
- The application of local policy, the standard provisions of Clause 54 and Clause 55 or the residential schedule will not satisfy the neighbourhood character objectives identified in the local planning policy framework (LPPF) for that particular area.
- A rigorous character study has been undertaken that accurately shows the physical aspects of character in the area that need to be translated into the provisions of the NCO.
- The proposal is supported by appropriate community consultation.

## **4.3 Summary of findings**

The brief raised the possibility of neighbourhood character as an alternative form of regulation to that provided by the heritage overlay:

*Where areas within the existing heritage precincts are recommended for exclusion, consideration should be given to inclusion of each area in another overlay such as the Neighbourhood Character Overlay.*

Thus, the areas considered as potential areas for a neighbourhood character assessment were the sections of these precincts which were recommended for exclusion from the HO only:

- The Vicinity of Murdoch Road (including Graham Street)
- Templeton East
- Docker Street East

It was concluded that the areas of Docker Street East and Templeton East which were to be excluded were highly unlikely to meet the threshold for a potential Neighbourhood Character Overlay due to their small size and highly inconsistent built form and land use.

It was concluded that the areas of the Vicinity of Murdoch Road which were to be excluded from the HO had limited potential to meet the threshold for a Neighbourhood Character Overlay.

It was noted specifically that:

- The neighbourhood contains a variety of fencing styles and heights.

- The neighbourhood contains a diverse type of housing including single storey houses, double storey houses, and units.
- The neighbourhood contains a variety of street plantings, with scattered street trees and a generally 'green' character provided by a variety of private gardens of various sizes and degrees of interaction with the public realm.
- The neighbourhood contains a diversity of aesthetic styles, including a variety of render and face brickwork, clinker brickwork, a variety of angled roofs and roofing materials.
- The neighbourhood generally contains fairly consistent setbacks but of no particular distinctiveness that might require a variation of the standard clauses.
- The neighbourhood contains many altered dwellings.

**Table 1: Summary of observations for Neighbourhood Character in the Vicinity of Murdoch Road**

Features	Observation
Topography	Not distinctive
Street block length	Varied
Street alignment, type and proportions	Varied
Extent of rear gardens and private open space	Assessed from aerials most single houses have backyards, many with miscellaneous structures
Landscaping and vegetation in the neighbourhood	Varied quality of gardens from high to low quality
Patterns of use and occupation	Residential
Diversity of housing	Mostly single houses, several units
Building mass and height	Mostly single, numerous extensions including second stories
Setbacks	Varied
Space around properties and site coverage	Varied
Car parking	Mixture of garages, driveways and on street
Fences (style and height)	Varied style and heights
Architectural rhythm of street	Irregular rhythm of styles
Porches and verandahs	No noticeable consistency
Architectural consistency	Mixture of postwar styles with many contemporary extensions
Roof form	Varied sloping roofs
Waterways	Graham Avenue curves along creek
Street trees	Various types
Details of the footpath and street	Varied consistency – generally wide grassed nature strips
Landscaping and vegetation on private lots	Varied
Nearby historic buildings or features	Not consistent with early twentieth century and interwar heritage buildings/precincts

In summary, many of the notable and desirable characteristics of the neighbourhood may already be provided for by the general requirements of residential amenity and character under Clauses 54 and 55.

It is important to note that a conclusive statement on neighbourhood character should only be made pursuant to a Neighbourhood Character Assessment, which would include consultation with stakeholders about the 'desired' character of the area as well as its current observed character.

#### **4.4 Recommendations**

On the basis of the current observed character of the investigated areas, it is recommended that:

A Neighbourhood Character Assessment would be necessary to definitively assess the need for a Neighbourhood Character Overlay in the areas in the vicinity of Murdoch Road. However, in the consideration of this review, the area is of limited potential in terms of establishing a likely threshold of distinctiveness and consistency that would contribute towards an overall neighbourhood character beyond that already regulated through existing residential clauses. A Neighbourhood Character Assessment is therefore not recommended at this stage.

## **APPENDIX A – PRECINCT CITATIONS**

The following precinct citations have been updated in HERMES to reflect the findings of the Precinct Review.

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**Name** Holy Trinity Anglican Church Close  
**Address** Docker Street WANGARATTA  
**Place Type** Religious Precinct  
**Citation Date** 2011

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**Recommended  
Heritage Protection** VHR - HI - PS -

### History and Historical Context

From Heritage Victoria Hermes record:

The first Anglican church in Wangaratta, Trinity Church, was built on this site in 1856. The Honorary Architect was J Dobbyn. The Rectory (the present Deanery on Ovens Street) was built at the same time. This site has been a centre of Anglican worship in north-east Victoria since then. In 1872 the church was enlarged and a wing added to the Rectory.

When the Diocese of Wangaratta was created in 1901 the Holy Trinity Church at Wangaratta was still sound, and was used as a pro-cathedral. A Bishop's Lodge was built to the south of this in 1904 as the residence of the first Bishop of Wangaratta, Thomas Armstrong. When it was felt that a more appropriate church was needed, it was originally intended simply to extend the existing church. However Armstrong decided to build a new brick cathedral, as a symbol of diocesan identity and as a centre for worship of an exemplary kind [*Church in a Landscape*, p 74]. So much money was raised by the parish, in particular a donation by Mrs Mary Jack, that it was decided to build in stone, with an interior of brick patterned in black, and on a larger scale than had first been planned. A design competition was held, and won by Butler & Bradshaw, with Walter Butler completing most of the drawings. Butler was the Melbourne Diocesan architect, and one of Melbourne's leading exponents of the Arts and Crafts school.

The first section was begun in 1908, and dedicated in 1909. It was built by W McKnockiter for about £5,000, and consisted of half the nave, with two wooden ends, a wooden chancel and an iron roof, the ends, chancel and roof being temporary. The walls alone, of Warby granite quarried at South Wangaratta and chiselled on site, and perhaps the floor, were intended to be permanent.

The building of the second stage, the chancel, sanctuary, Lady Chapel, sacristy and vestries, was made possible by the bequests of two wealthy businessmen, Francis Heach and Thomas Bell, who between them left about £17,750 for the Cathedral. The architect for the second stage, built in 1923-4 and costing £18,000, was also Butler, and work was superintended on site by McKnockiter. The construction work went on around the temporary wooden chancel, and was practically complete before this was removed. Armstrong however never built probably the most interesting and original part of Butler's design: the two tapering towers at the west end.

More appropriate furnishings and fittings replaced much that had been temporary, the major items being the Bishop Armstrong Memorial pulpit of white marble, and the organ screen, choir stall and pews. The pulpit was designed by Butler, and installed in 1934 as a memorial to Armstrong following his death. Auguste Fisher, one of Melbourne's finest Arts and Crafts artists, was commissioned for windows in the cathedral.

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The cathedral was described in the *Church Standard* as the most impressive church outside Melbourne, and it was acknowledged by a cable from the Archbishop of Canterbury. There were even local commercial advantages, as property prices in Wangaratta rose ten percent after the diocese was proclaimed, a rise attributed partly at least to the town's status as a diocesan centre [*Church in a Landscape*, p 72].

The Depression, WWII and its after effects, particularly the acute shortage of building materials, delayed the completion of the Cathedral. Butler had died by the time the third stage was built in 1961-5, so Louis Williams, the prominent architect of a number of Church of England churches in Victoria and NSW, was engaged. He substantially altered Butler's original design for the entrance end, which had never received approval from the church.

The final design of the church was therefore dependent on Butler for the style, the choice of materials and the design of the west end, but on Williams for the appearance of the east (entrance) end. The contract price for this stage, built by L H Brown Williams and Joseph Smith was £90,697, but the final cost, including furnishings and landscaping, was to be £180,000, and took two and a half years longer to complete than originally estimated. The first step was the demolition of half of the nave of the old church, which had for fifty years stood at the east end of the new nave and been used as the parish hall, then the nave and aisles were extended by three bays and a baptistery and entrance added. Louis Williams designed much church furniture, and probably designed many of the interior fittings of the church, such as the font and baptistery screen. The height of the church to the roof ridge is 75 ft, the nave is 100 ft long by 50 ft wide, and the total length 160 ft.

The new cathedral was dedicated in 1965 by the Archbishop of Canterbury, Michael Ramsay, whose presence bestowed extra kudos on the event and the cathedral. At the dedication the west doors were opened from inside by Louis Williams. The cathedral was described in the *Anglican*: 'The now completed extension work presents an impressive massing of architectural shapes, pleasing to the eye, whilst inside the soaring height creates a feeling of majesty and uplift. The ceiling is of golden toned acoustic tiles, which give a very rich tone.'

The west windows were created by the Melbourne glass firm of Brooks Robinson for its completion in 1965. They were designed by Jo Stansfield, the firm's supervising artist. In the top panels is a priest offering the eucharist, and below are a series of landscapes, commencing with pioneer settlement, but going on to show a twentieth century town and housing, a modern factory and farm equipment.

The location of an intended stone bell tower can be seen to the south of the entrance, apparent from the incomplete stone courses and a temporary wall. The site is now occupied by a temporary timber tower, which was begun in 1983. Its bells were cast in 1806, making them the oldest peal of bells in Australia. These were purchased in 1976 from a redundant British church with funds from a bequest from Francis Heach. Bishop Armstrong's son, Brian, funded the building of the tower, designed by the Melbourne architect George Mitchell.

A number of residential and administrative buildings are scattered around the precinct. The oldest is the Deanery. In about 1920 the original 1850s part of the Rectory was rebuilt, largely out of the old material, but the eastern wing added in 1872 remains practically unchanged [*The Cathedral Church of the Holy Trinity Wangaratta*, np]. After the new Deanery was built on Docker Street it became a Parish Centre. The Bishop's Lodge was built in 1904 on the corner of Ovens and Cusack Streets. Armstrong House was designed by the architect A C Macknight and built for the Archdeacon in 1933 on Ovens Street between the Cathedral and the Bishop's House. It became number 1 The Close when The Close was built, and is now the Assistant Curate's House.

The Close was the brain child of Archdeacon Percy Dicker and was planned by the Parish in 1939, in a period of expansion and new building around the Cathedral that started then and recommenced after WWII. It is a complex of buildings on the site approached by its own private road; it is distinctive both in appearance and use, and is unique in Australia [*Church in a Landscape*, p 161]. It runs around the rear of the Cathedral across land owned by the church, from

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the New Deanery on Docker Street to the Archdeacon's House on Ovens Street. A number of houses closely associated with the church were built along The Close between 1939 and 1950, all designed and built by J Law & Son, well-known Wangaratta builders. The total cost was £22,000. The development of The Close, with its pleasing greens, shrubs and trees, opened up previously unseen views of the rear of the Cathedral.

The houses built in The Cathedral Close are (in approximate order of construction):

. No 13, on the corner of the Close and Docker Street, intended as a new Deanery and built in 1939, when The Close first proposed. The old Deanery has now reverted to its original use, and this is now the Diocesan or Bishop's Registry.

. No 11 The Close, most likely built in c1939, but possibly in 1946, after WWII. It was occupied by a Churchwarden, V Edgar, and his family.

. No 9 was built in 1946 for Mr & Mrs F C Purbrick. Mr Purbrick was a well-known local solicitor, closely associated with the management of the Diocese, who moved here after his retirement, and was given a life occupancy. A memorial to him in the Cathedral notes that he was Vestryman and Church Warden 1902-1945, Advocate of the Diocese 1903-1945 and Registrar 1907-1945.

. No 5, Holy Trinity House, was commenced in 1946. It was a hostel for country boys coming to Wangaratta to study at the High School or Technical School. Before it was built twenty-one boys had boarded at the rectory. With transport made easier by school buses and private cars, the need for accommodation later diminished, and in 1986 the building became the Trinity Community Drop In Centre.

. No 3 was probably built c1948 as an annexe for the boys' hostel next door, perhaps as the Warden's house. It is now the Choirmaster's house.

. No 7, the last house to be built in The Close, was built in 1950, also as an annexe to the boys' hostel next door. It is now a private house.

The War Memorial Garden, a triangular area on the corner of Docker and Ovens Street, in front of the Cathedral, was created in 1904 to the east of the old church as a setting for the Boer War monument, made by Hoskins & Co of Hawthorn, which was unveiled in 1903. In 1923 a larger monument, designed by Arthur Rundle and James McLeod, was set up to commemorate the local soldiers killed in WWI. Since then further panels have been added to this in memory of local soldiers who died in WWII and the Vietnam War. Specific Boer War memorials are quite unusual, and the presence of two separate war memorials placed side by side is even more so.

Walter Butler (1864-1949) (information largely from Tibbitts, 'Walter Butler', *Australian Dictionary of Biography*)

Walter Butler is regarded as one of Victoria's foremost architects. He was born in Somerset in 1864, and at fifteen he was articled to Alexander Lauder of Barnstaple. In 1885 he was encouraged by W R Lethaby to move to London and work with J D Sedding. He was accepted into the Arts and Crafts and domestic revival circles centred on William Morris and Richard Norman Shaw, and these early influences always dominated his work. In 1888 Butler left for Australia, perhaps at the prompting of the young Melbourne architect Beverley Ussher then visiting London. From 1889 to 1893 Butler was in partnership with Ussher. In 1896 he was joined by George Inskip but they parted in 1905, and he formed a partnership with Ernest Bradshaw which lasted from 1907 to 1916. After WWI he was in practice with his nephew Richard as W & R Butler, but from the 1920s, after the loss of his son in WWI, he started to relinquish his clients to his younger partners. In the late 1930s he was in partnership with Hugh Pettit, but he retired when Pettit enlisted for WWII. He was a superb draughtsman, and is reputed to have controlled all the designing and detailing in his office.

Many of Butler's clients were wealthy businessmen and pastoralists for whom he designed grand houses in Melbourne

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and the country. He designed banks for the Union Bank of Australia, as well as several city office buildings. As architect to the Diocese of Melbourne from 1895 he designed the extensions to Bishopscourt (1902) in East Melbourne. As well as Wangaratta Cathedral his other church works includes St Albans Armadale (1899), and the colourful porch and tower to Christ Church Benalla (c1910).

Louis Reginald Williams (1890- (from Coleman, 'Twentieth Century Churches in Victoria', 1996, pp 56-7.)

'Born in Hobart in 1890, Louis Williams initially served articles with Frank Heyward of Richards & Heyward in Hobart. A particular interest in ecclesiastical work led him to complete his articles with Alexander North in Launceston. When North subsequently opened a practice in Melbourne in 1912-1913, Williams was appointed the junior partner. North himself retired at the end of World War One, while Williams continued to practise until March 1976, during which time he designed more than 130 churches, mainly Anglican, but also Presbyterian, Methodist and a Christian Science Church in Elsternwick. From 1961 to 1964 the practice became successively Louis Williams & Partners and then Louis Williams, Paul & Johnson.

William's practice remained in Melbourne and he relocated his office from the city to his Brighton home in c1941. However he undertook much interstate work from c1920, including that completed as Diocesan architect for Bathurst and Grafton, and examples of his work can be found in each Commonwealth State.

'In his ecclesiastical work Williams strove to find solutions to problems of space such as cramped sanctuaries and narrow chancels, and problems of lighting, such as glare from the traditional east window. Where possible he advocated such advances as placing the choir at the west end in a gallery or on a platform to create more space at the east end; where buttresses were required he aligned the wall to the outside; and he angled the east windows, often in vertical strips. Williams also attempted to introduce square headed windows in his work but often found he had to compromise, using low segmental or part semicircular arches.'

## Description

### Physical Description

From Heritage Victoria Hemes record:

The Wangaratta Cathedral precinct includes the Cathedral, the nearby Deanery, seven brick houses along the other side of The Close, The Bishops's Lodge, on the corner of Ovens and Cusack Streets, and the War Memorial Gardens on the corner of Docker and Ovens Streets.

The Cathedral (1908, 1924, 1961-4):

The Cathedral is one of the finest modern cathedral churches in Australia. It is a massive Cathedral in an Arts and Crafts Gothic style in rough finished ashlar of pink Warby Ranges granite and with a terracotta tiled roof. It has a high nave and aisles, a lady chapel, sanctuary and vestry, and a semicircular baptistery. The composition of the front facade is striking, with the porch surmounted by a long narrow window flanked by stone buttresses which rise to above the roof line. The rough stone, the strong massing of the individual elements and the rounded form of the baptistery give it a medieval air. The interior is of locally made red bricks with quoins and geometric patterning of dark brown brick. The nave ceiling is lined with gold tinted aluminium acoustic tiles, heavily padded with insulwool. There is a finely carved white marble pulpit, turned and carved wood choir stalls and throne, and an intricately detailed wood screen to the Baptistery. There are many fine windows, notably a rose window above the apse, and a tall window (c1964) above the front entrance, showing aspects of life in the diocese from 1860. The Cathedral contains the fine Willis Organ (B 6502, classified at a Regional level), which was built in London in 1922, was originally in Dublin, and was installed here in 1993. Throughout

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the cathedral are various wall plaques in marble and softly coloured glass mosaics, notably one next to the main door showing the sequence of Church and Cathedral construction.

The free-standing temporary timber bell tower, on the site of the proposed fourth stage, is unusual, and its timber form, though contrasting with the stone of the Cathedral, reflects the same Arts And Crafts ideals.

## **The Deanery, 2 The Close:**

The Deanery is a single storey house, of brick with lined render. On the entrance front are a fine front door with sidelights and a broad fanlight, and French windows opening onto the verandah. It is still used as a deanery.

The Bishop's Lodge (1904), 33 Ovens Street

This is a two-storey brick house in a Federation period Queen Anne style, with half timbered and roughcast projecting gables, tall chimneys, a corrugated iron roof, a hexagonal spirelet with louvred vents, several small finials and a two-storey cast iron verandah with decorative columns returning on the sides. The architraves and string courses are of white painted render. The house is set among fine gardens, with a selection of mature ornamental trees and shrubs.

## **The Close**

The Close consists of buildings and grounds along both sides of a short road, gated at each end, curving around the Cathedral from Ovens to Docker Streets. There are excellent gardens and some superb specimen trees throughout. The low garden fences are predominantly formed from blocks of local granite of various sizes, which are said to have been retrieved from the demolition of the original church building. The houses at nos 3-13 The Close are interesting in their illustration of the evolution of design skills of J Law & Son, well-known Wangaratta Master Builders of the 1930s to the 1950s.

. 1 The Close (the Archdeacon's House or Armstrong House) is a large, single-storey red brick bungalow with a gable roof and timber verandah. The gable ends are shingled.

. 3 The Close (the Choirmaster's House) is a double fronted single storey red brick house, with a hipped, terracotta tiled roof, and a shallow recessed front porch.

. 5 The Close (Holy Trinity House): The former boys' hostel is a two storey red brick building with a hipped terracotta tiled roof, and a projecting front porch with a balcony on the first floor.

. 7 The Close is a single-storey red brick house with a gable roof, with a wide chimney decorated with vertical stripes of blond bricks rising up the front gable. There is a smaller gable above the porch on the side of the front facade.

. 9 The Close is a two-storey red brick house with a terracotta tiled hipped roof. The walls are decorated with bands and patches of clinker bricks. There is a brick garage attached to one side.

. 11 The Close is a single-storey red brick house, with a spreading tiled gable roof, a projecting porch on the front and a small garage attached to one side at the rear. The principal brick gable has tapestry brick decoration.

. 13 The Close (The Bishop's Registry or the Diocesan Offices) is a large single-storey red brick house facing Docker Street. It has an attached office wing at the north end, with a separate entrance and gabled porch. It is similar to number 11 stylistically, with prominent gables with tapestry brick decoration.

. The Close Gates at the Docker Street and Ovens Street ends of The Cathedral Close are double gates of decorative

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wrought steel set between brick piers, with wicket gates to the side.

## **The War Memorials and their garden:**

The Boer War Memorial is a small basalt obelisk set on four short columns on a plinth, with inscriptions on white marble plaques set into the basalt. The WWI monument is a turned and polished granite column surmounted by a globe, standing on a granite plinth. The names of local WWII and Vietnam War soldiers have been added to the names of the WWI casualties. The two memorials are set in a garden, with a backdrop of mature trees and the Cathedral and its bell tower.

## **Statement of Significance**

From Heritage Victoria Hermes record:

### **What is Significant?**

Trinity Church, the first Anglican Church in Wangaratta, was built on the site of the present cathedral, on the corner of Docker and Ovens Streets, in 1856. The site has subsequently been developed into a precinct, or Cathedral Close, containing a large number of affiliated Anglican buildings. It is the only such example in Australia.

Both a church and rectory (the present Deanery) were built in 1856 and the latter remains as the oldest building in the complex. The Diocese of Wangaratta was formed in 1901 and the Bishop's Lodge was subsequently built to the south of the site in 1904. The Cathedral was begun in 1908 with the construction of the western half of the nave, and the second section was added in 1922-4 and the third in 1961-5. The Close itself was conceived c1939 and a curving road to the west and south of the Cathedral was formed. A number of houses, for the use of staff and close associates, were built along its length between 1939 and 1950, and gates were erected at each end in 1963 and 1975. A temporary timber bell tower was added to the site in 1983, containing bells cast in 1806, and War Memorial gardens, situated in front of the Cathedral and created in 1904, complete the precinct. These contain monuments commemorating the Boer War, WW1, WW2 and the Vietnam War.

The Holy Trinity Cathedral itself was designed by Walter Butler, the Melbourne Diocesan architect, and the first two stages were completed to his designs. The Lady Chapel, chancel, sanctuary, sacristy and vestries were added to the existing section of nave in 1922-24. The third stage, the completion of the nave and addition of the baptistery, was designed by prolific church architect, Louis Williams. The Cathedral is an Arts and Crafts Gothic style church, built of rough-cut local pink granite, with terracotta tiled roof and an interior of local red brick with geometric patterning in dark brown.

It contains a white marble pulpit also designed by Walter Butler, a number of fine windows and two organs. One of these was built c.1845-46 by Bevington & Sons and is of considerable age, being thought to be the oldest surviving Bevington & Sons organ in Australia and is almost certainly the oldest church organ to survive in Victoria in an intact state. This small pipe organ, installed in the Hamilton Baptist Church since around 1908, was moved to the Wangaratta Cathedral in 2001. The organ has an attractive Gothic case and console fittings characteristic of early nineteenth century organ building. The other organ was built in London by Henry Willis and Sons in 1922 for the Church of Christ Scientist, Rathmines, Dublin, and was installed in Holy Trinity in 1993.

A number of church related buildings are contained in the precinct. The earliest of these is the original Deanery, built in 1856 and located on the north side of The Close, adjacent to the Cathedral. The original part of this building was rebuilt in c1920s, largely out of the old material, however the 1872 eastern wing remains largely unaltered. It is a single storey brick house with ashlar patterned stucco and is said to be the oldest occupied house in Wangaratta.

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Accessed by a footpath from the south side of The Close is the Bishop's Lodge, built in 1904 in a Federation style. It is a large two storey brick house with contrasting rendered quoined architraves and string courses, corrugated iron roof, half timbered and roughcast projecting gables, tall chimneys, a small hexagonal roof spire and a two storey cast iron verandah. This Bishop's residence is set in fine gardens, with a selection of mature trees and shrubs.

Armstrong House, the former Archdeacon's House, was built in 1933 in Ovens Street, and became 1 The Close when The Close was formed some years later. Designed by AC Macknight, this large, single storey red brick bungalow with a gable roof and shingle ends, was built between the Cathedral and the Bishop's House.

The Close, conceived by Archdeacon Percy Dicker and planned by the Parish in 1939, contains six brick houses designed by J Law and Son, well-known Wangaratta builders from the 1930s to the 1950s. They illustrate the evolving design skills of this firm. In approximate order of construction, the houses are as follows:

No.13 was designed as a new Deanery at the Docker Street end of The Close. Built in 1939, it is now used as the Bishop's Registry or the Diocesan Offices, and the old Deanery has reverted to its original use. This large single storey red brick house has an attached office wing and separate entrance and contains prominent gables and decorative tapestry brickwork.

No. 11 was probably built in c1939, but possibly in 1946, and occupied by a churchwarden. It is a single storey red brick with tiled gable roof and tapestry brickwork.

No. 9 was built in 1946 for a local solicitor who was closely associated with Diocesan management. It is a two storey red brick with terracotta tiled hip roof and feature clinker brickwork.

No.5, Holy Trinity House, was built in c.1946 as a hostel to provide accommodation for country boys studying at local schools and it continued to be used for this purpose until 1986. It is a two storey red brick building with hipped terracotta tiled roof.

No. 3 was probably built c1948 as an annexe for the adjacent hostel and is now the choirmaster's house. It is a single storey red brick house with hipped, terracotta tiled roof.

No. 7 was the last house to be built in The Close in 1950, also as an annexe to the adjacent hostel. It is a single storey red brick house with gable roof and a wide chimney feature with cream brick vertical contrasts.

Two sets of decorative wrought steel double gates, set between brick piers, and associated side gates, enclose this Cathedral Close. The Inchbold Gates (in memory of a former Mayor of Wangaratta) on Docker Street were erected in 1963 and the erection of the Dicker Gates (a thank offering by Archdeacon Dicker and family) on Ovens Street marked the completion of the Close in 1975. Low garden fences, generally formed from blocks of local granite of various sizes said to have been retrieved from the demolition of the original church building, define the front boundaries of the properties and their gardens contain some fine specimen trees.

The Cathedral and Memorial Gardens and the Bishops Court Garden retain elements of their early layout and planting. The Close road and path layout remain and several trees date from about 1900. The picket fence has been removed from Bishop's Palace but the original gates survive. A picket fence once surrounded the Cathedral along Docker Street but was replaced in the 1950s by a rendered concrete fence. Brick pillars and gates occur at either end of The Close. The landscape has been simplified and a number of large trees, including Hoop Pine, Himalayan Cedar, Pines, Oaks and Elms have been removed. A major change has occurred around the memorials, the cannons, the rock edge beds, shrubs and palms have all been removed. The planting once (until the 1950s) featured a Queen Palm (*Arecastrum romanzoffianum*), Chinese Windmill Palm (*Trachycarpus fortunei*), New Zealand Cabbage Tree (*Coryline australis*) and a row of Petticoat Palms (*Washingtonia filifera*) along Ovens Street. A rare and outstanding Black Plum (*Diospyros australis*) grows north

# HERITAGE CITATION REPORT

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west (towards Docker Street) of the War Memorial.

An English Elm (*Ulmus procera*) (partially lopped) planted about 1900 remains beside the Bell Tower and was once part of a row of elms along the entrance drive to the first Church from Docker Street. Nearby is a large and outstanding English Oak (*Quercus robur*). Other trees of landscape and historic value include an Illawarra Flame Tree (*Brachychiton acerifolius*), Himalayan Cedar (*Cedrus deodara*), Bunya Bunya Pine (*Araucaria bidwillii*), and a large Olive (*Olea europaea* subsp. *europaea*) next to The Close entrance along Ovens Street. At the rear of the Administration building is a large Kurrajong (*Brachychiton populneus*), and in the back gardens of 5 and 7 The Close are two large English Elms.

The shrub planting includes a wide variety of popular species, including Acer, Euonymus, Spiraea, Camellia, Hydrangea, Nandina and roses. An uncommon and large *Cotinus coggygria* grows in the Registry garden, there a 3 fine *Acer palmatum* trees, two *Magnolia soulangeana* framing the entrance to 5 The Close (former Hostel), an unusual form of *Solanum rantonetii* with deep purple flower (9A TheClose) and the uncommon creeper *Macfadyena unguis-cati* (41 Ovens Street).

The Bishop's Palace garden retains its original iron entrance gates on Ovens Street, sweeping driveway and lawn with a fine Canary Island Date Palm (*Phoenix canariensis*) planted in the centre. The north garden features a large Wisteria arbour, and extensive tree and shrub planting along Ovens and Cusack Streets. A vegetable garden and fruit trees are planted in the back garden.

How is it significant?

The Holy Trinity Anglican Cathedral Close, Wangaratta is architecturally significant to the State of Victoria.

## **Why is it significant?**

The Holy Trinity Anglican Cathedral Close, Wangaratta Close is architecturally significant as the only known example of a cathedral close in Victoria, and possibly Australia.

The Holy Trinity Anglican Cathedral Close, Wangaratta is architecturally significant for its cathedral, the work of prominent architects Walter Butler and Louis Williams.

The Holy Trinity Anglican Cathedral Close, Wangaratta is architecturally significant for the composition of the close and the relationship between the cathedral and the other components of the close such as Bishop's Lodge, the boys' hostel, the rectory, deanery, choirmaster's house, and other residences, as well as the plantings and the War Memorial Garden.

The Holy Trinity Anglican Cathedral Close, Wangaratta is historically significant for its association with the history of the Anglican Church in Victoria, and the buildings demonstrate the operation of the church in Wangaratta. The boys' hostel, Holy Trinity House, is historically significant for its capacity to demonstrate the difficulties of access to secondary education in rural areas. The site is historically significant for its War Memorial gardens with monuments relating to the Boer War, World War I, World War II and the Vietnam War.

The Cathedral Gardens, incorporating the Memorial Gardens, and Bishop's Palace gardens, are of historical and landscape (aesthetic) significance. The planting includes well established trees in a park like setting, framing views of the Cathedral and Bishop's Palace and contributes to the setting and beauty of the place. The garden beds and plantings along The Close provide an attractive setting for the collection of buildings.

The Black Plum is of botanical (scientific) significance, being rare in cultivation and an outstanding example (size, form and condition) of the species. A native of the Illawarra district of NSW to NE Queensland the only other known

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occurrence in Victoria are 6 trees in the Royal Botanic Gardens, Melbourne.

## Recommendations 2011

**External Paint Controls**

-

**Internal Alteration Controls**

-

**Tree Controls**

-

**Fences & Outbuildings**

-

**Prohibited Uses May Be Permitted**

-

**Incorporated Plan**

-

**Aboriginal Heritage Place**

-

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

## HERITAGE CITATION REPORT

<b>Name</b>	Templeton and Rowan Streets West Precinct	<b>File No</b>	903
<b>Address</b>	Templeton and Rowan Streets WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Residential Precinct		
<b>Citation Date</b>	2011		



HO16

**Recommended Heritage Protection** VHR No HI No PS Yes

### History and Historical Context

*History Notes:* See Description

Relevant Historical Australian Themes

**4. Building Settlements and Towns** Sub-Themes: 4.8 Houses & other buildings

Description

Physical Description

# HERITAGE CITATION REPORT

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This precinct is the heart and core of suburban Wangaratta. It encompasses very early subdivisions, starting in 1848 between the Railway line and Grey St, then along the Ovens River in the 1850s and west towards Swan St from the 1860s to 1880s. The first block of land sold on 28 June 1849, on the corner of Grey & Rowan Sts, now holds the Royal Oak Store (item 014). The precinct has always been an area predominantly of middle to working class housing - of professional men, small-business men, shopkeepers, tradesmen, clerks, and labourers, with one or two exceptions. One large house, built on a large corner block c1910 (item 261) had a slice of its garden removed in a recent re-subdivision. Other gentleman's residences were probably spread over several allotments, however the 1871 subdivision of six blocks, bought by the Docker family (see items 263, 268 & 262) was the only such place clearly identified. Although the subdivisions started at the very beginning of Wangaratta, sadly, not a single dwelling from the 1850s could be found. It is evident that, perhaps with a few exceptions, all the earliest buildings have been demolished, or so built over as to be unrecognisable. Several buildings might pre-date 1880, eg., cottages in Grey St (items 286 & 286a), a small villa (item 289) & "Towera" (item 294). Later a building boom spread across the 30 years between 1880 & 1910, and seemed little affected by the 1890s Depression. Perhaps the agriculture based economy of Wangaratta had an immunity which the Melbourne suburbs lacked. WW1 had a greater effect on house building. There appears to have been little activity between 1915 and the late 1920s. Incongruously, the number of houses built increased again in the late 1920s and the 1930s, when the rest of the world was in the grip of the Great Depression

## Previous Statement Significance

The precinct still largely reflects the two periods of busiest construction in Wangaratta (ie. c1880-1910 and 1920-1940).

Buildings are mostly little altered (seen from the street), and there are relatively few recent intrusions in the coherent streetscapes. Streets have the characteristic layout of a 19th Century Victorian country town - wide enough for a bullock dray to turn and, thankfully, wide enough for the avenues of superb shade trees, which mostly, like the houses, still survive. The precinct reflects the egalitarian nature of a country town supported by an agricultural & pastoral economy. There are no narrow streets of narrow terraces, or tiny uniform cottages built for domestic servants, factory workers or coal miners (like Lithgow in NSW), nor boulevards with rows of mansions for the gentry. In Wangaratta, the gentry mostly lived on their rural properties, and the urban upper classes mixed it with their employees and servants, local tradesmen and labourers, often in adjoining houses. The historic, aesthetic (architectural) and social significance of the precinct is expressed in the broad streets and shady trees as well as in the eclectic mix of housing, of a wide range of sizes and in styles developing over time. The buildings contributing to this significance are shown on the urban precinct maps. Buildings which have some special significance, or are of a quality which makes them stand-out representatives of the significance of the precinct are listed separately as heritage items, and described in the heritage study inventory under individual item numbers.

(2004)

## Statement of Significance

What is significant?

The places/elements that contribute to the significance of the precinct are:

Places of individual significance:

55-59 Green Street

23, 30, 37, 39 Gray Street

77, 78, 82, 89-91, 86-90, 104, 113 Rowan Street

66, 68, 70, 73, 92, 94, 105, 109, 152 Templeton Street

# HERITAGE CITATION REPORT

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Places of contributory significance:

41, 43 Evans Street

46, 48, 50, 52, 62, 64, 65, 67, 70, 72, 75, 77, 81, 83 Green Street

18, 20, 22, 24, 26, 28, 29, 31, 32, 33, 34, 35, 36, 42 Gray Street

48, 54, 56, 58, 60, 68, 70, 72, 74, 76, 79, 81, 83, 84, 85, 92, 94, 96, 99, 103, 108, 110, 112, 116, 117, 118, 119, 122, 123, 124 Rowan Street

100, 102, 104, 108, 112, 114, 121, 123, 131, 133, 135, 137, 139, 141, 143 Swan Street

63, 67, 71, 75, 77, 79, 81, 83, 84, 85, 87, 89, 91-93, 95, 96, 97A, 98, 100, 102, 103, 104, 111, 112, 113, 114, 115, 116, 117, 118, 119, 122, 124, 126, 127, 130, 132, 154, 156 Templeton Street

. Mature street trees in Templeton, Rowan and Grey Street are a significant feature of the precinct.

. The high quality residential stock is a significant feature of the precinct.

How is it significant?

Templeton and Rowan Streets West is of local historical and aesthetic significance to the Rural City of Wangaratta.

Why is it significant?

The precinct is significant because it tells a story of the residential and community development of Wangaratta, associated with the historic theme of Building Settlements and Developing cultural life. In particular the residential buildings are associated with the historic theme of Houses (Thematic Environmental History 4.8)

The significant residential buildings are generally associated with the development of community life in Wangaratta in the late nineteenth century, with a substantial stock of postwar housing stock towards the west and northern end of the precinct. Together these houses tell the story of the residential development of Wangaratta since the late Victorian era (Criterion A).

Together the residences exhibit outstanding characteristics of residential architecture in Wangaratta (Criterion E & D).

The mature street tree plantings, especially the Plane trees in Templeton, Grey and Rowan streets are typical of the tree plantings around high quality and historic residential areas in Wangaratta developed around the Federation period. Tree planting of these large exotic trees for beautification and shade was characteristic of residential development in the area, and the importance of tree planting was represented in public events and holidays such as Arbor Day. (Criterion A). The trees which have escaped pruning are of particular value for their integrity as well as age, and are good specimens of their type. (Criterion D) The trees have also been of social importance to the community which has valued the trees for their provision of shade as well as aesthetic qualities which contribute towards the heritage character of Wangaratta's older residential areas. (Criterion G).

# HERITAGE CITATION REPORT

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## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

# HERITAGE CITATION REPORT

<b>Name</b>	CBD Schools Precinct	<b>File No</b>	916
<b>Address</b>	WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Other - Education		
<b>Citation Date</b>	2011		



HO4

**Recommended Heritage Protection** VHR No HI No PS No

## History and Historical Context

*History Notes:* See Description.

Relevant Historical Australian Themes

**7. Educating and Caring 2. Local & Regional Economies** Sub-Themes: 7.1 Development of Schools 2.1 Developing Primary Production

## Description

Physical Description

# HERITAGE CITATION REPORT

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The CBD School's precinct covers the site of the first Government (National) School in Wangaratta, founded in 1850, and now known as the Wangaratta Primary School. The former Wangaratta High School, now known as "The Centre" was established next door in about 1909, on part of the same land grant.

## Previous Statement Significance

The Primary School: This site held Wangaratta's only state school from 1850 to the 1950s. The main building is still in use as a school building after 125 years, and is still substantially in original condition. It continues 150 years of primary schooling on this site. The massive 1877 main buildings, and the high quality of their construction, indicates not only the burgeoning population of Wangaratta at that time, but also the importance of Wangaratta's agricultural economy and the influence of its leading citizens in the State. The high standard of construction & detailing employed in this building must have constituted something of a vade mecum for local tradesmen at the time. Proposed new uses for the original primary school building reflect the many changes in teaching practices since the 19th Century. "The Centre": The 1909 High School set up Wangaratta as the main centre of agricultural and technical education in north-east Victoria, and was responsible for the higher education of large numbers of local children. The former High School is still operating as an educational centre after 90 years. The 1939 additions (the North & South wings) reflect the changes in design for teaching practice over the 40 years from construction of the original building.

## Statement of Significance

### What is significant?

The CBD Schools Precinct including Wangaratta State School dating to 1877 and the Former Wangaratta High School dating to 1909, and the street trees along Chisholm Street are of significance. The trees along Chisholm Street London planes (*Platanus aceriflora*) and river red gum (*E. camaldulensis*) on the corner are also significant.

### How is it significant?

The CBD Schools Precinct is of local historical, architectural and social significance.

### Why is it significant?

The Chisholm Street schools are historically significant as the only nineteenth century schools in Wangaratta established by the Education Act of 1872, along with the Education Department of Victoria.. The present State School building in Chisholm Street, Wangaratta dates from this period. This site comprises Wangaratta's only state school from 1850 to the 1950s. The main building is still in use as a school building after 125 years, and is still substantially in original condition. It continues 150 years of primary schooling on this site. (Criterion A)

The polychrome red and cream brick building built in 1877 and opened by the Minister of Education, Colonel Smith represents the high quality of its design and construction employed by the Public Works Department at the time. The structure is generally intact, except for few modifications which include the enlargement of some windows, removal of a porch and the addition of a red brick 1920s section. (Criterion E)

The 1909 High School set up Wangaratta as the main centre of agricultural and technical education in north-east Victoria after the Education Act of 1910 allowed for higher elementary and technical schools, and was responsible for the higher education of large numbers of local children. The former High School is still operating as an educational centre after 90 years. The 1939 additions (the North & South wings) reflect the changes in design for teaching practice over the 40 years from construction of the original building. (Criterion A)

The London plane trees (*Platanus aceriflora*) along Chisholm Street and the river red gum (*E.camaldulensis*) on the corner of Faithfull and Chisholm Streets are important components of the precinct and add substantially to the setting of

# HERITAGE CITATION REPORT

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the school buildings. The plane trees in particular continue the theme of street planting that is evident throughout Wangaratta. (Criterion D, E)

The CBD schools precinct have continuing social significance for the generations of Wangaratta families whose children have been educated at Chisholm Street and are still attending the schools. (Criterion G)

## Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	-

## HERITAGE CITATION REPORT

<b>Name</b>	Turner Street Precinct	<b>File No</b>	282
<b>Address</b>	Turner Street WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Cottage		
<b>Citation Date</b>	2011		



### HO17

**Recommended Heritage Protection** VHR No HI No PS Yes

## History and Historical Context

**When Built:** c1935 to 1954

StyleType: n/a

Current Use: various private houses

History Notes:

Turner Street was one of the earlier subdivisions in the West End of Wangaratta - that is, a subdivision west of the former

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Borough boundary at Swan Street.

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## References:

Various

## Relevant Historical Australian Themes

4. Building Settlements and Towns Sub-Themes: 4.8.1 Houses:- Houses in the District

## Description

### Physical Description

This conservation area includes the cottages, on both sides of the street, with gardens and street trees. Local Heritage items & Contributory items are: on the north side of the street - Nos. 2, 4, 6, 8, 12, 14, 16, 18 & 20 ; on the south side of the street - Nos. 1, 3, 5, 7, 9, 11, & 13.

### Physical Condition

Mostly good.

### Previous Statement Significance

The subject houses (or cottages) range in time of building from around 1935 to about 1955, a period of twenty years throughout which the floor plans and structure of such small houses changed very little, the way of life of the occupants changed even less, and only the outward appearance of the houses changed - from the off-the-shelf decorative appurtenances of the vernacular bungalow of the 1930s at the east end of the street, to the functionalism and absence of decoration in the Austerity bungalows of the 1940s and 1950s at the west end. The street is a microcosm of working class housing developments in a country town from 1935 to 1955. (2004)

## Statement of Significance

What is significant?

The contributory items are a range of houses from the late interwar to early postwar periods.

Places of contributory significance are:

2, 4, 6, 8, 14, 16, 18, 20, 1, 3, 5, 7, 9, 11, 13 Turner Street.

How is it significant?

# HERITAGE CITATION REPORT

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The Turner Street Precinct is of local historical significance.

Why is it significant?

The precinct is significant for its association with the residential development of Wangaratta through the late interwar to early postwar periods, associated with the theme of Building Settlements and Towns, particularly sub-theme 4.8.1 Houses (Criterion A).

This collection of houses has been noted for its representation as a group of a microcosm of middle class housing developments in a country town from 1935-1955, displaying distinctive features of housing design such as typical decorative appurtenances of the vernacular bungalow of the 1930s at the east end of the street, to the functionalisms and absence of decoration in the Austerity bungalows of the 1940s and 1950s at the west end (Criterion E).

## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

# HERITAGE CITATION REPORT

<b>Name</b>	Docker Street East Precinct	<b>File No</b>	906
<b>Address</b>	Docker Street WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Residential Precinct		
<b>Citation Date</b>	2011		



HO8

**Recommended Heritage Protection** VHR No HI No PS Yes

## History and Historical Context

*History Notes:* See Description

Relevant Historical Australian Themes

**8. Developing Cultural Life 4. Building Settlements and Towns** Sub-Themes: 8.1.3 Appreciating the Environment:- Special Trees and/or Street Trees 4.9 Supplying Services

## Description

Physical Description

# HERITAGE CITATION REPORT

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Docker Street East Precinct is in an area similar to the Templeton Street East Precinct in that it was mostly originally subdivided for residential purposes, but the residential areas have largely been overtaken or obliterated by expansion of commercial activities from the CBD. The distinguishing items of this precinct are the outstanding street and garden trees, which help to hide the less attractive structures, and provide changing glimpses of the heritage streetscape. The precinct is also notable for some excellent public buildings and spaces. The Cathedral (in a separate precinct including the whole of The Close) is bounded by the miniature park of the War Memorials (item 370) on one side and the formal classicism of the TAFE building (item 391) and its palm trees on the other. At the far end of Docker St. the Concrete Water Tower (item 395) is almost hidden by the trees in Docker Street and the nearby villa gardens. On the north side of Docker St. the Baptist Church (item 390) echoes the cathedral across the road. Other inventoried items on the north side are a few houses illustrating characteristics of the periods Late Victorian (items 393 & 394), Edwardian (item 392) and Inter-War (items 240 & 240a). The latter pair, built in Spanish Mission style, are the work of a notable Wangaratta builder of the 1920s and 1930s. At the west end of Docker St, opposite the Victorian villas, is a small California Bungalow (item 371), now part of the TAFE College.

## Previous Statement Significance

This precinct has to be considered in conjunction with the adjoining Cathedral Close Precinct (No. 908). The two precincts represent a marriage of good quality residential stock, from various periods and styles, with major religious and educational buildings, all held together by the outstanding gardens and street trees.

## Statement of Significance

### What is significant?

The Docker Street East Precinct is a predominantly residential area based along Docker Street which includes high quality public streetscape. It includes part of the TAFE and Library, and a modern shopping centre. The places/elements that contribute to the significance of the precinct are:

#### Places of individual significance:

2-6, 24, 26, 28-30, 31, 32, 34 Docker Street  
Building A, Goulburn-Ovens Institute of TAFE, Docker Street  
Concrete Water Tower, Cnr Docker & Norton streets  
Street trees, Mackay & Docker Street

#### Places of contributory significance:

18, 20, 22 Docker Street

- . Mature trees along Docker Street are a significant feature of the precinct.
- . High quality building stock, broad footpaths and building setbacks are significant features of the precinct/
- . The view along Docker Street of Cathedral Close is a significant feature of the precinct.

This precinct should be considered in conjunction with the adjoining Cathedral Close Precinct, as the two precincts combine high quality residential stock with major religious and educational buildings, held together by the outstanding gardens and street trees along Docker Street.

### How is it significant?

# HERITAGE CITATION REPORT

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Docker Street East Precinct is of local historical and aesthetic significance to the Rural City of Wangaratta.

Why is it significant?

The precinct is significant because it tells a story of the residential and community development of Wangaratta, associated with the historic theme of Building Settlements and Developing cultural life. In particular the residential buildings are associated with the historic theme of Houses (Thematic Environmental History 4.8), and the library, as the former Wangaratta Technical College with the historic theme of Educating.

The significant residential buildings are associated with the development of community life in Wangaratta in the late nineteenth century, while the library is historically significant, both for its association with the development of education in the early twentieth century, and as the nucleus of the socially significant TAFE which currently occupies the site. (Criterion A)

Together the residences exhibit outstanding characteristics of residential architecture in Wangaratta (Criterion E & D).

## Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

# HERITAGE CITATION REPORT

<b>Name</b>	Docker Street West Precinct	<b>File No</b>	905
<b>Address</b>	Docker Street WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Residential Precinct		
<b>Citation Date</b>	2011		



HO9

**Recommended Heritage Protection**      VHR No HI No PS Yes

## History and Historical Context

*History Notes:* See Description

Relevant Historical Australian Themes

**5. Establishing Transport and Communications 7. Educating and Caring** Sub-Themes: 5.3.1 Railway Network and Development:- North-Eastern Railway 7.3 Hospitals and Community Welfare

## Description

Physical Description

# HERITAGE CITATION REPORT

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This precinct is centred between the Wangaratta Railway Station and the Wangaratta Hospital, both of which were started in the same decade, the 1870s, and both of which had a strong effect on the type of development that occurred in the area. Along the railway line, a number of the original subdivisions of the 1850s and 1860s had to be entirely re-arranged to accommodate the diagonal intrusion of the permanent way, and some properties were resumed. No buildings could be found which predated the Railway, and many existing buildings have had some connection with either Railway or Hospital or both. The principal residential clientele of the North Eastern Hotel (item 269), built soon after the Station, would have been travellers, commercial or otherwise, and hospital visitors. A small cottage nearby (item 272) was possibly built for railway workers, & if so is the only Railway house found. In 1906 Mr Clements, then owner of the flour mill in the Railway Precinct (item 270), built himself a house to retire to almost next door (item 399). Cottages in Cusack St (item 280 & 280a) and Green St appear to have been spec built, and are thought to have been residences for hospital staff at various times. A "Spanish Mission" villa opposite the hospital (item 406) has been converted to doctors' consulting rooms. Other inventoried items include some outstanding trees (items 381, 389 & 389a) and a selection of houses illustrative of some typical characteristics of the periods Late Victorian (items 417 & 421), Edwardian (items 400, 438 & 438a) and Inter-War (items 401 & 401a).

## Previous Statement Significance

The historic and social significance of this Precinct is mostly expressed through its connections with the development of the Railway Station on one side and the Wangaratta Hospital on the other. Most of the heritage items and contributory items in the Precinct have acquired much of their significance through their associations with the either the Railway or the Hospital, or, in some cases, both. Like most of inner suburban Wangaratta, architecturally, the listed buildings are an eclectic mixture of building types and periods, with a few outstanding examples of their type. Their main links are the historical connections with railway and hospital. (2004)

## Statement of Significance

### What is significant?

The Docker Street Est Precinct is a predominantly residential area with significant high quality residential housing stock and streetscapes in Grey Street in particular. It contains significant street tree plantings in Grey, Docker, Spearing and Cusack Streets. The items associated with the development of the railways and hospital are historically significant. The places/elements that contribute to the significance of the precinct are:

#### Places of individual significance:

28, 30, 32 Cusack Street, 10 Gray Street

1-9 Spearing St - North Eastern Hotel, 67, 69 Rowan Street, 21 Spearing Street.

#### Places of contributory significance:

37, 39, 41, 42, 43, 44, 46, 47, 48, 49 Docker Street

18, 20, 22-24, 26, 28, 30, 34 Green Street

4, 5, 6, 7, 9, 8, 11 Gray Street

65, 71, 73, 75 Rowan Street

. Mature trees along Docker, Grey, Spearing and Cusack Streets are a significant feature of the precinct.

. High quality residential stock, particularly in Grey Street is a significant feature of the precinct.

### How is it significant?

# HERITAGE CITATION REPORT

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Docker Street West Precinct is of local historical and aesthetic significance to the Rural City of Wangaratta.

Why is it significant?

The precinct is significant because it tells a story of the historical development of Wangaratta in relation to the establishment of the railway and hospital, associated with the historic themes of Establishing Transport and Communications (Environmental History 5) and Educating and Caring (Environmental History 7).

In particular the cottages in Cusack Street and Green Street are significant for their association with the history of health services as residences for workers at the nearby hospital. (Criterion A)

The North Eastern Hotel, built soon after the station, catered to travellers and railway workers among others, and the nearby cottage at 21 Spearing Street is a potential railway house connected to the history of the development of the railways at Wangaratta (Criterion A).

The North Eastern Hotel is significant as an interesting and intact example of the Functionalist style (Criterion E).

The significant street trees are outstanding examples of their kind unaffected by the powerlines and pruning which impact on the growth of many other urban street trees (Criterion B).

## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

## HERITAGE CITATION REPORT

<b>Name</b>	Chisholm Street Houses Precinct	<b>File No</b>	917
<b>Address</b>	WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Residential Precinct		
<b>Citation Date</b>	2011		



HO6

**Recommended Heritage Protection** VHR No HI No PS Yes

## History and Historical Context

*History Notes:* See Description.

Relevant Historical Australian Themes

**4. Building Settlements and Towns 2. Local & Regional Economies** Sub-Themes: 4.8.3 Houses:- Builders and Architects 2.2.6 Developing a Manufacturing Capacity:- Brewing

## Description

Physical Description

# HERITAGE CITATION REPORT

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Chisholm Street Precinct encloses a row of houses on the south side of Chisholm Street, one house on the north side, and a former Brewery Grain Store converted to a residence, around the corner in Ely Street. Several houses have been converted to new uses - offices and a motel, but the two listed buildings are still residences. The rather charming 10 Chisholm Street (item 234) was designed and built by the ubiquitous and skilled J. Law & Son, while the earlier "Chisholm House" is said to have been built by the equally busy George Murphy

## Previous Statement Significance

This Precinct contains, in a compact area, the only surviving relic of what was once a major industry in Wangaratta, and two fine houses of interest for their histories and for their builders. The survival of this small domestic enclave is unusual within the Central Business District.

## Statement of Significance

### What is significant?

The Chisholm Street Houses precinct consists of a number of late Federation and Inter War brick houses. Places of significance include:

#### Places of individual significance:

4-6, 10 Chisholm Street

#### Places of contributory significance:

2, 8, 12, 14, 16, 18 Chisholm Street

### How is it significant?

The Chisholm Street Houses precinct is of local historical and aesthetic significance.

### Why is it significant?

The Chisholm Street precinct is a small but representative sample of Wangaratta housing dating from c.1909 to c.1940. This street of relatively intact housing on the edge of the Central Business District is unusual and the survival of this small domestic enclave is rare within the Central Business District. The precinct contains examples of the better quality Wangaratta houses designed and built by well known builder designers including J. Law & Son for no.10, and George Murphy for Chisholm House at no.4. (Criterion B)

Local builder George Murphy (1882 - 1934) was a building designer and pioneer in the field of concrete construction. By 1915 Murphy was a highly skilled and expert building practitioner with an original flair for structural design and an extraordinary capacity, particularly in his fairly remote provincial locality, for absorbing and implementing the latest technological developments in the world of engineering and construction.

Another prominent builder who designed a number of Wangaratta's homes are John Wilson Law and Bill Law of the firm of J Law & Son. John Law worked for several Wangaratta builders, including George Murphy, in the years up until he and his son Bill established the firm of J Law & Son in 1922. Either John Law or Bill (or both) were superlative bricklayers, and their brick houses demonstrate an artistry and skill in the trade which is instantly recognisable in any street of Wangaratta. (Criterion A)

No 2 and 10 Chisholm street are highly intact examples of Inter War bungalows exhibiting the use of decorative brickwork, rough cast render and shingles., whilst Chisholm House is an excellent and renovated example of a Federation house. No.12 has been converted to a motel with extensive additions, however elsewhere the integrity of the houses is

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fairly high. The precinct is distinguished by a number of fences that are contemporary with the age of the houses and for the garden settings, consistent street tree planting of *Lophostemon confertus* (Queensland Box) and grassed nature strip that complement the residences. (Criteria D, E)

## Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

## HERITAGE CITATION REPORT

<b>Name</b>	Vicinity of St Patricks Church Precinct	<b>File No</b>	909
<b>Address</b>	WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Church		
<b>Citation Date</b>	2011		



HO13

**Recommended Heritage Protection** VHR No HI No PS Yes

### History and Historical Context

Construction of St Patrick's was started on land granted to the Church in the late 1850s. Later the Church bought other adjoining blocks, starting in the 1870s and gradually expanding its holdings along Ford and Ryley Streets until Church buildings dominated the area. The ecclesiastical bent of the precinct was accentuated by the building of the Presbyterian Church and its Hall in the 1890s.

### Relevant Historical Australian Themes

8. Developing Cultural Life *Sub-Themes: 8.3.1 Worshipping:- in Wangaratta 8.5.2 Rallying Together:- Fire*

### Description

#### Physical Description

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**This precinct, on the fringe of the CBD, is centred on Catholic Church property. The listed church buildings include St Patrick's Church (item 219) and St Joseph's Convent (item 224), Chapel & Grotto. However, other church buildings contribute to the heritage ambience of the precinct, including St Patrick's Hall, almost hidden behind an office building on Ford St; the well integrated 1950s Presbytery on the corner of Ford & Ryley Sts; the brand new St Catherine's Hostel further along Ryley St; and some sections of St Patrick's Primary School on Ovens St. These buildings surround the site of Averleigh (item 036), a former gentleman's residence and now containing commercial offices and consulting rooms and the former Presbyterian Church (item 012) now a Municipal Art Gallery, both facing Ovens St, and the former Fire Station (item 040), now a museum, on Ford Street.**

## Previous Statement Significance

**This largely ecclesiastical precinct has played a strong part in the history of the community, through the Catholic Church and Catholic education, the Presbyterian Church, the prominent Callander family of "Averleigh", and the firefighters of the W.H. Edwards Building. Its contribution to the architectural heritage of Wangaratta is equally strong, and includes the partially Wardell designed Gothic Revival St Patrick's, the charming Convent Chapel, the extravagant Romanesque former Presbyterian Church and the ornately embellished former Fire Station. (2004)**

## Statement of Significance

### What is significant?

**The St Patrick's Church Precinct is a predominantly ecclesiastical and civic use area which includes significant church and public buildings. The places/elements that contribute to the significance of the precinct are:**

**Significant places include: the Former St Paul's Presbyterian Church, Former Church Hall, rear of former St Paul's Presbyterian . Church, "Averleigh", 54 Ovens Street, W.H.(Billy) Edwards Building, St Patrick's Catholic Church, St Joseph's Convent and associated Chapel and Grotto.**

**Contributory places include: St Patrick's Primary School, the old section of St Patrick's hall and the St Patrick's presbytery and garden, and the Annis & George Bills horse trough on Ford Street.**

**.Views of the precinct along Ovens Street from the junction of Ovens and Ford streets**

**. Areas of open space, around St Patrick's Primary School and public open space around the former Presbyterian Church and Hall**

**. Mature trees, including the elms at the former Presbyterian Church, and plane trees at Ford and Ryley Streets.**

### How is it significant?

**St Patrick's Church Precinct is of local historical and aesthetic significance to the Rural City of Wangaratta.**

### Why is it significant?

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The precinct is significant because it tells a story of the spiritual and community development of Wangaratta, associated with the historic theme of Developing cultural life. In particular the church and former church buildings are associated with the historic theme of Worshipping (Thematic Environmental History 8.3), and the W.H.(Billy) Edwards Building, as a former fire station, with the historic theme of Rallying together (8.5). The significant buildings are associated with the development of community life in Wangaratta in the late nineteenth century. (Criterion A)

The buildings associated with St Patrick's Church are of spiritual and historical significance to Wangaratta's Roman Catholic community (Criterion G & A); the former Presbyterian church and hall are important in the historical development of Wangaratta's Presbyterian community (Criterion A).

Together the churches and former church sites exhibit common characteristics of ecclesiastic architecture (Criterion E & D). The group of former church, hall, 'Averleigh' and St Patrick's school form a picturesque and suitably public view along Ovens Street, facing and complementing the heritage places of the adjoining Cathedral Close (Criterion E). St Patrick's Cathedral is also aesthetically significant for its Gothic Revival design by notable Melbourne architect William Wardell (Criterion E & H).

The precinct is significant for its strong history of social, civic and public uses over time, exemplified in the St Patrick's primary school and St Patrick's hall as well as in ongoing community use (Criterion G).

## Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	-

## HERITAGE CITATION REPORT

<b>Name</b>	Water Tower District Precinct	<b>File No</b>	913
<b>Address</b>	WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Residential Precinct		
<b>Citation Date</b>	2011		



HO20

**Recommended Heritage Protection** VHR No HI No PS Yes

## History and Historical Context

*History Notes:* See description.

### Description

#### Physical Description

The Water Tower district is a coherent residential area, bounded on the south by Crisp Street, the former Borough Boundary, on the north by properties one step back from Ryley Street, on the north and east by the King River and to the west, by Perry Street and the former Whitfield Railway easement. The precinct has more listed heritage items than any other heritage precinct in the Wangaratta urban area. Notwithstanding the fact that the

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whole area was included in the 1848 surveyed town plan, and that most blocks of land were sold by 1860, there are only two surviving houses which appear to pre-date 1900, ie., "Riversdale" (item 514) and "Te Kohanga" (item 539). There appear to be only about two non-residential structures part of the precinct - a pair of shops (contributory items) in Warby Street and the Water Tower itself (item 432). The Victorian style Pumping Engineer's House (item 511) was built next door to the Water Tower in 1914, probably to a standard Public Works design for such dwellings. Older and more recent houses seem to be well mixed throughout the precinct, but it is evident that the more desirable and probably expensive sites are concentrated towards the east end of the Precinct. This observation applies particularly to some of the most interesting post WW2 houses of Wangaratta, such as "Park House" (item 429), "Rapallo" (item 516) and 2 Harper Street (item 547). The larger Edwardian era villas have tended to suffer a variety of very large extensions - items 544, 548 and 628 are typical examples in this precinct. Another Edwardian villa, "Lynton" (item 529) at the west end, originally a fine and expansive arts & crafts design, has now been squeezed onto a tiny block by re-subdivision. The west end is also notable for some fine examples of groups of smaller inter-war bungalows, thought to have been designed and built by two of Wangaratta's best builders. George Murphy was responsible for three cottages in Meldrum Street (items 525, 525a & 525b). The earlier matching row in Moore Street (items 550 to 554) could also be Murphy's work. J. Law & Son designed and built two bungalows in Allan Court (items 528 & 528a), another at 10 Roger Street (item 542) and the very fine "Carlisle" at 12 Roger Street. "Carlisle" was built for the Osmotherley family, well known merchants. The beautiful gardens of "Park House" (item 429), 2 Harper Street (item 547) and "Riversdale" (item 514) are an ornament to the Precinct, as are the the beautiful Lemon Scented and Spotted Gums in Crisp and Millard Streets (items 627 & 629).

**4. Building Settlements and Towns** Sub-Themes: 4.8.1 Houses:- Houses in the District 4.9.1 Supplying Services:- Water

## Previous Statement Significance

The Water Tower Precinct is significant for the way it illustrates the pattern of Wangaratta's suburban development in the 20th Century. It has a number of items of individual or group significance, because of their architectural and design qualities, or their builder, because of outstanding gardens or important trees or because of the significance of former owners or occupants. The Water Tower itself is one of the oldest of its type in Australia, and is a prominent local landmark.

## Statement of Significance

What is significant?

The Water Tower Precinct is a residential area which includes architecturally significant homes and high quality streetscapes. The places/elements that contribute to the significance of the precinct are:

Places of individual significance:

- 2-4, 5 Allan Court
- Cedar trees in Allan Court
- 5 Alexander Court
- 3 Crisp Street
- 2 Harper Street
- 1-5, 11-13 Meldrum Street
- 27, 29, 22-24 Meldrum Street
- 9 Millard Street, House 1910

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10 Millard Street  
2, 13 Murdoch Road  
4, 10, 12, 14 Roger Street  
8, 10, 12, 14, 16 Moore Street  
12, 14 Warby Street

## Places of contributory significance:

1 & 3 Allan Court  
2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 19 and 21 Crisp Street  
4, 6, 7, 8, 10, 12, 15, 17, 19, 21, 23, 25, 27, 29, 32, 34, 36, and 42 Harper Street  
1 Lynton Court  
7, 9, 15, 17, 19, 21, 23, 25, 28, and 35 Meldrum Street  
1, 2, 3, 4, 6, 7, 8, 11, 13, 15, 20 Millard Street  
7, 9, 11, and 13 Moore Street  
1, 4, 5, 6, 7, 8, 10, 12, 19, 22, 24 Murdoch Road  
46, 48, 50, 52, and 54 Perry Street  
2, 6, 8, 10, 13, 15, 16, 17, 19, 21 and 23 Roger Street  
1, 2, 3, 3/4, 5, 9, 10, 11, 13, 15-17, and 24A Warby Street

Significant street trees that contribute to the heritage character of the precinct are the street trees in Crisp Street, the Spruce trees in Lynton and Allan Court; two street trees in Millard Street.

## How is it significant?

The Water Tower precinct is of local historical and aesthetic significance to the Rural City of Wangaratta.

## Why is it significant?

The precinct is significant because it tells a story of the residential development of Wangaratta, associated with the historic themes of 4 Building Settlements and Towns, sub-themes 4.8.1 Houses in the District, particularly with many examples of houses associated with sub-theme 4.8.3 Architects and Builders.

The significant buildings are associated with the history of residential development in Wangaratta in the twentieth century (Criterion A).

Together the houses exhibit particular characteristics of residential architecture and design (Criterion E & D).

## Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	-

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## HERITAGE CITATION REPORT

<b>Name</b>	Central Business District Precinct	<b>File No</b>	915
<b>Address</b>	WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Commercial Precinct		
<b>Citation Date</b>	2011		



HO5

**Recommended Heritage Protection**      VHR No HI No PS Yes

### Description

#### Physical Description

The Central Business District has very few intact historic buildings, and most that do survive have been severely compromised in some way, by removal of verandahs, alterations of shopfronts, or plain demolition and rebuilding (like most of the historic banks). Areas where no historic streetscape survives have as much as possible been excluded from the Precinct, hence the irregular boundary. The CBD contains some noteworthy items. The first former ANZ Bank (study item 010) is the only commercial building in Wangaratta to be listed on the Victorian Heritage Register. The second former ANZ Bank is a "Brutalist" structure of the 1960s or 70s and is in an excluded area. The former Notcutt & Purbrick building (item 017) is considerably altered, but has much historic interest. Trotman's Buildings (item 201) and Irving's Chambers (item 212), both address the corner of Reid & Murphy Streets and complement each other quite strikingly. Both, unusually, are substantially intact. A few Late Victorian/Edwardian buildings are scattered throughout the Precinct - some small office buildings (items 216, 217, 220) and several former houses, such as the semi-detached pairs in Victoria Parade (item 226 & 226a) and 20 Ely Street (item 239). Three surviving hotel buildings have been

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heavily altered - the Pinsent (item 213) has been listed mainly for its historic merit. Two interesting Inter-War buildings are "Commerce House" (item 206) and Wangaratta Motors (item 214), a very rare motor car showroom from the early 1930s, with an equally rare "Armco" workshop behind it. Wangaratta has never had a grand Town Hall, but the grandiose former Free Library (item 209) in Murphy Street will be serving a similar purpose. Across the road the extravagant former Post Office (item 207) is sadly under-used. Possibly the most significant building in the CBD (and also the oldest building in urban Wangaratta) is the Stables and Carriage House (item 869) in a lane at the rear of 52 Reid Street. This small building has been little regarded, but has much potential.

## Previous Statement Significance

2004: The Central Business District has been so chopped around, it is difficult to discern any coherent pattern or theme which could be used to develop a useful streetscape plan. There are a number of interesting and individually significant buildings, but little that pulls them all together as an attractive urban streetscape. As in many other parts of Wangaratta, it is the superb street trees (the elms in Reid Street and the plane trees in Ely Street in this case) which are the signature of the CBD. These trees and the surviving heritage items should be jealously guarded to provide a connection to the past.

## Statement of Significance

### What is significant?

The Central Business District is significant for its range of commercial and public from c 1880 and Inter War commercial buildings from c.1930. A small number of residential buildings still remain in the Central Business District. The London Plane trees in Ely Street and the Elms in Reid Street are an important element in the streetscape. The items that are significant are:

Places of individual significance:

39-53, 76-78, 80-88, 81-83, 87, 89-91, 97, 99, 101-103, 100-104 Murphy Street

Irving's Chambers, 60 Murphy Street & 32 - 38 Reid Street

20 - 22, 27, 38-44, 39-41, 43, 46-50, stables and carriage house at rear 52-52a, 57, 74-76, 78-80, Reid Street

Strand Arcade, 21 Reid Street

1 - 3 & 5 - 7 Victoria Parade

### How is it significant?

The Central Business District is of local historic, aesthetic and social significance.

### Why is it significant?

Wangaratta's beginnings as a river crossing and later routine stopping point for overlanders is only evidenced by its distinctive location at the confluence of the Ovens and the King Rivers. The shape of the town was established in its present form of around 200 blocks by the survey carried out by Thomas Wedge in 1848.

The land sales in 1849 and 1850 encouraged the development of the small settlement which began to take the shape of a town with new services and settlers with small businesses. This early period is represented largely by the sites of hotels, the Pinsent, formerly the Royal Hotel, and the Sydney Hotel at the site of the punt crossing.

The town survey and the new bridge on Murphy Street set the grid and axis for the development of the township which was later consolidated as a result of gold discoveries in 1852. Growth of the town was not sustained by gold alone and the establishment of the town relied more on the agricultural and pastoral enterprises of the surrounding rural areas.

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(Criterion A)

But it was not until the post-Federation years that new businesses and buildings transformed the appearance of the town centre. There was the offices of barrister C. J. Ahern (1907) in Reid Street next to the London Bank; the Glasgow House (1909) in Murphy Street; Trotman's Building (1909) corner of Murphy and Reid Streets; the three-storey shop for Mitchell's (1910) on the corner of Murphy and Reid Streets; and Corry's building (1910).

Murphy and Reid Streets are rich in a variety of buildings dating from the Federation and Inter War period that represent the strong growth of the city sustained firstly by pastoral and agricultural enterprise, and later through the development of industries such as Bruck Mill. (Criterion A)

The two several late nineteenth century public buildings, several hotels and commercial buildings from the Federation era c. 1900-1920, and several fine inter-war commercial buildings.

Trotman's Buildings (1909) designed by Swedish architect J.E Lundholm with 1932 shopfronts by architect J.H. Stainsby is a key element in the precinct. Lundholm also designed the former North-Eastern Co-operative Society Store on the corner of Ovens and Reid Streets that transformed this prominent corner location, its importance now diminished by the many alterations that have taken place.

The Murphy and Reid Street corner also comprises Irving's Chambers, a fine and highly intact interwar Art Deco building of 1935 complete with semi-circular turret and flagpole.

The north end of Murphy Street is notable for its public buildings including the classically styled former Free Library of 1909 and the Post and Telegraph Office (1874, extensions in 1890). Murphy Street is also notable for its two Federation era hotels, the Grand Central and the Bulls Head. Although both of these buildings have been highly modified their form and scale are important for the streetscape. two fine face brick Federation buildings.

Murphy Street is notable for its two story attached brick buildings including Glasgow House c.1873, the Arts and Crafts inspired Corry's building of 1910 and the pair of shops at 81-83 with finely detailed upper floor bay windows.

The south side of Reid Street comprises several fine examples of classically styled professional offices and a bank including the Georgian Revival AMP offices of 1926 and the ornately parapeted Exchange buildings of 1910. The VHR listed former ANZ bank by prominent architects Leonard Terry and Percy Oakden, built in 1875 is a focal point of the street. Two small representative Victorian classical buildings of Notcutt and Purbrick and McSwiney's buildings face each other across Reid Street.

Cantilevered verandahs along the north side of Reid Street form a canopy that provide consistency to the street, and this is repeated in some other limited areas in Reid and Murphy Streets. Murphy Street to the south of Reid Street has Rundles Buildings that are the key component of this block. The elm trees in Reid Street and planes in Murphy Street provide an important setting for the precinct forming a part of Wangaratta's heritage throughout much of the urban area. (Criterion E)

The Central Business District retains a few rare late nineteenth century houses at 1-3 & 5-7 Victoria Parade, 20 Ely Street and 27 Reid Street, as reminders of how residential use once co-existed with commercial use. A stable and carriage house behind the commercial building at 52 Reid Street is a rare surviving example of this type of building and the only one known in the Wangaratta urban area. (Criterion B).

# HERITAGE CITATION REPORT

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## Recommendations 2011

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	-
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	-

## HERITAGE CITATION REPORT

<b>Name</b>	Bruck Mills Precinct	<b>File No</b>	247
<b>Address</b>	Sisely Avenue and Bruck Court WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Textile Mill		
<b>Citation Date</b>	2011		



HO2

**Recommended** VHR No HI No PS Yes  
**Heritage Protection**

### History and Historical Context

When WW2 started, it became obvious that Australia would have to make large quantities of aluminium for fabricating, & do it well away from Sydney. Wangaratta was the chosen site. An area of land (about 100 acres) south of Sisely Ave was resumed under the Land Acquisition Act on 13 May 1943. Building started even before that but at War's end, only the furnaces were operating to remelt scrap. The whole site was put up for disposal. The plant went to India, and the buildings were leased to the Bruck Silk Mills, of Cowansville, Canada on 1 Jan 1947. The Bruck Mills became the largest employer in Wangaratta (over 1000 people in earlier years & still about 500), they built houses for employees, lent money to Council for the Water Works, sponsored sporting bodies, lent Bruck House (item 247b) for the use of visiting dignitaries. Brucks acquired the factory land from the Government in May 1958. It is said that Frederick Romberg, the partner of Robin Boyd, designed one of the factory buildings for Bruck, that the landscaping of the site was done by John Stevens, and that photographer Wolfgang Sievers photographed the Mill machinery and people in 1955 (SLV H2005.100/1812).

Bruck Mills (Hermes No 118575 Place Citation Report)

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## Relevant Historical Australian Themes

2. Local & Regional Economies *Sub-Themes*: 2.2.4 Developing a Manufacturing Capacity:- Yarn and Textile Mills 2.2.3 Developing a Manufacturing Capacity:- Aluminium

## Description

### Physical Description

The Bruck Mill comprises factory buildings, gardens, housing, social clubrooms, an oval, cricket clubhouse and artefacts associated with the development of the factory from 1943. This includes both factory buildings and company housing in Bruck Court and Sisely Avenue. Many of the buildings are believed to contain machinery from the 1940s and from the major expansion of the mill in the 1960s. An aerial photograph from the 1960s shows the extent of development as similar to that in 2011. The site includes a railway easement which once contained a spur line. A large number of artefacts such as redundant boilers and other machinery are contained on the site.

The key factory buildings from the 1940s include a former secondary boiler house, further boiler house (now surrounded by adjacent buildings), former administration building, cafeteria, staff welfare building, engineering laboratories, weave room. Major developments undertaken in the 1960s include an additional weave room, and engineering offices. Alterations have been made to the inward and outward goods buildings on Gibson Street as a result of materials and goods being delivered by truck rather than rail.

The setting of staff and administration buildings are set in landscaped grounds and the remnants of trees and shrubs that softened the factory buildings still remain. The brick facade of the engineering laboratories facing Sisely Avenue is a formal and dominant built element.

Bruck Court comprises a number of examples of company houses and the large Bruck House which is used for executive functions and accommodation. Bruck House and several of the Robin Boyd designed houses are examples of his restrained modernism. Other houses in the court are of a more typical suburban design. The houses on Sisely Avenue are typical examples of early post war housing. A 1970s social club rooms, once part of the company's activities is now used for a local church group.

Between Bruck Court and the factory is a cricket oval with a small timber pavilion.

### Physical Condition

variable

### Previous Statement Significance

Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. It is also significant for its associated cluster of company-built employee housing close to the mill, and the company sportsgrounds. In the 19th Century, there were some famous factories which had whole villages devoted to the welfare of employees (Port Sunlight near Liverpool & the Quaker Cadburys' Garden Village at Bournville come to mind). Such concern for the outside lives of employees was extremely rare in Australia in the 20th Century, and in most cases, both the estates

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and the companies concerned have been dissipated or dissolved. The Bruck company enterprises were of course on a miniature scale compared to Sunlight et al, but the intention was evident, and both the company and the infrastructure still exist (in 2003).

## Physical Description

2004 Description:

**Listing includes : Buildings, structures and artefacts on the Bruck Mills site, as listed in item 247a; Gardens & Lamp Posts; Bruck House; and company housing in Bruck Court and in Sisely Avenue east of the Mill boundary.**

## Statement of Significance

What is significant?

**The Bruck Mill Precinct comprises the following significant elements:**

**Of individual significance:**

**1, 3, 7, 9, 11-15 Bruck Court**

**Old Bruck Mill**

**Old Administration Building**

**Old Bruck Laboratory**

**Of contributory significance:**

**11, 13, 15, 17 Sisley Avenue**

How is it significant?

**Bruck Mill Precinct is of local historical, aesthetic, and social significance to the Rural City of Wangaratta. It is possibly of technical significance for its collection of machinery dating however no internal inspections of the buildings were made.**

Why is it significant?

**Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. Built originally as a smelter for scrap aluminium the Mill rapidly became used for the production of textiles.**

**At one time the largest employer in Wangaratta, Bruck Mill contributed to the growth of the City and its housing suburbs. Yarrunga where the Housing Commission constructed a large number of homes in Wangaratta was built largely for employees of Bruck.**

**Bruck is also significant for its associated cluster of company-built employee housing (1949-66) which was a feature of a number of British factories but is quite rare in Australia. The company sportsgrounds and social clubrooms contribute to the community spirit of Bruck. (Criterion A)**

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**Stanley Arms as Bruck's philanthropist manager (1946 -?) brought arts and culture to Wangaratta through the his long term chairmanship of the Wangaratta Arts Centre and his support of cultural life in the community. (Criterion H)**

**The buildings and grounds around the cafeteria, administration and welfare buildings show evidence of the desire to create an aesthetically pleasing areas for staff facilities and still contain elements of plantings. The two boiler houses are fine examples of post war industrial buildings and the engineering laboratories present a dignified formal facade. The signs on the secondary boiler house painted across the top of the building are seen from a wide distance and have some iconic status.**

**Bruck House is a representative example of the high quality domestic work for which Robin Boyd is known. Its fine modern interior was featured in a series of photographs by Wolfgang Sievers. Housing designed by Robin Boyd from 1949-66 provide a rare evidence of the involvement of Robin Boyd in industrial work. (Criterion E)**

**Bruck Mills have been a dominant part of the life of Wangaratta and is expected to have strong social significance, although this has not been explored as part of this assessment. Working at Bruck has been a way of life for many Wangaratta families and many people have been employed there for their entire working life. The care with which Bruck provided for its employees in terms of providing housing, social and sporting opportunities is likely to have contributed to the community attachment to the place. Recently the Wangaratta Textile Project has involved artists in the interpretation of Bruck's contribution to the arts and industry in Wangaratta. (Criterion G)**

## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	-
Aboriginal Heritage Place	-

## HERITAGE CITATION REPORT

<b>Name</b>	Wangaratta Show Grounds Precinct	<b>File No</b>	901
<b>Address</b>	Evans and Golf Links Lane WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Showground		
<b>Citation Date</b>	2011		



HO12

**Recommended Heritage Protection** VHR No HI No PS Yes

### History and Historical Context

**Current Use:** Showgrounds and football field and adjoining laneway

#### History Notes:

The Ovens and Murray Agricultural and Horticultural (later Pastoral) Society was founded in 1859. It was soon granted 10 acres of land on the Ovens River. The first show was held in 1860. The earliest building to survive until recently was the Secretary's office, unfortunately demolished in the 1970s. Another early building (item 284p), once also used as offices, probably dates from the 1870s and has survived until now (2002). The charming old horse loose-boxes, on the west boundary under the cedar trees, are nearly 100 years old. In 1940 the Defence Department took over the

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Showgrounds for military purposes. It was returned to the Society in 1945. A new grandstand was opened in 1959, and the original c1870s grandstand, where the Football Clubrooms now stand, was demolished in 1973. An interesting sidelight on the construction of new offices under the second grandstand in 1989 was that the building work was done by a Women-in-Trades class from Wangaratta TAFE. The Showground is the home ground of the Wangaratta Magpies Australian Football Club. It is used for cricket matches and State teams have played on it and once a touring English team. The Wangaratta Athletic Club hosts an athletic carnival on the grounds each year in January. It is thought that the row of Atlantic Cedar trees were planted to provide shade for the stables and other animal pavilions inside the Showgrounds

## Relevant Historical Australian Themes

2. Local & Regional Economies 8. Developing Cultural Life Sub-Themes: 2.1.9 Developing Primary Production:- Agricultural and Pastoral Shows and Associations 8.1.3 Appreciating the Environment:- Special Trees and/or Street Trees

## Description

### Physical Description

The Precinct includes the Show Grounds (Items 284 & 284a-s), plus a row of trees (Item 285) in Golf Links Lane. It covers an area of around 10 acres, bounded by the Ovens River on the east, Evans St to the south & Golf Links Lane to the west. It includes 19 heritage items, numbered 284a to 284s plus a row of Atlantic Cedars (item 285) in Golf Links Lane. The Show Ring, or Main Arena (aka the football field) is within the curtilage, although it is not separately listed.

### Physical Condition

Various

### Previous Statement Significance

The Wangaratta Showgrounds have been an important community centre for more than 140 years. The Agricultural Shows, held in almost every year since 1860, have been instrumental in bringing town and country together, introducing townspeople to agricultural pursuits which have been the backbone of the town's economy, and bringing country people from far and wide into town, to meet together in competition and show off their accomplishments to their urban neighbours. The Showgrounds have also been the centre of many sporting activities - cricket for a very long time, but football and athletics have been equally important more recently. The Showgrounds were home to the North-East raised 2/24 Infantry Battalion during World War 2, and so contributed substantially to the war effort. The row of magnificent Atlantic Cedar trees in Golf Links Lane are undoubtedly a landmark for the Showgrounds and were probably originally planted to provide shade for pavilions inside the Showgrounds. (2004)

## Statement of Significance

### What is significant?

The Wangaratta Showgrounds bounded by Evans Street, Golf Links Lane and the Ovens River and comprising the main arena and a range of structures dating from the early 20th C to the present time. The significant buildings within the

# HERITAGE CITATION REPORT

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showgrounds include those listed below. Although the original grandstand has been demolished there are a number of early buildings including the sheep pavilion.

## Places of individual significance:

Sheep Pavilion  
Cloak Rooms and ticket office, Evans Street  
Scarecrow Pavilion  
1905 Loose Boxes  
Horse superintendent office and horse stalls

## Places of contributory significance:

Scoreboard pavilion  
Main gates, Evans Street  
Women's Arts and Crafts Pavilion, Evans Street  
WDCA Junior Cricket Centre, Evans Street  
Wangaratta Umpires Board Offices, Evans Street  
Bird Pavilion  
Horse Superintendent Office and Horse Stalls  
Former fire truck garage and water column  
New publican's booth  
Former Agricultural Society offices  
Poultry pavilion  
Four peppercorn trees (*Schinus Molle*)  
Avenue of Cedar trees (*Cedrus Atlantica*), Golf Links Lane

## How is it significant?

The Wangaratta Showgrounds is of State historical, architectural and social significance.

## Why is it significant?

The Wangaratta Show has been held since 1860, after the founding of the Ovens and Murray Valley Agricultural (later Pastoral) Society was formed in 1859. The show has been held on this site since 1860 however a period from 1940 to 1945 saw the area used for military activity.

The showgrounds provided a place where information on progressive agricultural methods including the Travelling Dairy in 1888. The showgrounds were the setting for official opening of the centenary celebrations for the municipality in 1938. (Criterion A)

The Wangaratta Showgrounds have been an important community centre for more than 140 years. The Agricultural Shows, held in almost every year since 1860, have been instrumental in bringing town and country together, introducing townspeople to agricultural pursuits which have been the backbone of the town's economy, and bringing country people from far and wide into town, to meet together in competition and show off their accomplishments to their urban neighbours. The Showgrounds have also been the centre of many sporting activities - cricket for a very long time, but football and athletics have been equally important more recently. The Showgrounds were home to the North-East raised 2/24 Infantry Battalion during World War 2, and so contributed substantially to the war effort. The row of magnificent Atlantic Cedar trees in Golf Links Lane are undoubtedly a landmark for the Showgrounds and were probably originally planted to provide shade for pavilions inside the Showgrounds. The showgrounds continues to provide buildings and facilities for a wide range of community groups including woodworking and theatre groups. (Criterion G)

# HERITAGE CITATION REPORT

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The Wangaratta Showgrounds contain a rare collection of pre-war buildings for agricultural purposes. The 1920s brick cloak room and ticket office are a feature of Evans Street, together with the corrugated iron pavilions that front this street. The picturesque setting, bordered by the Ovens River and with avenues of Queensland Box along the internal roadways are an important feature. (Criterion B)

The buildings for sheep and horses are outstanding examples of their type. Apart from the collection of agricultural pavilions at the Royal Melbourne Showgrounds, showgrounds in rural towns generally contain a collection of ordinary pavilions. Wangaratta is one of few showgrounds containing a large range of agricultural buildings from the late nineteenth and early twentieth century. It may be compared with Coleraine and Leongatha. (Criterion B & D)

The Wangaratta Showgrounds is potentially of significance at the State level for its collection of pavilions. The Ken and Laurie Stewart Sheep Pavilion is a particularly fine timber post and truss structure of central gable roof with side aisles. It is important for the timber pens that are highly intact. The ends of the structure are clad with timber lattice work and there are timber louvres along the extent of the roof structure. (Criterion E)

The W.T.Vincent Stables are built in picturesque form with a gable roof, mini-orb corrugated walls and timber stable doors with lattice above. The length of the building is articulated by small gable roofs, lending a gothic air to the building. The scarecrow pavilion is also notable for its unusual rustic form. The timber horse stalls complement this part of the showgrounds. The small poultry pavilion, and Agricultural Society office clustered at the edge of the main arena have historic and architectural value as picturesque corrugated iron buildings that complement the sheep pavilion and stables. (Criterion E)

The Arts and Crafts Pavilion and the pavilions now used for the Wangaratta District Cricket Association are of interest for their contribution to the Evans Street frontage of the showgrounds.

## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

## HERITAGE CITATION REPORT

<b>Name</b>	Wangaratta Railway Station Precinct	<b>File No</b>	907
<b>Address</b>	WANGARATTA	<b>Significance Level</b>	State
<b>Place Type</b>	Railway Platform/ Station		
<b>Citation Date</b>	2011		



HO11

**Recommended** VHR Yes HI No PS Yes  
**Heritage Protection**

### History and Historical Context

The North-eastern Railway main line section from Benalla to Wangaratta was opened for traffic on 28th October 1873. The next section, from Wangaratta to the terminus at Wodonga, was opened only a month later, on 21st November 1873. Construction of the principal buildings of the Wangaratta Railway Station Group was started in 1874. Wangaratta became the terminus for several branch railways in the 1870s to 1890s - notably lines to Peechelba, Beechworth, Bright, and Whitfield. Andrew Ward (see Refs) notes an old station sign reading "Wangaratta - Change here for Bright, Whitfield, Beechworth, Mt Buffalo National Park, Mt Feathertop, ..... , Mt Hotham." The branch lines were all closed by the mid 1950s. In 1962 the Standard Gauge line from Albury to Melbourne was built through Wangaratta Station in a deep cutting between Norton Street & the buildings. This fortunately was routed sufficiently far from the station buildings to avoid the need for wholesale destruction of historic structures (as happened in some other towns on the line). Whitty's Silos (item 270) were built on the site of an earlier (1884) flour mill, the site obviously chosen for its convenience to rail transport.

# HERITAGE CITATION REPORT

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Relevant Historical Australian Themes

**Communications 2. Local & Regional Economies** Sub-Themes: 5.3.1 Railway Network and Development:- North-Eastern Railway 2.2.1 Developing a Manufacturing Capacity:- Milling

## Description

### Physical Description

For descriptions see: 009a - Railway Station Building and platform; 009b - Water Tower; 009c - Goods Crane; 009d - Water Crane; 009e - Goods Shed; 009f - Signal Box; 009g - Pedestrian Bridge; 009h - Signals; For a plan of the Railway Station lay-out, see the sketch plan above, which shows the location of most of the associated items. The Railway Station Precinct also includes Whitty's Silo (item 270). The location of the silos is shown on the Precinct Map.

### Previous Statement Significance

**ARCHITECTURAL:** The Railway Station is a fine example of an 1870s standard Victorian large country town station design, surviving with its contemporary water tower, and later complementary infrastructure including signal box (!887) & signals, Goods Shed (c1874) & goods crane (c1930), water crane, early footbridge, sidings and former branch line platform. **HISTORICAL/SOCIAL:** the presence of nearby hotels, silos, former shops and possible former railway housing attest to the historical importance of this railway station, when trains were the principal means of transporting people & goods. The complex is important as a major centre on the inter-colonial railway to Albury and Sydney. **REPRESENTATIVE VALUE:** The station is one of the best and most complete 19thC. country Victoria representatives of railway operations in their heyday. **RARITY:** its intact state causes it to be rare at the State level. **SILOS:** The silos and the former flour mill on their site were integral with the railway operations for at least 80 years. The silos have a strong landmark value associated with the railway.

## Statement of Significance

### What is significant?

The Wangaratta Railway Station Complex was constructed in 1874 by R Vincent on the Melbourne-Wodonga line for the Victorian Railways. It comprises a substantial, predominantly single storey, bi-chromatic brick station building with a two-storey section with hipped roofs. The station building is complemented by other structures within the complex such as the circular, four-level brick base to the cast iron water supply tank system, a water column, a crane, a timber signal box, a corrugated iron goods shed and a footbridge. The passenger platform wall is brick with a basalt coping.

Places of individual significance include:

The south pedestrian bridge

Whitty's silos, 33-35 Cusack Street are of local significance.

### How is it significant?

Wangaratta Railway Station Complex is historically and architecturally significant to the State of Victoria.

### Why is it significant?

The north-eastern railway, which opened to Belvoir (Wodonga) on 21 November 1873, and to Albury on 14 June 1883, was a major government undertaking. Begun in 1869, It was Victoria's third main-trunk railway, following the opening

# HERITAGE CITATION REPORT

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of lines to Ballarat in 1862, and Echuca in 1863. It was also the first trunk line built totally under the direction of Thomas Higginbotham, Railways Department Engineer in Chief (1860-1878).

The north-eastern railway is important for being the largest engineering work of its day and for the contributions made by local firms who for the first time were responsible for the construction and installation of all major components. For instance, Langlands Foundry Co. made the iron cylinder bridges, Oppenheimer and Co. the telegraph instruments, and a number of firms constructed the station

Wangaratta Railway Station is historically and technically significant for its associations with the steam era, the water tower serving as an important reminder of this. The large four-storey brick water supply system is significant as a substantially intact example of the large railway water towers constructed during the late 19th century to facilitate the operation of the steam engines. It is also significant for its associations with the 'light lines' era (c.1869 - c.1884)

The Melbourne to Wodonga line was joined to the Sydney to Albury line when this was completed in June 1883. The laying of the standard gauge line through Wangaratta in 1957 necessitated a road underpass at Rowan Street, a cutting by-passing the station, and an overpass near Roy Street, all of which are major components of the urban fabric of Wangaratta. (Criterion A)

The major passenger stations at Seymour, Benalla, Wangaratta, Wodonga and Chiltern were built in 1874-75 featuring polychrome brickwork. The single storey building with a smaller two-storey section to one end, is still largely intact with its hipped slate roof, and cast iron posted concave verandah to the platform. The importance of the Railway Station precinct is enhanced by the surviving footbridge, signal box (built 1887), water supply system and goods shed. The circular brick water tower was built in 1873, and initially also provided water to the town. It is an important remnant of railway infrastructure from the age of steam. (Criterion F)

Wangaratta Railway Station built in 1874 is architecturally significant as the only remaining intact example of a major bi-chromatic brick structure on the V-Line network. Although a result of cost savings the use of brick was admirably substituted for stone construction the station building is an important member of the 'St Arnaud' style of railway station building, which were developed to cater for the demands of the larger inland towns. Of classical design, with a standard 'U' shaped plan, the typical features of the style include verandahs to both elevations, polychrome brickwork, and a refreshment room. The station's importance as a late Victorian junction station on the North-Eastern railway is enhanced by the other structures within the complex, such as the large, circular, four-storey brick water supply system, water column, crane, signal box and goods shed buildings. (Criteria E, D, B)

## Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

# HERITAGE CITATION REPORT

<b>Name</b>	Templeton Street East Precinct	<b>File No</b>	904
<b>Address</b>	Templeton Street WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Residential Precinct		
<b>Citation Date</b>	2011		



HO15

**Recommended Heritage Protection** VHR No HI No PS Yes

## History and Historical Context

*History Notes:* See Description

Relevant Historical Australian Themes

**4. Building Settlements and Towns Sub-Themes:** 4.8 Houses & other buildings

Description

Physical Description

# HERITAGE CITATION REPORT

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The precinct centred on Templeton St. east of the railway line encompasses the fringes of the original urban centre of Wangaratta, and the very earliest suburban housing subdivisions starting in 1848 & 1849 near Ovens and Baker Streets and progressing to the west along the Ovens River. Some of this land was developed, or settled, some years before the first formal subdivisions and government land sales, as for instance the site of the Sydney Hotel (item 230), first occupied in circa 1840, next to the first punt across the river (now the site of the Footbridge - item 229). Virtually none of the physical structure of the first developments survives in this precinct. The open ground of the 1850 Police Paddock and later stock saleyards survives in the King George Vth Gardens (item 221). The existing Uniting Church (item 365) is a reminder of the 1849 first land grant for a Church in Wangaratta. Parts of the Manse (item 367) next door to the church are probably the oldest domestic structure still existing in Wangaratta. All other very early buildings in the precinct were overtaken by expanding commercial development from the CBD, or the demolition necessitated by building the Railway and, recently, the Rowan Street underpass. Other inventoried items are a selection, mostly domestic, illustrative of some typical characteristics of the periods Late Victorian (item 378), Edwardian (items 379, 380, 382 & 379a) and Inter-War (items 384 & 388)

## Previous Statement Significance

The historic, aesthetic (natural & architectural) and social significance of this precinct is expressed in the survival of evidence (or records) of the earliest public amenities (the earliest river crossing, public accommodation, the first church land, early industry, the police paddock - later saleyards) and the later still extant public amenities such as parks, gardens, street trees and a universal sewerage system contributing to public health advances. The domestic residences in the precinct are reminders of the time when this area was predominantly residential. The sites and buildings that contribute to this significance in some way are shown thus on the heritage overlay maps. Those buildings which have some special individual significance, or which are of a quality which makes them stand-out representatives of the general significance of the precincts are listed separately as heritage items, and described in the inventory under individual item numbers. (2004)

## Statement of Significance

### What is significant?

Templeton East Precinct is significant for its collection of representative residential development from the Victorian and Federation era. The places/elements that contribute to the significance of the precinct are:

#### Places of individual significance:

London Plane Trees, Baker Street  
Railway Hotel, 56-60 Mackay Street  
31, 47 & 47a, 51, 53 Templeton Street  
London Plane Trees, Southern side of Templeton Street

#### Places of contributory significance:

25, 27, 29 Baker Street  
49, 51, 54, mature trees in Mackay Street  
59 Rowan Street  
24, 25, 26, 30, 32, 36, 37, 38, 39, 40, 41, 42, 43, 45, 50, 52-56 Templeton Street

. Mature trees along Templeton, Mackay and Baker Street are a significant feature of the precinct.

The trees are representative and outstanding examples of exotic shade trees planted in Wangaratta's residential areas of the period. They are individually significant and also contribute towards the heritage character of the precinct.

# HERITAGE CITATION REPORT

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The view of the streetscape, with its early homes and fine trees north along Baker Street and west along Templeton Street is representative of the early residential style of Wangaratta.

How is it significant?

Historically and aesthetically significant on a local level.

Why is it significant?

The precinct is aesthetically significant as exhibiting aesthetic characteristics of the Victorian and Edwardian residential styles (Criterion E) and historically significant for association with residential development in Wangaratta in the late nineteenth and early twentieth century (Criterion A).

The mature street tree plantings, especially the Plane trees in Templeton, Mackay and Baker streets are typical of the tree plantings around high quality and historic residential areas in Wangaratta developed around the Federation period. Tree planting of these large exotic trees for beautification and shade was characteristic of residential development in the area, and the importance of tree planting was represented in public events and holidays such as Arbor Day. (Criterion A). The trees which have escaped pruning are of particular value for their integrity as well as age, and the trees in Baker Street are particularly outstanding specimens of their type. (Criterion D) Such specimens are rare given the subjection of most other similar types of plantings to periodic pruning (Criterion B). The trees have also been of social importance to the community which has valued the trees for their provision of shade as well as aesthetic qualities which contribute towards the heritage character of Wangaratta's older residential areas. (Criterion G).

## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

## HERITAGE CITATION REPORT

<b>Name</b>	1944 Housing Commission Precinct	<b>File No</b>	34
<b>Address</b>	Smith Crescent (corner Vincent Road) WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	House		
<b>Citation Date</b>	2011		



1944 Housing Commission Precinct

**Recommended Heritage Protection**      VHR No HI No PS Yes

### History and Historical Context

**When Built:** 1944 to 1945

**StyleType:** Mid-Twentieth Century (1940-60) Austerity

**Designer:** Buchan, Laird & Buchan, Geelong

**Builder:** Coe or Murphy

#### History Notes:

The first public housing by the Housing Commission in Victoria was built in Melbourne in 1938. Public housing construction eased off during the war years, but by the closing years of the War, construction picked up again.

# HERITAGE CITATION REPORT

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Wangaratta was one of the earlier country towns to get public housing, and its first 26 Commission houses were built in the new Yarrunga Estate in 1944, in time for the first of thousands of servicemen who would be returning from the war and starting families, and in time for the expected boom in industry in Wangaratta. The builders used an imported (from outside Wangaratta) construction team housed in long, multiple roomed pre-fab huts, of a type later extensively used in remote civil works. One of these huts survives (2002) on a site in Murdoch Road. Buchan Laird and Buchan, the architects of the first 60 houses to be built, also produced a range of designs for farm houses for Soldier Settlers, several of which have been identified in this Heritage Study. Most early Wangaratta Commission houses have long been converted to private ownership. In 1952 the tenant of a house in Smith Cr applied to build a timber garage. In 1957 the then private owner of a house in Smith Cr applied to add a skillion extension on the back of his house.

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## *References:*

**Local residents. Architectural site layout drawings. Housing Commission drawings. Building applications 154/52 and 166/57.**

Relevant Historical Australian Themes

## **4. Building Settlements and Towns** Sub-Themes: 4.8.2 Houses:- Workers' Housing and Housing Estates

### Description

#### Physical Description

A group of 60 cottages of varying designs, but consistent styles in brick veneer or timber clad. Some have terra cotta tile roofs, some have corrugated asbestos cement roofing, which may have been the original cladding for most of the houses. 26 houses were built in Group 1 in 1944 - nos. 7 - 31 on the south side of Vincent Rd, & nos. 1, 2, 3, 4, 5, 6, 30, 32, 34, 36, 53, 55, & 57 in Smith Cr, comprising 21 brick veneer and 5 weatherboard clad. Groups 2 and 3, comprising the rest of Smith Cr, were completed in 1945. The architects, Buchan Laird and Buchan, produced about 9 different designs for the first 60 houses, some being mirror images of another plan.

#### Physical Condition

Generally good.

Several houses are in near original condition, most have had some minor alterations and a few have had more substantial changes to their street facades including window replacement. No original fences remain.

#### Previous Statement Significance

**ARCHITECTURAL:** Well thought out series of plan layouts, producing an interesting and varied streetscape of very well-built small houses. The well-known (& still existing) architectural firm of Buchan Laird and Buchan, were in the forefront of design for mass produced housing in the 1940s. Their quite individual, economical and mostly attractive designs, for the Housing and Soldier Settlement Commissions, can still be found throughout the State. The subject houses

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in Wangaratta are thought to be one of their earliest ventures of the type. HISTORICAL/SOCIAL: One of the earlier examples of Government built and owned mass public housing outside Melbourne. The start of a very large Housing Commission development forming a significant proportion of Wangaratta's housing stock, and satisfying needs of a growing industrial workforce and the pent-up demand from wartime restrictions.(2004)

## Statement of Significance

What is significant?

The plan layout, producing an interesting and varied streetscape of well built small houses, is significant. The houses listed as contributory are all of a similar period of construction and built to a range of standard designs. The uniform single storey height of the houses contributes to their uniformity.

The areas of public park contribute to the layout and amenity.

There are no individually significant items.

Places of contributory significance are:

2, 4, 8, 10, 14, 16, 18, 22, 24, 26, 28, 30, 32, 34, 36, 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 53, 55, 57 Smith Crescent

7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31 Vincent Road

How is it significant?

The 1944 Housing Commission Project is historically significant on a local level.

Why is it significant?

The 1944 Housing Commission Project in Smith Crescent and Vincent Street is significant for its well thought out series of plan layouts, producing an interesting and varied streetscape of very well built small houses. The well-known (& still existing) architectural firm of Buchan Laird and Buchan, were in the forefront of design for mass produced housing in the 1940s.

Buchan Laird and Buchan (now Buchan Group) are a large architectural firm with their origins in Geelong. The Buchan Group traces its history back to 1890, with the opening of the first practice in Geelong, Victoria. The Melbourne office subsequently opened in 1945 followed by offices in other capital cities. The Buchan Group was formed in 1990.

Their quite individual, economical and mostly attractive designs, for the Housing and Soldier Settlement Commissions, can still be found throughout the State. The subject houses in Wangaratta are thought to be one of their earliest ventures of the type.[1] (Criterion D)

Smith Crescent and Vincent Streets form and one of the earlier examples of Government built and owned mass public housing outside Melbourne and the start of a very large Housing Commission development forming a significant proportion of Wangaratta's housing stock, and satisfying needs of a growing industrial workforce and the pent-up demand from wartime restrictions. (Criterion A)

[1] A Thematic History of Public Housing is currently being undertaken (2011) and information from this study may inform the significance of this area. It will be added to the final draft of this document.

# HERITAGE CITATION REPORT

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## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	-

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

## HERITAGE CITATION REPORT

<b>Name</b>	Vernon Road Houses Precinct	
<b>Address</b>	Vernon Road WANGARATTA	<b>Significance Level</b> Local
<b>Place Type</b>	Residential Precinct	
<b>Citation Date</b>	2011	



Vernon Road precinct

**Recommended Heritage Protection**      VHR No HI No PS Yes

### History and Historical Context

This precinct is an intact microcosm of historical residential development and subdivision in part of the large residential area south of the former Borough boundary at Crisp St. This area was generally subdivided later than the land inside the boundary - generally in the late 1850s or 1860s, and then into much larger blocks, often of 9 or 10 acres. Remnants of a few properties from these subdivision sales survive, but all much reduced in acreage. Among the gentleman's houses of the Edwardian period to survive is 18 Vernon Road. Two post WW2 concrete block houses (items 131a & 131b) in Vernon Road on either side of No. 18, are included on the list because of their historical and technical interest and their historic association with ongoing subdivision in the postwar period. These houses were subdivided from 18 Vernon Road, which previously was the centre of a plant nursery, typical of the use of the area for small-scale primary production in the late nineteenth and early twentieth century.

### Description

# HERITAGE CITATION REPORT

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## Physical Description

The houses on the south side of Vernon Road are a small collection of intact houses drawn together by their tree lined street setting and anchored by an individually significant place, the house at 18 Vernon Road, from which the houses at 18 and 20 Vernon Road were also subdivided in the postwar period. Before this, 18 Vernon Road was the centre of a plant nursery. The proliferation of smaller subdivisions and re-subdivisions illustrates the rapid expansion of suburban Wangaratta, outside the original planned town limits, in the first half of the 20th Century.

## Statement of Significance

### What is significant?

The individual items consisting of historic houses associated with the history of residential subdivision in Wangaratta. Contributory items, consisting of street trees, and of housing representative of the style of housing in the Interwar period in Wangaratta.

Places of individual significance:

6, 16, 18, 20 Vernon Road

Places of contributory significance:

8, 10, 12, 14 Vernon Road

### How is it significant?

The Vernon Street Houses Precinct is historically significant to the Rural City of Wangaratta on a local level.

### Why is it significant?

The proposed Vernon Road Houses Precinct is significant as an intact grouping of historic houses associated with the residential development of the first area of residential subdivisions (albeit in uncommonly large allotments) to take place outside the Borough of Wangaratta boundary. The proliferation of smaller subdivisions and re-subdivisions illustrates the rapid expansion of suburban Wangaratta, outside the original planned town limits, in the first half of the 20th Century. Together they tell the story of this development, first of relatively large residential allotments used for small agricultural industry such as dairying and plant nursery at the turn of the twentieth century (Historic theme 2.1 Developing Primary Production), to subsequent subdivision in the interwar and postwar periods (Historic theme 4.8 Houses and Other Buildings). (Criterion A)

The house at 6 Vernon Road is aesthetically significant for displaying unusual aspects of American bungalow design, while the house at 18 Vernon Road is aesthetically significant as a very intact example of Queen Anne styled Federation architecture. (Criterion E)

# HERITAGE CITATION REPORT

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## Recommendations 2011

<b>External Paint Controls</b>	Yes
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	-
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	-

## **APPENDIX B - URBAN PLACES RECOMMENDED FOR INDIVIDUAL INCLUSION IN HERITAGE OVERLAY**

The following places of individual significance are recommended for inclusion as individual places in the HO given that they fall outside of proposed new boundaries of HO Precincts. All of these places have been previously identified as significant places by the 2004 Study and the following citations are based on this research and current HERMES records for the current precincts in which they are located.

## HERITAGE CITATION REPORT

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<b>Name</b>	Emmanuel Uniting Church	<b>File No</b>	365
<b>Address</b>	8 Rowan Street WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Church		
<b>Citation Date</b>	2011		



Uniting Church

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**Recommended** VHR No HI No PS Yes  
**Heritage Protection**

### History and Historical Context

For most of its life 8 Rowan Street Wangaratta has been a Methodist Church, but it is now the Uniting Church. In 1849 the land was granted to the Methodist Church, as Crown Allotments 5, 6, 7 & 8 of Section 10, part of the first release of surveyed blocks in Wangaratta. According to Whittaker it was not until 1870 that a wooden church was built there, later used as a Sunday School, but it seems likely that there was an earlier church here.

The foundation stone for the existing brick church was laid by John Robb Esq., J.P. of Melbourne, on 1st June 1885, and the building completed about 1886. An entrance porch was added to the south (street) frontage in 1921/22 as a memorial to soldiers of the 1914-18 War. That foundation stone was laid by Chaplain General A.T. Holden, CBE, BA, on 22nd October 1921. A large separate brick Sunday School Hall was erected in 1955/56, to the north-west of the 1885 church. The Sunday School Hall was designed by architect F.C. Armstrong of Rosanna, and its erection was supervised by W.F. Hunt, Green St Wangaratta. This work required removal of an existing timber building, which was probably the c1850 church/Sunday school. In 1984/86 the brick church was linked to the brick Sunday School by a connecting hall and new entrance, which also incorporated a modern bell tower, designed by architect Ken Young of Albury, and built by Bill Parnell. The bell was made in 1857 by J. Warner & Sons, London. The bell and stained glass windows (made by Brooke Robinson, Melbourne, in 1958) were moved from St Paul's Presbyterian Church (item 012) to the new Emmanuel Church bell tower and hall c1985/86.

# HERITAGE CITATION REPORT

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## Source

*Doring, C & M J, & Michelle Sommerton (2004), Regional City of Wangaratta - Heritage Study Stage 2.*

## Relevant Historical Australian Themes

8. Developing Cultural Life 4. Building Settlements and Towns *Sub-Themes: 8.3.1 Worshipping:- Worshipping in Wangaratta 4.8.3 Houses:- Builders and Architects*

## Description

### Physical Description

**A red brick church in the Gothic Revival tradition. Both the 1885 church and the 1921 porch are laid in tuck pointed Flemish bond - the most expensive type of brickwork before the introduction of cavity walls. Extensive decorative work in bichromatic brickwork, using cream bricks, includes gable ends (with stucco cappings etc.), arched and roundel window architraves, attached buttresses and diamond pattern medallions. The recent (1986) entrance employs the same decorative techniques**

### Physical Condition

**Appears to be in good condition. The recent addition is well designed to integrate the church and the former Sunday School, but has unfortunately resulted in removal of a substantial area of the west wall.**

### Previous Statement Significance

**2004: This is one of the most important church buildings in Wangaratta, with the church history of the site dating back to 1849. The buildings on the site incorporate successive phases in the history of the parish. The craftsman's skill in the brickwork of the 1880s Gothic Revival church and 1920s memorial porch is echoed by the modern entrance and bell tower, linking the church to the Sunday School building.**

## Statement of Significance

### What is significant?

**The Uniting Church at 8 Rowan Street (1885, 1921) is significant. The 1986 bell tower and hall are not contributory to the heritage value of the place.**

### How it is significant?

**The Uniting Church at 8 Rowan Street is historically and socially significant to the Rural City of Wangaratta on a local level.**

### Why it is significant?

**The Immanuel Uniting Church is historically significant as one of the most important church buildings in Wangaratta, with the church history of the site dating back to 1849. It is associated with the historic theme of**

# HERITAGE CITATION REPORT

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## **Worshipping (Thematic Environmental History 8.3, Criterion A).**

**It is socially significant for its continuous association with the Methodist and Uniting Church in Wangaratta, with the buildings on the site incorporate successive phases in the history of the parish (Criterion G).**

**The craftsman's skill in the brickwork of the 1880s Gothic Revival church and 1920s memorial porch is culturally significant on a local level as a representative example of ecclesiastical architecture (Criterion D).**

## Recommendations 2011

External Paint Controls	<b>Yes</b>
Internal Alteration Controls	<b>No</b>
Tree Controls	<b>No</b>
Fences & Outbuildings	<b>No</b>
Prohibited Uses May Be Permitted	<b>No</b>
Incorporated Plan	-
Aboriginal Heritage Place	<b>No</b>

## HERITAGE CITATION REPORT

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<b>Name</b>	Former Brewery Building	<b>File No</b>	238
<b>Address</b>	2 Ely Street WANGARATTA		
<b>Place Type</b>	Granary/Grain Shed		
<b>Citation Date</b>	2011		



( 238-x05-24.bmp ) Gable end of the former brewery building, viewed from the driveway off Ely Street.

2 Ely Street

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**Recommended**      **VHR - HI - PS -**  
**Heritage Protection**

### History and Historical Context

*When Built:* c1860s or earlier

StyleType: Victorian Period (1851-1901) Industrial Vernacular

# HERITAGE CITATION REPORT

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Current Use: Adjacent to a new private house & appears part of the same property

## History Notes:

This site was bought by W. Clark in 1851, but when it changed hands has not been recorded. It became part of the Wangaratta Brewing & Malting Company in the late 1860s. It is not known whether this building was built by the brewery, or was on the site beforehand. This building is reputed to have been used as a beer cellar at one time. What its use has been since the brewery burnt down in 1908 is not recorded. It has recently been converted into a dwelling.

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## References:

Edna Harman notes for WHS. Joan Canny notes for WHS. Rural City of Wangaratta Heritage Trail, pamphlet pub. 1996. Parish Maps.

## Description

### Physical Description

2004 citation: Simple gable roofed brick building. The apricot toned, handmade, apparently soft bricks, and the barnlike structure, indicate a quite early building for Wangaratta, possibly the first building on this site. Said to have been used as a cellar by the brewery, but it may have served some other purpose before the brewery built on the site. Understood to have recently been converted into a domestic residence, but the interior was not inspected.

### Physical Condition

2004 citation: Adjacent to a new private house & appears part of the same property.

## Statement of Significance

Possibly the oldest industrial building surviving, and still recognisable, in Wangaratta CBD. The business of brewing was very big in Wangaratta in the 19th and early 20th century, and this small building appears to be the only surviving relic of what was a major industry.

# HERITAGE CITATION REPORT

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## Recommendations 2011

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

## HERITAGE CITATION REPORT

<b>Name</b>	Valdoris	<b>File No</b>	866
<b>Address</b>	44 Murdoch Road WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	House		
<b>Citation Date</b>	2011		



Valdoris

**Recommended Heritage Protection** VHR No HI No PS Yes

**Architectural Style** Federation/Edwardian Period (1902-c.1918) Bungalow

### History and Historical Context

The site of "Valdoris" is part of lot 9 Section 2 of a subdivision done outside the Borough boundary, probably in the 1850s or 1860s. It was a 9 acre block on the south-west corner of Vincent Road and Murdoch Road, bought by Michael Cusack, possibly at a Government land sale, but the Parish Plan has no date. The builders or first owners of the first house on the site (the weatherboard "Fassifern") are not known, but they may have been Agnes & Robert Dunlop who moved there c1888 from a store & hotel at Oxley. Edmund Walton, the Engineer-in-charge of the Whitfield Railway Works was leasing "Fassifern" in 1898. Mrs Dunlop sold the property c1900 to Frank (and Doris ?) Vallander, an Auctioneer of Yarrawonga then Wangaratta, who renamed it "Valdoris". Vallanders sold the house to Andrew Byrne J.P. of Moyhu (? of "Byrne House", Docker - item 117) in 1908. It was again sold, to the Sadler (?) family in c1921, who demolished the weatherboard house and built the existing (as at 2002) brick house on the site (2004 Study).

### Source

Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

# HERITAGE CITATION REPORT

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## Relevant Historical Australian Themes

4. Building Settlements and Towns *Sub-Themes: 4.8.1 Houses:- Houses in the District 4.8.4 Houses:- Notable District Residents and Their Houses*

## Description

### Physical Description

**A red brick house with a green painted c.g.i. clad hip and gable roof with louvred gablet vents. The hipped, broken-back verandah roof, supported on brick piers, returns around both sides. Bricks in piers are bullnosed. Banks of 3 casement windows with leaded toplights. This house is an odd mixture of Edwardian Bungalow forms (particularly the roof) with some anachronistic detailing.**

### Physical Condition

**Appears fair**

## Statement of Significance

What is significant?

**The house at 44 Murdoch Road, Wangaratta, comprising the c.1921 house. Later additions and alterations are not significant.**

How is it significant?

**The house at 44 Murdoch Road, Wangaratta is of local historic significance to Wangaratta Rural City.**

Why is it significant?

**Historically, it is significant as an outstanding example of an interwar house associated with the interwar period of residential development in Wangaratta. (Criteria A)**

## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

## HERITAGE CITATION REPORT

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<b>Name</b>	La France	<b>File No</b>	382
<b>Address</b>	28 Rowan Street WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Villa		
<b>Citation Date</b>	2011		



28 (right) and 30 (left) Rowan Street

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**Recommended Heritage Protection**      **VHR No HI No PS Yes**

### History and Historical Context

No. 28 Rowan St is built on parts of Crown Allotments 7 & 8 of Section 9, bought by J. Barrett and O. Brown respectively at Wangaratta's first official land sale on 28 June 1849. These and surrounding allotments have been extensively re-subdivided since then and probably were already built on before these houses were planned.

The house at 28 Rowan Street is one of a pair of almost identical houses representative of the history of residential development in the inner part of Wangaratta. This pair represents a range of typical construction details and decorative features used in typical spec built housing of the Federation era.

The area centred on Templeton St. east of the railway line encompasses the fringes of the original urban centre of Wangaratta, and the very earliest suburban housing subdivisions starting in 1848 & 1849 near Ovens and Baker Streets and progressing to the west along the Ovens River. The domestic residences are reminders of the time when this area was predominantly residential.

### Source

Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

# HERITAGE CITATION REPORT

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## Relevant Historical Australian Themes

### 4. Building Settlements and Towns *Sub-Themes: 4.8.1 Houses:- Houses in the District*

#### Description

##### Physical Description

**An almost identical pair of double-fronted small villas. Tuck pointed red brick laid in Flemish bond, hipped c.g.i. clad roof with gablets and ball finials. Chimneys with stuccoed mushroom caps & terra cotta pots. Triple casement windows with art nouveau coloured leadlights in the top fixed sashes. Return verandahs have cast-iron fretwork friezes & brackets and turned wood posts, with the patterns of the cast iron & turned posts the only obviously different details on each house (No. 30 has an extra gablet in the top ridge).**

##### Physical Condition

**Appears good**

##### Previous Statement Significance

**2004: This pair of almost identical houses is representative of particular characteristics of the precinct, as noted in the full statement of significance for the precinct. This pair represent a range of typical construction details and decorative features used in typical spec built housing of the Federation era.**

#### Statement of Significance

##### What is significant?

**The house at 28 Rowan Street is significant.**

##### How is it significant?

**Historically significant to the Rural City of Wangaratta on a local level.**

##### Why is it significant?

**The house at 28 Rowan Street is historically significant for its association with the theme of housing in Wangaratta, in particularly as a rare reminder from the Federation period of the original character of the area as a residential area in the original heart of urban Wangaratta. (Criterion A)**

**It is aesthetically significant as a very intact example of domestic Queen Anne architecture and as one of a pair of intact urban villas of this style. (Criterion E)**

# HERITAGE CITATION REPORT

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## Recommendations 2011

External Paint Controls	<b>Yes</b>
Internal Alteration Controls	<b>No</b>
Tree Controls	<b>No</b>
Fences & Outbuildings	<b>No</b>
Prohibited Uses May Be Permitted	<b>No</b>
Incorporated Plan	-
Aboriginal Heritage Place	<b>No</b>

## HERITAGE CITATION REPORT

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<b>Name</b>	Victorian cottage	<b>File No</b>	387
<b>Address</b>	16 Templeton Street WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Cottage		
<b>Citation Date</b>	2011		



16 Templeton Street

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**Recommended Heritage Protection**      **VHR No HI No PS Yes**

### History and Historical Context

*When Built:* c1880s

*StyleType:* Victorian Period (1851-1901) Vernacular Georgian

The house is located among the very earliest suburban housing subdivisions starting in 1848 & 1849 near Ovens and Baker Streets and progressing to the west along the Ovens River. Some of this land was developed, or settled, some years before the first formal subdivisions and government land sales, as for instance the site of the Sydney Hotel (item 230), first occupied in circa 1840, next to the first punt across the river (2004 Study).

**Source**

Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

### Statement of Significance

**What is significant?**

# HERITAGE CITATION REPORT

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The house at 16 Templeton Street is significant.

## How is it significant?

The house at 16 Templeton Street is historically significant on a local level.

## Why is it significant?

The house at 16 Templeton Street is historically significant for its association with the residential development of Wangaratta in the late nineteenth century. In particular, the house is historically significant as a relatively rare and intact example of the Victorian domestic residence associated with the specific history of its locality as an early centre of residential development in Wangaratta on the Ovens River in the nineteenth century (HERCON Criterion A).

## Recommendations 2011

**External Paint Controls**

Yes

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

-

**Aboriginal Heritage Place**

No

## HERITAGE CITATION REPORT

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<b>Name</b>	Armss House	<b>File No</b>	441
<b>Address</b>	21 Vernon Road WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	House		
<b>Citation Date</b>	2011		



Arms House

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**Recommended** VHR No HI No PS Yes  
**Heritage Protection**

### History and Historical Context

This house was built for Mr Stanley Messenger Arms MBE, FIAM, FCIS, FASA, LCA, JP. Mr Arms was born in Melbourne in 1911, and came to Wangaratta as administrative manager of the newly established Bruck Mills in 1947. He served as Chairman of the Wangaratta Arts Council for many years, from 1951. The Arms family lived in another home for six years until this house was designed and built for them. The modern design of the house attracted a lot of attention, and although it has since changed ownership it is still widely known as "the Arms's house". It is built on Lot 5 of Plan of Subdivision No.416996B. This and other blocks along the north side of Vernon Rd were subdivided from several 4 or 5 acre blocks bought by James Blake c1911. Lot 5 (No.21) has recently been further subdivided in front to form Nos. 19 & 21A Vernon Rd, and the Arms's house itself was recently for sale.

### Source

Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

### Relevant Historical Australian Themes

4. Building Settlements and Towns *Sub-Themes: 4.8.1 Houses:- Houses in the District 4.8.4 Houses:- Notable District Residents and Their Houses*

# HERITAGE CITATION REPORT

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## Description

### Physical Description

**2004:**

**First impression - a weatherboard house, appears to be architect designed - long, low, cool & comfortable. Refer Apperley etc. "The archetypal Melbourne Regional house was to be found in an outer suburb or in the bush. It was single-storeyed and had a narrow, linear plan. It gained an unassertive horizontality from its low-pitch gabled roofs of corrugated asbestos cement with exposed rafters at the wide eaves and with slim bargeboards." Other characteristics, as seen in this house, were the ground hugging form, long unbroken roof line and the vertical & horizontal boarding. The house had 5 bedrooms and 2 bathrooms, but no provision for servants. Instead the kitchen had modern labour-saving devices such as a double sink, huge refrigerator & dish washer. Outside was a Hills Hoist and a swimming pool. The house still has a very large garden, despite the recent excision of the street frontage.**

### Physical Condition

**House appears to be in good condition. The corrugated a.c. sheet roofing has been replaced by Colorbond. The front garden has been subdivided, with one small house (No.19) already built in front, and another house lot (No.21A) sold recently.**

### Previous Statement Significance

**2004: This house is representative of particular characteristics of the precinct, as noted in the full statement of significance for the precinct. The Arms's house presents a rare provincial exercise in the Post-War Melbourne Regional style which, "Flying in the face of the all-conquering International style .... offered a palatable, friendly brand of modernism which was not a wishy-washy compromise." Apart from Robin Boyd's "Bruck House" (item 247b), it is probably the only such adventure into post-war modernism in urban Wangaratta.**

### Physical Description

**Refer Apperley etc. "The archetypal Melbourne Regional house was to be found in an outer suburb or in the bush. It was single-storeyed and had a narrow, linear plan. It gained an unassertive horizontality from its low-pitch gabled roofs of corrugated asbestos cement with exposed rafters at the wide eaves and with slim bargeboards." Other characteristics, as seen in this house, were the ground hugging form, long unbroken roof line and the vertical & horizontal boarding. The house had 5 bedrooms and 2 bathrooms, but no provision for servants. Instead the kitchen had modern labour-saving devices such as a double sink, huge refrigerator & dish washer. Outside was a Hills Hoist and a swimming pool. The house still has a very large garden, despite the recent excision of the street frontage.**

## Statement of Significance

What is significant?

**The original 1953/4 house designed by L. Hume Sherrard is significant.  
Later additions and alterations are not significant.**

# HERITAGE CITATION REPORT

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How is it significant?

**The house at 21 Vernon Road is historically significant to the Rural City of Wangaratta on a local level.**

Why is it significant?

**The house at 21 Vernon Road is significant for its association with the theme of housing in Wangaratta, particularly the development of housing in Wangaratta in the postwar period (Criterion A). The house is architecturally and aesthetically significant as a representative work by the architect L. Hume Sherrard and as an intact representative example of the Melbourne Regional style of design. (Criteria H, E)**

**The Arms's house presents a rare provincial exercise in the Post-War Melbourne Regional style which, "Flying in the face of the all-conquering International style .... offered a palatable, friendly brand of modernism which was not a wishy-washy compromise." Apart from Robin Boyd's "Bruck House" (item 247b), it is probably the only such adventure into post-war modernism in urban Wangaratta. (Criterion B)**

## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

## HERITAGE CITATION REPORT

<b>Name</b>	Clontarf	<b>File No</b>	130
<b>Address</b>	30-32 Vernon Road WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Villa		
<b>Citation Date</b>	2011		



( 130-c36-27a.bmp ) Part of the north & east elevations, seen from the road and mostly concealed by shrubbery.

Clontarf

**Recommended Heritage Protection**      **VHR** No **HI** No **PS** Yes

### History and Historical Context

significant as representatives of the first area of residential subdivisions (albeit in uncommonly large allotments) to take place outside the Borough of Wangaratta boundary. The proliferation of smaller subdivisions and re-subdivisions illustrates the rapid expansion of suburban Wangaratta, outside the original planned town limits, in the first half of the 20th Century.

'Clontarf' is among the Edwardian gentleman's homes to have survived intact from this period. The present owner has lived all her life in this house, which was bought by her father, or built for him. In her youth the property is said to have had a dairy farm attached. Most of the surrounding land has been subdivided and built on.

#### Source

Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

# HERITAGE CITATION REPORT

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## Relevant Historical Australian Themes

### 4. Building Settlements and Towns *Sub-Themes: 4.8.1 Houses:- Houses in the District*

#### Description

##### Physical Description

##### **2004:**

**A large Edwardian villa, partially concealed from the road by its fine garden, unfortunately much reduced in size by subdividing. The house is an ornate example of the Queen Anne style, with a hipped and gabled roof, decorative chimney tops and red brick walls with painted stucco bands. The verandah returns on both sides and has some surviving fretwork in front. There are shingles over the flying gables and over the bay windows. (2004)**

##### Physical Condition

##### **Good**

##### Previous Statement Significance

**2004: ARCHITECTURAL: A fine example of the Queen Anne Style. It is understood to be little altered except for the excision of surrounding land. HISTORICAL/SOCIAL: [not assessed]**

##### Physical Description

**This house is a large Edwardian villa, partially concealed from the road by its fine garden, much reduced in size by subdividing. The house is an ornate example of the Queen Anne style, with a hipped and gabled roof, decorative chimney tops and red brick walls with painted stucco bands. The verandah returns on both sides and has some surviving fretwork in front. There are shingles over the flying gables and over the bay windows.**

#### Statement of Significance

##### What is significant?

**The c1910 house at 30-32 Vernon Road is significant. Later additions and alterations are not significant.**

##### How is it significant?

**The house is historically and aesthetically significant to the Rural City of Wangaratta on a local level.**

##### Why is it significant?

**The house at 30-32 Vernon Road is aesthetically significant as a fine example of the Queen Anne Style of residential architecture. It is understood to be little altered except for the excision of surrounding land. (Criterion E)**

**The c1910 house at 30-32 Vernon road is historically significant for its association with the historic theme of Housing in Wangaratta, particularly as a representative of the Edwardian gentleman's homes which were**

# HERITAGE CITATION REPORT

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established in the early twentieth century outside of the original township and later subdivided as residential development expanded in the twentieth century (Criterion A).

## Recommendations 2011

External Paint Controls	<b>Yes</b>
Internal Alteration Controls	<b>No</b>
Tree Controls	<b>No</b>
Fences & Outbuildings	<b>No</b>
Prohibited Uses May Be Permitted	<b>No</b>
Incorporated Plan	-
Aboriginal Heritage Place	<b>No</b>

## HERITAGE CITATION REPORT

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<b>Name</b>	One of a pair of small Edwardian villas	<b>File No</b>	382a
<b>Address</b>	30 Rowan Street WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Villa		
<b>Citation Date</b>	2011		



28 (right) and 30 (left) Rowan Street

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**Recommended Heritage Protection**      **VHR No HI No PS Yes**

### History and Historical Context

No. 28 Rowan St is built on parts of Crown Allotments 7 & 8 of Section 9, bought by J. Barrett and O. Brown respectively at Wangaratta's first official land sale on 28 June 1849. These and surrounding allotments have been extensively re-subdivided since then and probably were already built on before these houses were planned.

The house at 30 Rowan Street is one of a pair of almost identical houses representative of the history of residential development in the inner part of Wangaratta. This pair represents a range of typical construction details and decorative features used in typical spec built housing of the Federation era.

The area centred on Templeton St. east of the railway line encompasses the fringes of the original urban centre of Wangaratta, and the very earliest suburban housing subdivisions starting in 1848 & 1849 near Ovens and Baker Streets and progressing to the west along the Ovens River. The domestic residences are reminders of the time when this area was predominantly residential.

### Source

Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

# HERITAGE CITATION REPORT

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## Relevant Historical Australian Themes

### 4. Building Settlements and Towns *Sub-Themes: 4.8.1 Houses:- Houses in the District*

#### Description

##### Physical Description

**An almost identical pair of double-fronted small villas. Tuck pointed red brick laid in Flemish bond, hipped c.g.i. clad roof with gablets and ball finials. Chimneys with stuccoed mushroom caps & terra cotta pots. Triple casement windows with art nouveau coloured leadlights in the top fixed sashes. Return verandahs have cast-iron fretwork friezes & brackets and turned wood posts, with the patterns of the cast iron & turned posts the only obviously different details on each house (No. 30 has an extra gablet in the top ridge).**

##### Physical Condition

**Appears good**

##### Previous Statement Significance

**2004: This pair of almost identical houses is representative of particular characteristics of the precinct, as noted in the full statement of significance for the precinct. This pair represent a range of typical construction details and decorative features used in typical spec built housing of the Federation era.**

#### Statement of Significance

What is significant?

**The house at 28 Rowan Street is significant.**

How is it significant?

**Historically significant to the Rural City of Wangaratta on a local level.**

Why is it significant?

**The house at 30 Rowan Street is historically significant for its association with the theme of housing in Wangaratta, in particularly as a rare reminder from the Federation period of the original character of the area as a residential area in the original heart of urban Wangaratta. (Criterion A)**

**It is aesthetically significant as a very intact example of domestic Queen Anne architecture and as one of a pair of intact urban villas of this style. (Criterion E)**

# HERITAGE CITATION REPORT

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## Recommendations 2011

External Paint Controls	<b>Yes</b>
Internal Alteration Controls	<b>No</b>
Tree Controls	<b>No</b>
Fences & Outbuildings	<b>No</b>
Prohibited Uses May Be Permitted	<b>Yes</b>
Incorporated Plan	-
Aboriginal Heritage Place	<b>No</b>

## HERITAGE CITATION REPORT

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<b>Name</b>	Cross Roads Store and Residence	<b>File No</b>	133
<b>Address</b>	43 Murdoch Road WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	House		
<b>Citation Date</b>	2011		



Cross Roads store and house

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**Recommended Heritage Protection**      **VHR** No **HI** No **PS** Yes

### History and Historical Context

Prominent local builders and brick makers J Law and Son made a building application (No.597) on 29th May 1939, to erect a brick veneer shop and residence for Mrs Gayer of the Langley Estate. Langley is a nearby house (item 859), now with much subdivided grounds, in Gayer Ave. The shop was probably built as an investment. The shop was probably a milk bar for most of its life, and in 2004 was a video hire shop.

#### Source

Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

#### Relevant Historical Australian Themes

4. Building Settlements and Towns *Sub-Themes: 4.10.2 Setting Up Business:- Shops*

#### Description

Physical Description

# HERITAGE CITATION REPORT

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A small suburban corner store with attached brick bungalow, both with c.g.i.clad hipped roofs, the store roof hidden behind a castellated parapet. Apart from the parapet, and a pair of nicely made, diagonally boarded carriage doors, the store design is strictly utilitarian. Double glazed doors on the street corner open to a small shop with a plate glass shop window on the south side and high windows to keep out the heat on the west wall.

## Physical Condition

**appears good**

## Previous Statement Significance

**2004: SOCIAL/HISTORICAL: Corner shops that are still in ordinary commercial use by their close local community, like this one, are becoming increasingly rare in this country.**

## Statement of Significance

What is significant?

**The original shop and residence (1939) is significant.**

How is it significant?

**'Crossroads' is historically significant to the Rural City of Wangaratta on a local level.**

Why is it significant?

**Corner shops that are still in ordinary commercial use by their close local community, like this one, are becoming increasingly rare in this country. (Criterion B) The shop is also historically significant for its association with the residential development of the surrounding area in Wangaratta in the interwar period, when the expansion of housing in the immediate vicinity created demand for a local corner store. (Criterion A)**

## Recommendations 2011

External Paint Controls	<b>No</b>
Internal Alteration Controls	<b>No</b>
Tree Controls	<b>No</b>
Fences & Outbuildings	<b>No</b>
Prohibited Uses May Be Permitted	<b>No</b>
Incorporated Plan	-
Aboriginal Heritage Place	<b>No</b>

## HERITAGE CITATION REPORT

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<b>Name</b>	King George V Memorial Gardens	<b>File No</b>	221
<b>Address</b>	Ovens Street WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Other - Parks, Gardens & Trees		
<b>Citation Date</b>	2011		



( 221-c07-26.bmp ) View along one of the paths in King George Vth gardens, showing some of the plane trees.

### King George V Memorial

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**Recommended Heritage Protection**      **VHR** No **HI** No **PS** Yes

## History and Historical Context

In the 1850s, this site was the police paddock for keeping police horses (and for a pound ?). About 1864 the area was reserved for a market yard, and stockyards were built. In the early 1930s the saleyards were moved to Batchelor's Green, on the south bank of One Mile Creek (see item 517). These were opened on 27 July 1936 by the then premier, Albert Dunstan. In the meantime, Council had reserved the Ovens St site for gardens, and offered a prize of 5 pounds for the best design. The prize was won by Frank Hunter, reputedly using trees which had previously been planted to shade the yarded stock. The gardens were officially opened by the Hon. John McEwen M.H.R., Minister for the Interior, 16th October 1938. They were named as a memorial to King George Vth, who had died a few years before.

### Source

Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

# HERITAGE CITATION REPORT

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## Relevant Historical Australian Themes

8. Developing Cultural Life 4. Building Settlements and Towns *Sub-Themes: 8.1.2 Appreciating the Environment:- Urban Parks and Gardens 4.10.2 Setting Up Business:- Shops & Markets*

## Description

### Physical Description

**Small triangular park on the edge of Wangaratta's CBD. Contains a large number of mature exotic trees. The outcome of the design is to some extent accidental, in that when the park was established, many of the trees were already in situ, having been planted to shade stock in the former stockyards. Two small areas have been excised from the park, one for a sewerage pumping station on Templeton St (item 388) and the space between Ovens St and the pumping station for public toilets. There are two muzzle-loading artillery pieces inscribed "VR (Victoria Regina) 1843", and which were reputedly used in the Crimean War. These cannon were moved here from the Memorial Gardens at the intersection of Docker and Ovens Streets. An inventory of plantings and a conservation plan would be useful.**

### Physical Condition

**Trees appear to be in very good condition**

### Previous Statement Significance

**2004: HISTORICAL/SOCIAL: The gardens were established on a piece of land with great historic significance in Wangaratta's development. AESTHETIC: A pleasant, shady resort in which to stroll, on the fringe of the CBD.**

## Statement of Significance

### What is significant?

**The gardens, with its mature plane trees and landscaping, are significant. The pumping station is significant.**

### How is it significant?

**The King George V, Wangaratta is of local historic and social significance to the Rural City of Wangaratta.**

### Why is it significant?

**Historically, the gardens are significant on a local level as the site of the former Police Paddock associated with the development of government institutions in Wangaratta during the early history of the township in the mid nineteenth century. The trees are historically significant for their association with the site's use as a stockyard in the late nineteenth and early twentieth century. The pumping station is historically significant for its association with the development for urban infrastructure in the twentieth century. (Criterion A)**

**The gardens are aesthetically significant on a local level as a pleasant, shady resort for pedestrian access and recreation on the fringe of the CBD (Criterion E).**

**The gardens are socially significant on a local level for the place's continuous use for social recreation as a public**

# HERITAGE CITATION REPORT

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park since the park's opening in 1938. Its naming as the King George V memorial gardens in memory of the late monarch signified a special association with the heritage of the British community in Wangaratta. (Criterion G)

## Recommendations 2011

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes Mature Plane Trees
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

## HERITAGE CITATION REPORT

<b>Name</b>	The Manse	<b>File No</b>	367
<b>Address</b>	12 Rowan Street WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	House		
<b>Citation Date</b>	2011		



The Manse

**Recommended Heritage Protection**      **VHR No HI No PS Yes**

### History and Historical Context

The house and former manse is thought to be one of the oldest houses still surviving in Wangaratta, and it is thought to have been the Methodist Manse (and in recent years the Uniting Church Manse) continuously for nearly 150 years. Only the Anglican Deanery (item 375) can match it in longevity and continuity of use.

For well over a century (perhaps 150 years) this house has served as the manse for the nearby Methodist/Uniting Church. The church land next door to the Manse was granted to the Methodists in 1849, but the block the Manse is on was bought by E.B. Green in 1849, and soon after acquired by the Methodists. The original block (Crown Allotment 4 in Section 10) was subdivided to form the present numbers 12 & 14 Rowan St & No.23 Templeton St. The Manse was built on No.12 Rowan St by at least 1860, or perhaps earlier, and has continued to serve as the Manse ever since. The house appears to have been built in two stages, with a c1860 gable-roofed brick-walled portion in front, and a pair of older hipped-roof brick-walled sections behind. The brickwork patterns in the front and rear portions are different, and there is a visible join which suggests the rear portion was built first. This indicates that the Manse is one of the oldest surviving houses in Wangaratta.

#### Source

Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

# HERITAGE CITATION REPORT

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## Relevant Historical Australian Themes

8. Developing Cultural Life 4. Building Settlements and Towns *Sub-Themes: 8.3.1 Worshipping:- Worshipping in Wangaratta 4.8.4 Houses:- Notable District Residents and Their Houses*

## Description

### Physical Description

**Simple gable-roofed front with c.g.i. cladding. Skillion roofed verandah, c.i. lace decorated porch. 4-panel front door with sidelights and 2 d.h. windows in front. symmetrical chimneys at each gable end. Hip roofed rear section appears older, with different brick work and front section keyed in.**

### Physical Condition

**Appears good externally, except that the brickwork has been painted. Said to have been altered internally**

### Previous Statement Significance

**2004: This house is representative of particular characteristics of its precinct, as noted in the full statement of significance for the precinct. It is thought to be one of the oldest houses still surviving in Wangaratta, and it is thought to have been the Methodist Manse (and in recent years the Uniting Church Manse) continuously for nearly 150 years. Only the Anglican Deanery (item 375) can match it in longevity and continuity of use.**

## Statement of Significance

### What is significant?

**The Uniting Church manse (1860) is significant. Later additions and alterations are not significant.**

### How it is significant?

**The Uniting Church manse and is historically and socially significant to the Rural City of Wangaratta on a local level.**

### Why it is significant?

**The Uniting Church manse is historically significant for its association with the church and the history of the site dating back to 1849. It is associated with the historic theme of Worshipping (Thematic Environmental History 8.3, Criterion A). As a particularly old house in Wangaratta the manse is also associated with the Theme of Houses and Other Buildings 4.8 and the history of early residential development in Wangaratta in the mid nineteenth century (Criterion A).**

# HERITAGE CITATION REPORT

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## Recommendations 2011

External Paint Controls	<b>Yes</b>
Internal Alteration Controls	<b>No</b>
Tree Controls	<b>No</b>
Fences & Outbuildings	<b>No</b>
Prohibited Uses May Be Permitted	<b>No</b>
Incorporated Plan	-
Aboriginal Heritage Place	<b>No</b>

## HERITAGE CITATION REPORT

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**Name** Beersheba Barracks  
**Address** 83 Sisely Street WANGARATTA  
**Place Type** Barracks & housing  
**Citation Date** 2011



Beersheba Barracks

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**Recommended** VHR - HI - PS -  
**Heritage Protection**

### History and Historical Context

Parish Maps from the 1850s show the Beersheba Barracks site surrounded by the same roads and boundaries that it is today. Initially selected by Samuel Lascar some time before 1857, the land was transferred through various owners until it was acquired by the Commonwealth Government on 13 May 1943 under the Land Acquisitions Act. Most of this land was designated for an aluminium factory, now Bruck Mills, but it appears that a small corner, approximately ten acres, was allocated to the Army.

The site was named Beersheba Barracks in 1955 at a time when Australian Army depots were being renamed after well-known war campaigns. The site is named after the Battle of Beersheba, one of Australia's iconic World War I conflicts, which was part of the Sinai and Palestine campaign. Beersheba was the scene of an historic charge by the 4th Light Horse Brigade, arguably Australia's greatest battle victory, on 31 October 1917.

During World War II Wangaratta was again called on to play a role in recruiting troops. Battalions moved through Wangaratta throughout the war years using the Showgrounds to the north of town and the Drill Hall in Rowan Street for training. While there is no mention of the Beersheba Barracks site during this time, it is likely that it was in these early years of World War II that the site began to be used for Army training purposes. As with other sites in Victoria, the land was likely to have been leased from the owner by the Commonwealth Government before its acquisition in 1943.

# HERITAGE CITATION REPORT

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Between 1950 and 1955 a migrant hostel known as a Hostel for New Australians was located on the Beersheba Barracks site. It was reputed to be the best migrant camp in Victoria at the time in terms of facilities. In 1954 the migrant hostel was declared surplus to requirements by the Department of the Interior and was made available for disposal. The same year the Department of the Army proposed to acquire the land for use as a training depot.

Two regiments have been attached to the Beersheba Barracks - the 8/13 Victorian Mounted Rifles and the 4/19 Prince of Wales Light Horse. The depot was the regimental headquarters at various times for each of these regiments, which are both part of the 2nd Armoured Brigade, 3rd Division. During the latter part of the 1950s and 1960s Beersheba Barracks was used as a base for training camps and courses for armoured corps, artillery, engineers and intelligence. Annual camps for entire regiments drawn from across Victoria were held at Beersheba Barracks.

The site is currently used by the 33 Army Cadet Unit. It appears that the depot ceased to be used to train Army Reserve Soldiers in the Light Horse Regiment in 1998, but was re-opened for Reserve training in February 2000 by 4 Brigade Administration Support Battalion. The Air Training Corps also began training Air Cadets at Beersheba Barracks in 1999 and continue to use the site today. [1]

[1] Wangaratta Historical Society Newsletter accessed online. Research by Way Back When - Consulting Historians [http://www.wangarattahistorical.org.au/newsletter/beersheba\\_barracks.php](http://www.wangarattahistorical.org.au/newsletter/beersheba_barracks.php)

## Description

### Physical Description

At the time of the conversion from migrant hostel to Army depot in 1954, a number of the huts were removed at the request of the Department of Immigration. It is unknown where or exactly when these buildings were moved, but they are no longer on the site. There are now only 16 huts on the site after two or three were removed to make room for armoured trucks some time in the 1980s. The huts exacerbated seasonal extremes, but they have since been upgraded and lined. The largest hut was used as a kitchen/mess/storage area. There are several more recent buildings (ablution block, garage etc) with single pitch roofs and a concrete paved site.

## Statement of Significance

### What is significance?

Beersheba Barracks in Sisely Avenue Wangaratta, erected c 1940 and containing 16 Nissan Huts is significant.

### How is it significant?

Beersheba Barracks is of local historical and technical significance to the Rural City of Wangaratta. It also has considerable rarity value.

It is recommended that the barracks be included on the Commonwealth Heritage List.

### Why is it significant?

Beersheba Barracks in Sisely Avenue, which was acquired for use by the military during World War II and contains a large collection of Nissan Huts which were once relatively common but are now increasingly rare in large numbers.

The site is highly significant as one of the last remaining symbols of the long history of the Army in Wangaratta. Many of the buildings and sites that tie Wangaratta to its military past no longer exist since the Drill Hall in Rowan Street that dated back to World War I has been demolished. The buildings on the Beersheba Barracks site are believed to be the only

# HERITAGE CITATION REPORT

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remaining military structures in Wangaratta despite a long history of the Army's involvement in Wangaratta particularly during World War II

From 1950- 54 the Nissen Huts at Beersheba Barracks served as a migrant hostel and has historical significance as a representative example of the practice of housing migrants in army camps which was a common practice in late 1940s in Australia. (Criteria A, D, C)

## Recommendations 2011

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

-

**Aboriginal Heritage Place**

No

## HERITAGE CITATION REPORT

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<b>Name</b>	The Sydney Hotel	<b>File No</b>	230
<b>Address</b>	2 Templeton Street WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	Hotel		
<b>Citation Date</b>	2011		



Sydney Hotel

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**Recommended** VHR No HI No PS Yes  
**Heritage Protection**

### History and Historical Context

The Sydney Hotel at 2 Templeton Street, Wangaratta was constructed during the period 1941/2 during World War Two. It represents the Austerity architectural style of the 1940-60 period. It was designed by R. H. McIntyre, architect of Melbourne, and built by A.E. Zumps of Kew (2004 Study).

The first building on this site was William Clark's Hope Inn, built some time after 1839. It was replaced after a fire by William Painter's Sydney Hotel, first licensed about 1864. A succession of publicans until the late 1930s, and the hotel probably underwent a series of additions or rebuildings in that time. An early photo shows a simple rectangular brick building with a hipped shingle roof and a "Hope Inn" sign; then an extended building with painted quoins (H. Campbell Sydney Hotel); then a much larger building with parapets, a Dutch gable and an octagonal tower. That last building is probably the one which was demolished in 1941 to make way for the present much more modest structure. The licensee at the time was Chris W. O'Keefe. He died in 1947 and Mr William (Bill) O'Keefe succeeded him. (2004 Study)

Hotelier activity dates back to the establishment of Wangaratta on the Ovens River crossing (Thematic Environmental History 2004:56).

The original Hope Inn established by William Clark was destroyed by fire and replaced by William Painter's Sydney Hotel, first licensed in 1864. The Sydney is still operating today, having been rebuilt for the second time in circa the

# HERITAGE CITATION REPORT

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1940s [study item 230] (Thematic Environmental History 2004:72).

## Source

Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

## Relevant Historical Australian Themes

4. Building Settlements and Towns *Sub-Themes: 4.10.1 Setting Up Business:- Hotels*

## Description

### Physical Description

**A basic, tiled, hipped roof single-storey red-brick building with a truncated turret as a feature, with a tapestry brick decoration and topped with a parapet capped with clinker bricks. The foyer to the dining room features a fine Art Deco style lead-light window. Several other etched glass windows dating to 1941-2 are still in evidence. The hotel as planned was to have 2 storeys, but because of wartime restrictions the 2nd level was never built. The interior retains the bar that is contemporary with the hotel's construction date.**

.

### Physical Condition

**Appears good**

### Previous Statement Significance

**2004: HISTORICAL/SOCIAL: There has been some sort of hotel on this site for about 160 years.**

**ARCHITECTURAL: A simple, very plain building - a good example of the effect of wartime restrictions on the supply of materials for non-military purposes.**

## Statement of Significance

What is significant?

**The hotel building at 2 Templeton Street, Wangaratta, is significant, in particular the interior and exterior design elements that date to the original building constructed in 1941/2.**

How is it significant?

**The hotel at 2 Templeton Street is historically and aesthetically significant on a local level.**

Why is it significant?

**The site of the Sydney Hotel is historically significant on a local level as there has been some sort of hotel on this site for about 160 years. The building is historically significant on a local level as a surviving and continuously operating hotel from the mid twentieth century, associated with the commercial development of Wangaratta in the 1940s (HERCON Criterion A).**

# HERITAGE CITATION REPORT

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**The Sydney Hotel is aesthetically significant on a local level for its simple architectural style associated with the Austerity period of the war years, and as a good example of the effect of wartime restrictions on the supply of materials for non-military purposes during this time (HERCON Criteria E, A).**

## Recommendations 2011

External Paint Controls	<b>Yes</b>
Internal Alteration Controls	<b>No</b>
Tree Controls	<b>No</b>
Fences & Outbuildings	<b>No</b>
Prohibited Uses May Be Permitted	<b>No</b>
Incorporated Plan	-
Aboriginal Heritage Place	<b>No</b>

## HERITAGE CITATION REPORT

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<b>Name</b>	House	<b>File No</b>	132
<b>Address</b>	6 Vernon Road WANGARATTA		
<b>Place Type</b>	House		
<b>Citation Date</b>	2011		



( 132-c36-36a.bmp ) No.6 Vernon Road viewed from the roadway

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6 Vernon Rd

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**Recommended**      **VHR - HI - PS -**  
**Heritage Protection**

### History and Historical Context

*When Built:* c1920s

StyleType: Interwar Period (c.1919-c.1940) American Bungalow

Current Use: residence

# HERITAGE CITATION REPORT

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History Notes: -

References: -

Relevant Historical Australian Themes

4. Building Settlements and Towns Sub-Themes: 4.8.1 Houses:- Houses in the District

## Description

### Physical Description

2004 citation: Modest red brick and stucco bungalow with a c.g.i. clad hipped roof. A very wide and flattened gable, with shingles and strapwork, over a deep front porch. The porch gable is supported by an immensely wide and shallow brick arch between two brick posts. Ornate wood verandah balustrade

### Physical Condition

good

### Statement of Significance

ARCHITECTURAL: An unusual and eye-catching interpretation of the American Bungalow style

### Recommendations 2011

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

## HERITAGE CITATION REPORT

<b>Name</b>	Glenarvon House and Garden	<b>File No</b>	129
<b>Address</b>	27-31 Vernon Road WANGARATTA	<b>Significance Level</b>	Local
<b>Place Type</b>	House		
<b>Citation Date</b>	2011		



Glenarvon

**Recommended** VHR No HI No PS Yes  
**Heritage Protection**

### History and Historical Context

This house is the only surviving representative of houses built in its vicinity in the nineteenth century. It is on part of the large residential area south of the former Borough boundary at Crisp St. This area was generally subdivided later than the land inside the boundary - generally in the late 1850s or 1860s, and then into much larger blocks, often of 9 or 10 acres. Remnants of a few properties from these subdivision sales survive, but all much reduced in acreage, and only one with a house on it predating 1900. This is "Glenarvon" in Vernon Road, said to have been built in c1865.

The house was built for a Mr Evans, who is said to have been a flour miller. The father of the present owner, a medical doctor, bought it in the 1930s. Originally the very large garden (or possibly garden and paddock) stretched from about No. 23 Vernon Road (Item 441), to near the east end of the street. The property appears to have been subdivided in about the 1960s. In an unnumbered (possibly c1935) building application, J. Law & Son Builders apply for a permit for renovations to Glenarvon for the Misses Read. The back section of the house on the west side (left side in photo) was to be demolished and rebuilt, presumably for a modern bathroom wing with W.C.s, under a new hipped roof. (1935 was when sewers were connected in Wangaratta). In c1939, the skillion roof between the kitchen and bathroom wings at the rear was raised.

#### Source

Doring, C & M J, & Michelle Sommerton (2004), *Regional City of Wangaratta - Heritage Study Stage 2*.

# HERITAGE CITATION REPORT

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## Relevant Historical Australian Themes

### 4. Building Settlements and Towns *Sub-Themes: 4.8.1 Houses:- Houses in the District*

#### Description

##### Physical Description

**The house has its back to the Vernon Road (a kitchen wing ?) The front of the house faces north to a large garden and the King River. One of the earliest houses to be built in Wangaratta, it has had some minor later additions at the rear in c1935 (when the sewer was connected) and c1939.**

##### Physical Condition

**good**

##### Previous Statement Significance

**2004: HISTORICAL/SOCIAL: One of the oldest houses in Wangaratta to survive. Possibly only the Deanery (item 375) is older and the Methodist Manse (item 367) approaching it in age. It was built for a prominent early citizen of the town, and was lived in for a long time by a well known local doctor. ARCHITECTURAL: [not assessed]**

#### Statement of Significance

##### What is significant?

**The house (c1865 with 1939 additions) at 27-31 Vernon Road is significant.**

##### How is it significant?

**The house at 27-31 Vernon Road is historically significant to the Rural City of Wangaratta on a local level.**

##### Why is it significant?

**The house at 27-31 Vernon Road is historically significant as one of the oldest houses in Wangaratta to survive. It was built for a prominent early citizen of the town, and was lived in for a long time by a well known local doctor. (Criterion A, H)**

# HERITAGE CITATION REPORT

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## Recommendations 2011

External Paint Controls	<b>No</b>
Internal Alteration Controls	<b>No</b>
Tree Controls	<b>No</b>
Fences & Outbuildings	<b>No</b>
Prohibited Uses May Be Permitted	<b>No</b>
Incorporated Plan	-
Aboriginal Heritage Place	<b>No</b>

## APPENDIX C – PERMIT EXEMPTIONS

### Rural City of Wangaratta HO Permit Exemptions incorporated plan

#### Application

These permit exemptions apply to places included within the Heritage Overlay as follows:

- Heritage precincts in the Residential 1 zone (Section 3.1)
- Heritage precincts in the Business 1 zone (Section 3.2)
- Heritage precincts in the Mixed Use zone (Section 3.3)
- Heritage precincts in the Industrial zone (Section 3.4)
- Individual heritage places in the Rural zone (Section 3.5)

#### Definitions

The following definitions apply:

Level	Significance
<i>Significant</i>	A <i>Significant</i> place is a single heritage place that has cultural heritage significance independent of its context. These places may also contribute to the significance of a heritage precinct. <i>Significant</i> places will usually have a separate citation and statement of significance.
<i>Contributory</i>	A <i>Contributory</i> place contributes to the significance of a heritage precinct, but would not be significant on their own.
<i>Non-contributory</i>	<i>Non-contributory</i> places do not contribute to the significance of a heritage precinct. In some instances, a <i>Significant</i> place may be considered <i>Non-contributory</i> within a precinct. For example, an important Modernist house within a Victorian era precinct.
<i>Significant feature</i>	A significant feature is any feature (building, tree, structure etc.) that the <i>Rural City of Wangaratta Stage 2 Heritage Study 2004</i> identifies as contributing to the significance of a heritage place.

*Significant*, *Contributory* and *Non-contributory* places within heritage precincts are shown on the precinct maps that form part of this incorporated plan.

#### No Planning Permit Required

##### Residential heritage precincts

This applies to the relevant residential zoned areas in the heritage precincts listed in Table 3.1, which are shown on the attached precinct maps.

##### Heritage precincts affected by the Residential zone.

Precinct	HO No.
Holy Trinity Anglican Church Close	HO3
Chisholm Street Houses	HO6
Docker Street East	HO8

<b>Precinct</b>	<b>HO No.</b>
Docker Street West	HO9
Vicinity of Murdoch Road	HO10
Templeton Street East	HO15
Templeton & Rowan Streets West	HO16
Turner Street	HO17
1944 Housing Commission Project	HO18
Water Tower District	HO20

### **Permit exemptions**

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within the heritage precincts subject to the Heritage Overlay specified in Table 3.1:

- Demolition of a building or part of a building on a property shown as *Non-contributory* on the relevant precinct map.
- Repairs or routine maintenance to a building that would change the appearance of that building on a property shown as *Non-contributory* on the relevant precinct map. This exemption does not apply if the repairs or maintenance would result in an extension to the building.
- Repairs or routine maintenance to the wall of a building that faces the rear boundary that would change the appearance of only that wall on a property shown as *Contributory* on the relevant precinct map. This exemption does not apply if the repairs or maintenance would result in an extension to the building or to a building on a corner site.
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property.
- Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard of any property.
- Construction of an extension to a building on a property shown as *Contributory* on the relevant precinct map provided that all of the following conditions are met:
  - the building height<sup>9</sup> is not more than the building of the original dwelling excluding any later extensions or additions;
  - there is no alteration or extension to any part of the roof facing the front or side boundary;
  - there is no alteration or extension to any part of the front or side walls of the dwelling, and;
  - the setback from side boundaries is not less than the setback of the existing dwelling.
- Construction of an extension to a building on a property shown as *Non contributory* on the relevant precinct map provided that all of the following conditions are met:
  - the building height<sup>9</sup> of the existing building is not exceeded; and

<sup>9</sup> "Building height" as defined by Clause 72 General Terms in the Wangaratta Planning Scheme.

- the setback from front or side boundaries is not less than the setback of the existing building.
- Installation of lattice or trellis on side or rear fences on any property, provided this is not situated forward of the front wall of the building.
- Installation of domestic services normal to dwelling on any property that may be visible from a street or public park provided that all of the following conditions are met:
  - is not attached to the front wall of the building;
  - is not situated between the front wall of the building and the front property boundary;
  - if attached to the side wall of a building on a property shown as *Significant* or *Contributory* on the relevant precinct map, it is setback not less than 4 metres from the minimum front setback of the dwelling (see Note 1);
  - does not project above the highest point of the roof;
  - is not situated on that part of the roof that faces directly toward a street (including a side street); and
  - if situated on part of a roof that faces a side boundary on a property shown as *Significant* or *Contributory* on the relevant precinct map, it is set back not less than 4 metres from the minimum front setback of the dwelling (see Note 1).
- Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard.

**NOTE 1:** *For the purposes of this exemption the front setback is measured to the original dwelling and not to any later extensions or additions such as garages or carports.*

### **Individual places in rural zones**

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development for heritage places within the Farming Zone subject to the Heritage Overlay:

- Construction of a fence or demolition, removal or alteration of any fence.
- Demolition of or alterations to a building that is not a *Significant feature*. This includes routine maintenance that would change the appearance of a building.
- Construction of a building provided that the building is no closer to a road than a *Significant feature* and is not less than 10 metres from any *Significant feature* on that property.
- Carrying out of works associated with a Section 1 use.
- Installation of plant and equipment associated with a Section 1 use. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Installation of plant or equipment associated with hot water services or central heating units provided that the equipment is not attached to a front façade of a building that is a *Significant feature*.
- Construction of equipment associated with a roof-mounted solar hot water system or satellite dish provided that the equipment is not situated on that part of the roof that faces directly toward a street or road.
- Replacement or installation of a domestic television aerial.
- Construction of a pool or associated fencing on any property. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

**Business 1 Zone permit exemptions**

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development for heritage places within the Business Zone subject to the Heritage Overlay:

- The installation of an automatic teller machine on a building listed as non-contributory.
- An alteration to an existing building façade of a non-contributory building provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

## APPENDIX D – HERCON CRITERIA

**Criterion A:**

Importance to the course, or pattern, of Victoria's (or the region's) cultural history.

**Criterion B:**

Possession of uncommon, rare or endangered aspects of Victoria's (or the region's) cultural history.

**Criterion C:**

Potential to yield information that will contribute to an understanding of Victoria's (or the region's) cultural history.

**Criterion D:**

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

**Criterion E:**

Importance in exhibiting particular aesthetic characteristics.

**Criterion F:**

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

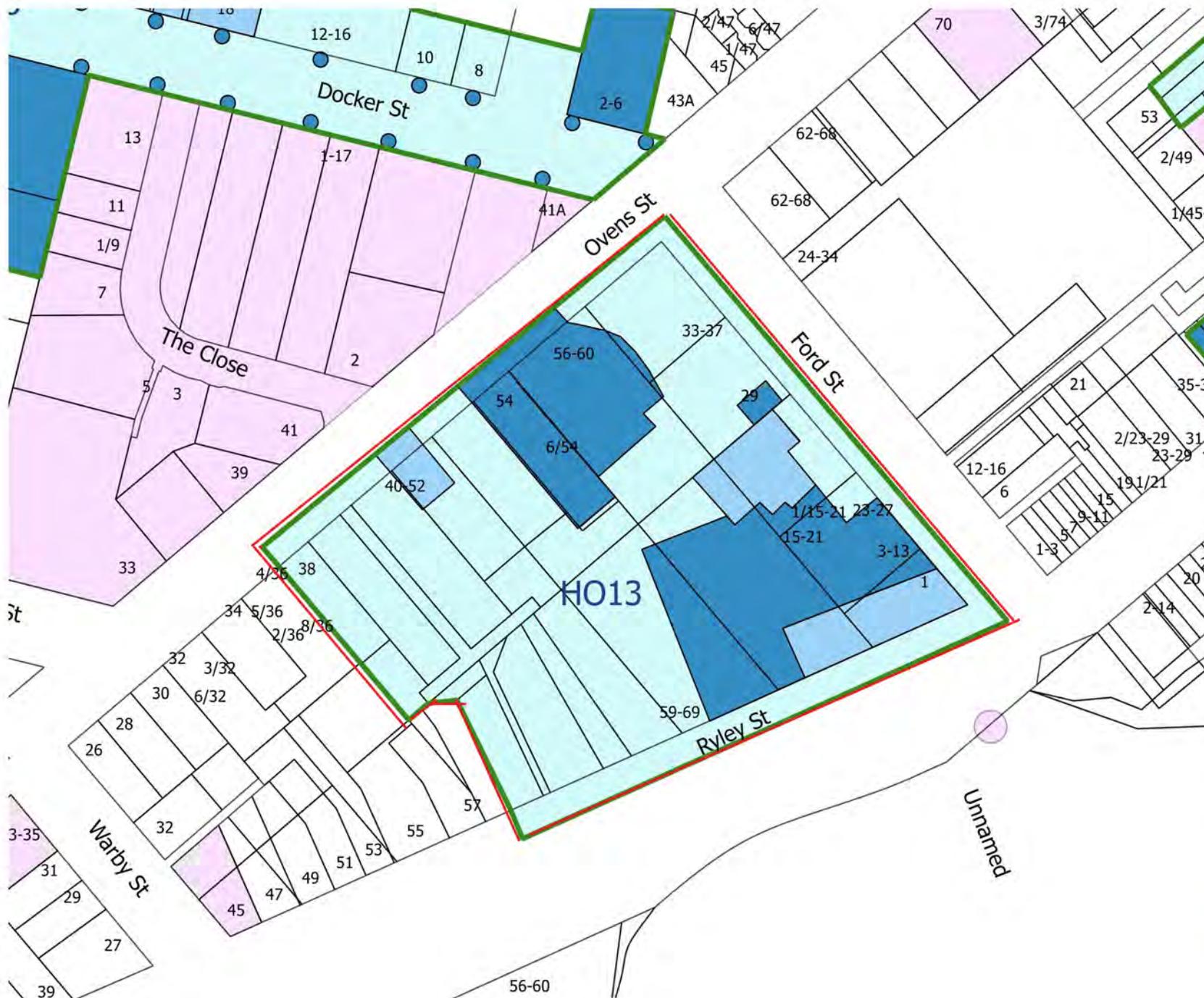
**Criterion G:**

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

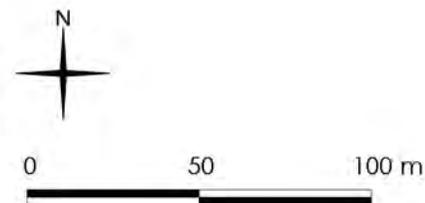
**Criterion H:**

Special association with the life or works of a person, or group of persons, of importance in Victoria's (or the region's) history.

## **APPENDIX E - MAPS**



- KEY**
- Precinct boundary □
  - Individually significant place ■
  - Contributory place ■
  - Non contributory place ■
  - Other HO ■
  - Existing precinct boundary □



**HO13**  
 Client Rural City of Wangaratta  
 Project Heritage Study review Urban Precincts 2011  
 Date 6/10/2011 JB

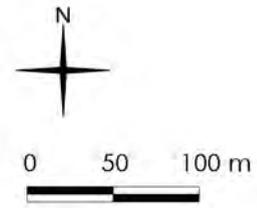
people place heritage

**CONTEXT**

22 Merri Street Brunswick, Victoria 3056  
 T: 03 9380 6933 F: 03 9380 4066  
 www.contextpl.com.au



- KEY**
- Existing precinct boundary
  - Amended precinct boundary
  - Individually significant place
  - Contributory place
  - Existing HO
  - Non contributory



**HO20**

Client Rural City of Wangaratta  
 Project Heritage Study review Urban Precincts 2011  
 Date 2/11/2011 JB

people place heritage

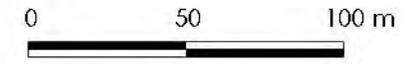
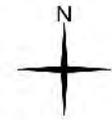
**CONTEXT**

22 Merri Street Brunswick, Victoria 3056  
 T: 03 9380 6933 F: 03 9380 4066  
 www.contextpl.com.au



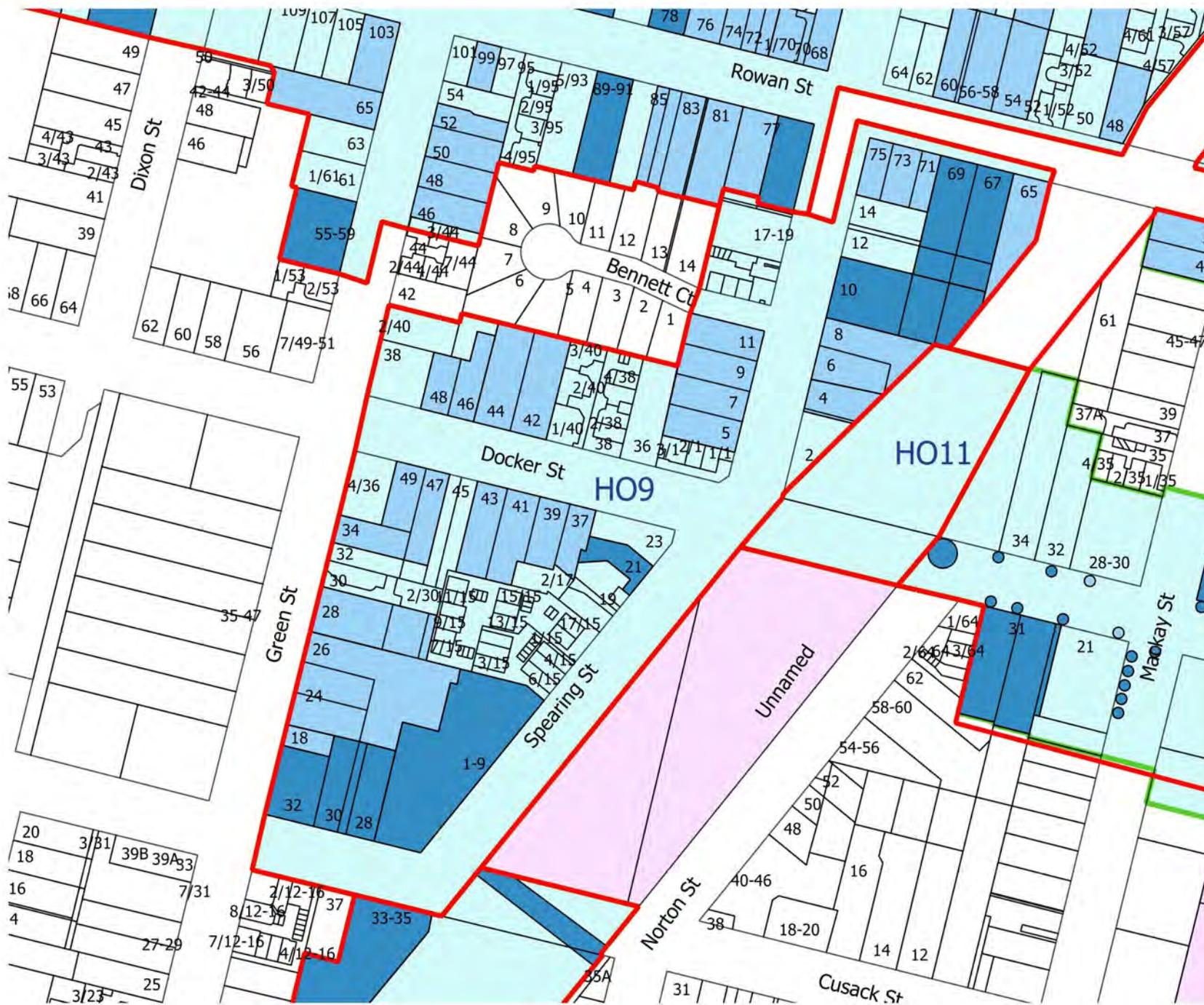


- KEY**
- Precinct boundary 
  - Individually significant place 
  - Contributory place 
  - Non contributory place 
  - Other HO 
  - Existing precinct boundary 

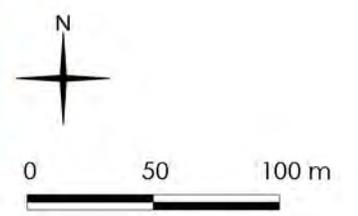


**HO8**  
 Client Rural City of Wangaratta  
 Project Heritage Study review Urban Precincts 2011  
 Date 15/5/2013 [amended]

people place heritage  
**CONTEXT**  
 22 Merri Street Brunswick, Victoria 3056  
 T: 03 9380 6933 F: 03 9380 4066  
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- KEY**
- Existing precinct boundary □
  - Amended precinct boundary □
  - Individually significant place ■
  - Contributory place ■
  - Existing HO ■
  - Non contributory ■



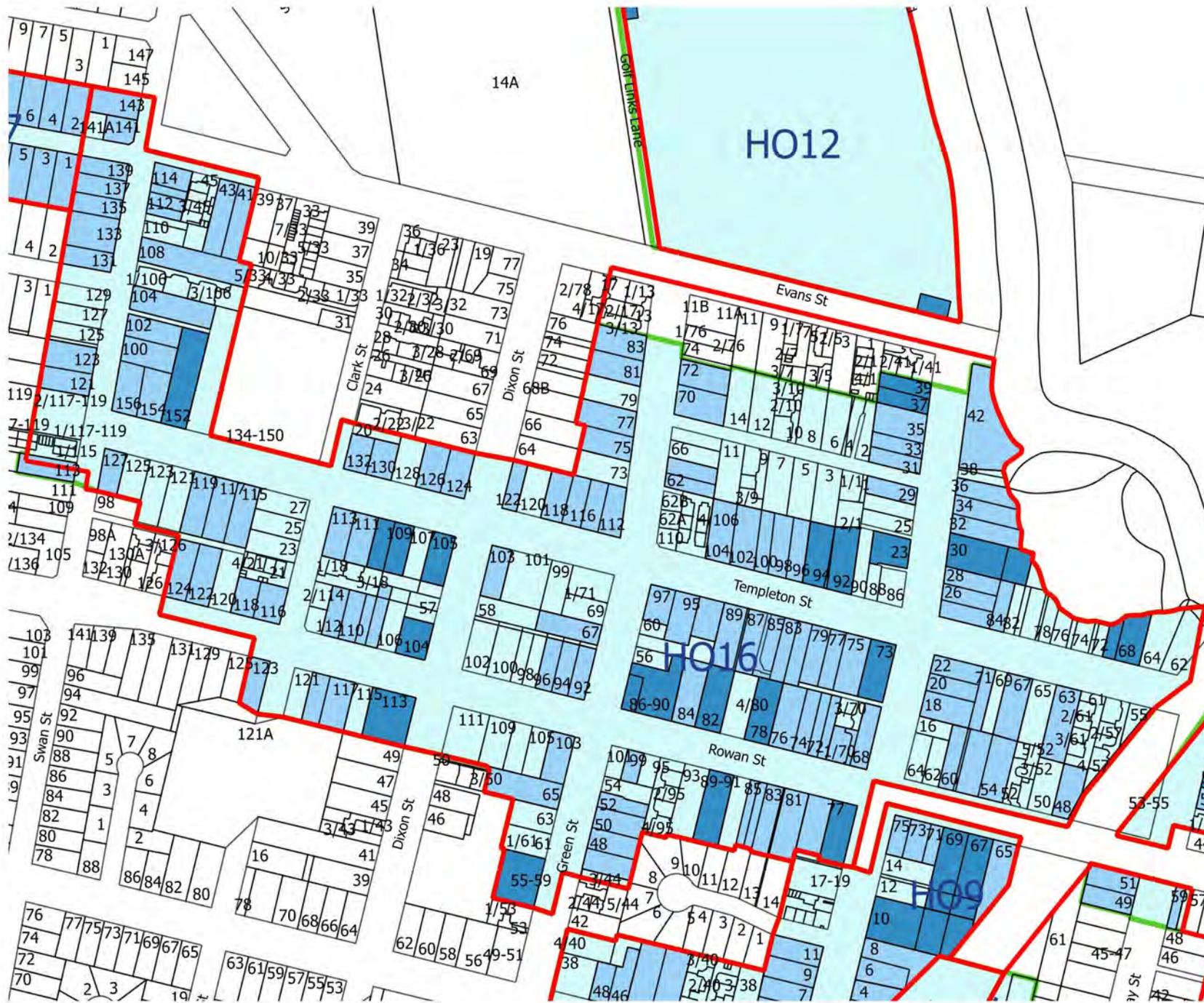
**HO9**

Client Rural City of Wangaratta  
 Project Heritage Study review Urban Precincts 2011  
 Date 2/11/2011 JB

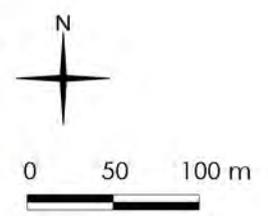
people place heritage

**CONTEXT**

22 Merri Street Brunswick, Victoria 3056  
 T: 03 9380 6933 F: 03 9380 4066  
 www.contextpl.com.au



- KEY**
- Existing precinct boundary □
  - Amended precinct boundary □
  - Individually significant place ■
  - Contributory place ■
  - Existing HO ■
  - Non contributory ■



**HO16**

Client Rural City of Wangaratta  
 Project Heritage Study review Urban Precincts 2011  
 Date 2/11/2011 JB

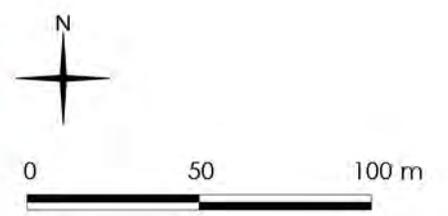
people place heritage

**CONTEXT**

22 Merri Street Brunswick, Victoria 3056  
 T: 03 9380 6933 F: 03 9380 4066  
 www.contextpl.com.au



- KEY**
- Existing precinct boundary
  - Amended precinct boundary
  - Individually significant place
  - Contributory place
  - Existing HO
  - Non contributory



**HO5**

Client Rural City of Wangaratta  
 Project Heritage Study review Urban Precincts 2011  
 Date 2/11/2011 JB

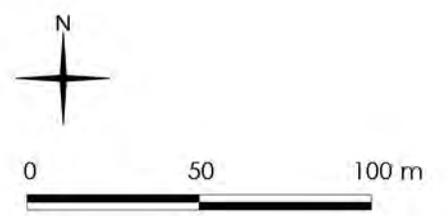
people place heritage

**CONTEXT**

22 Merri Street Brunswick, Victoria 3056  
 T: 03 9380 6933 F: 03 9380 4066  
 www.contextpl.com.au



- KEY**
- Existing precinct boundary
  - Amended precinct boundary
  - Individually significant place
  - Contributory place
  - Existing HO
  - Non contributory



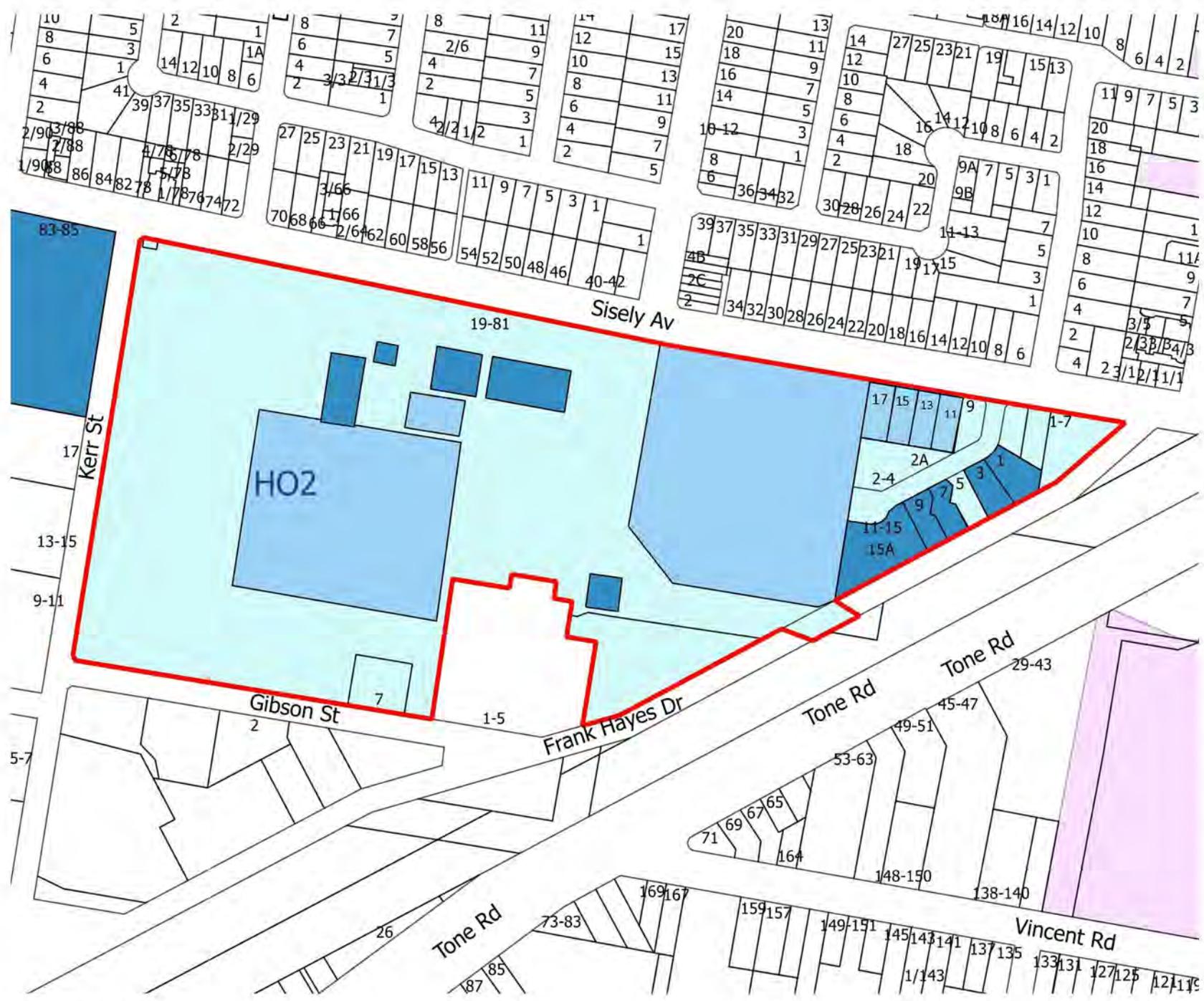
**HO6**

Client Rural City of Wangaratta  
 Project Heritage Study review Urban Precincts 2011  
 Date 2/11/2011 JB

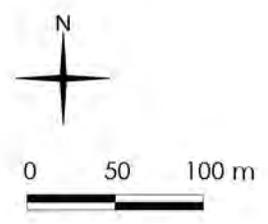
people place heritage  
**CONTEXT**

22 Merri Street Brunswick, Victoria 3056  
 T: 03 9380 6933 F: 03 9380 4066  
 www.contextpl.com.au

Unnamed



- KEY**
- Existing precinct boundary □
  - Amended precinct boundary □
  - Individually significant place ■
  - Contributory place ■
  - Existing HO ■
  - Non contributory



**HO2**

Client Rural City of Wangaratta  
 Project Heritage Study Review Urban Precinct 2011  
 Date 6/10/2011 JB

people place heritage

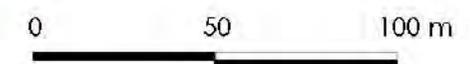
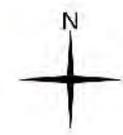
**CONTEXT**

22 Merri Street Brunswick, Victoria 3056  
 T: 03 9380 6933 F: 03 9380 4066  
 www.contextpl.com.au



**KEY**

- Individually significant place 
- Existing precinct boundary 
- Amended precinct boundary 
- Contributory place 

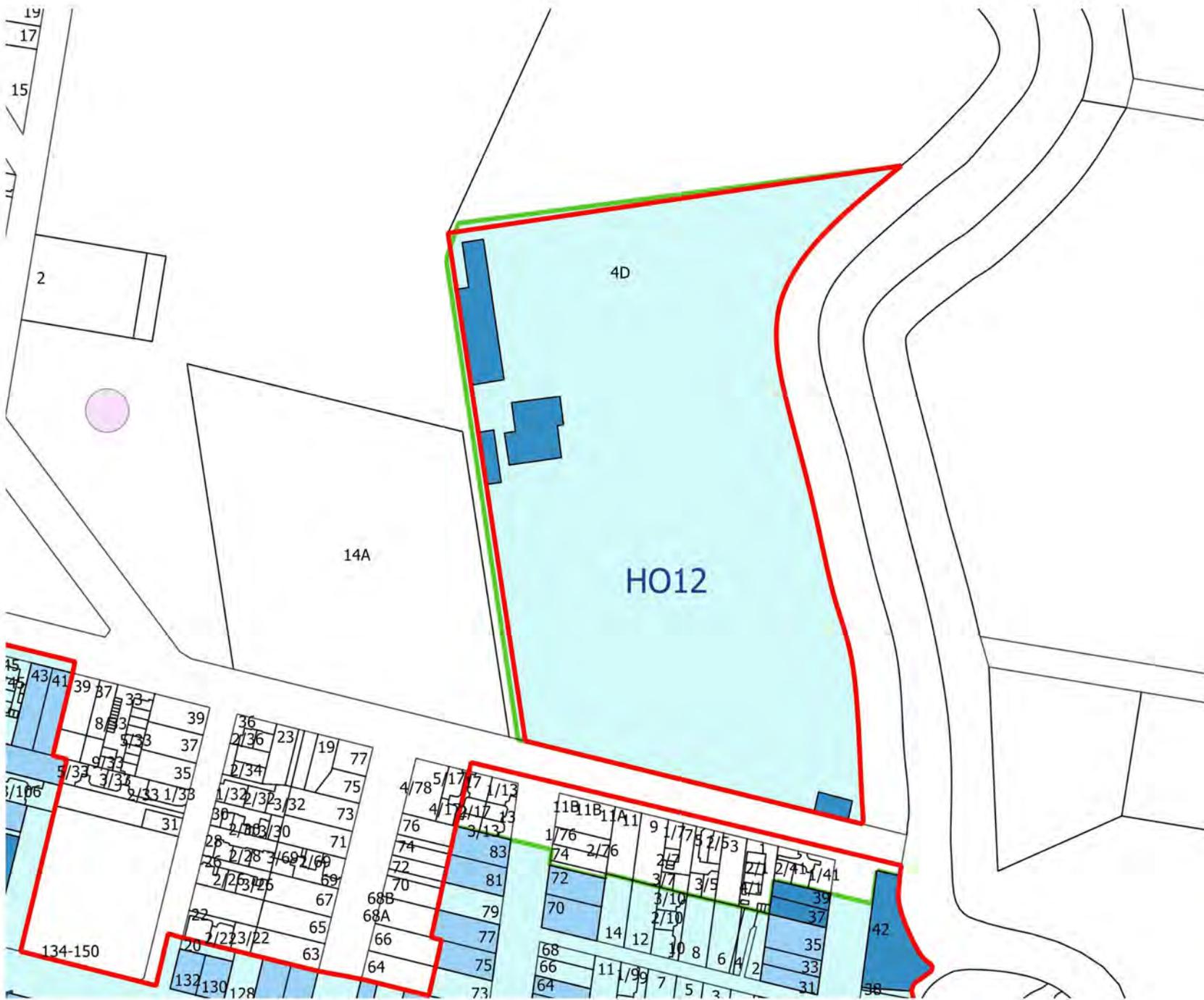


HO1 Beersheba Barracks  
 Client Rural City of Wangaratta  
 Project Heritage Study Review Urban Precinct 2011  
 Date 3/6/2013 [amended]

people place heritage

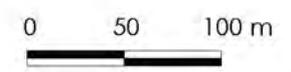
**CONTEXT**

22 Menri Street Brunswick, Victoria 3056  
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 www.contextpl.com.au



**KEY**

- Existing precinct boundary □
- Amended precinct boundary □
- Individually significant place ■
- Contributory place ■
- Existing HO ■
- Non contributory ■



**HO12**

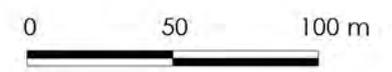
Client Rural City of Wangaratta  
 Project Heritage Study Review Urban Precinct 2011  
 Date 6/10/2011 JB



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- KEY**
- Existing precinct boundary □
  - Contributory place □
  - Amended precinct boundary □
  - Existing HO □
  - Non contributory □



**HO18**

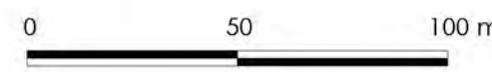
Client Rural City of Wangaratta  
 Project Heritage Study Review Urban Precinct 2011  
 Date 6/10/2011 JB



22 Merri Street Brunswick, Victoria 3056  
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 www.contextpl.com.au



- KEY**
- Existing precinct boundary □
  - Amended precinct boundary □
  - Individually significant place ■
  - Contributory place ■
  - Existing HO ■
  - Non contributory ■



**HO4**

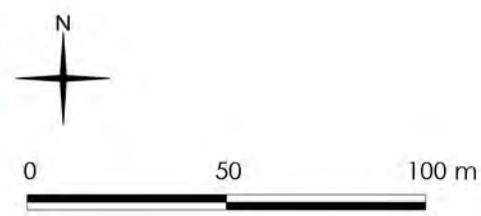
Client Rural City of Wangaratta  
 Project Heritage Study Review Urban Precinct 2011  
 Date 6/10/2011 JB



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- KEY**
- Existing precinct boundary 
  - Amended precinct boundary 
  - Individually significant place 
  - Contributory place 
  - Existing HO 
  - Non contributory 

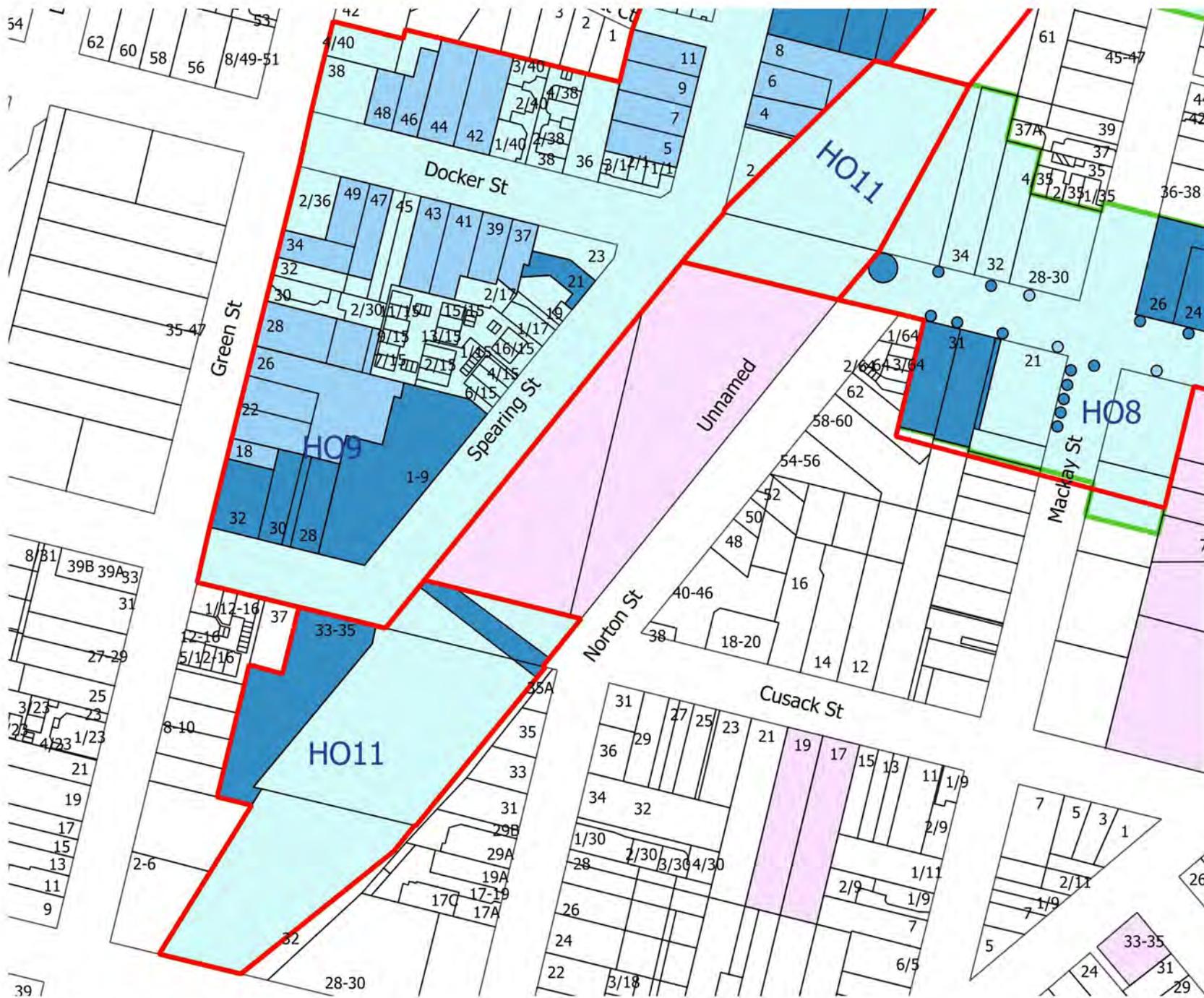


**HO17**

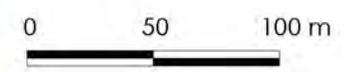
Client Rural City of Wangaratta  
 Project Heritage Study Review Urban Precinct 2011  
 Date 6/10/2011 JB

people place heritage  
**CONTEXT**

22 Merri Street Brunswick, Victoria 3056  
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- KEY**
- Existing precinct boundary □
  - Amended precinct boundary □
  - Individually significant place ■
  - Contributory place ■
  - Existing HO ■
  - Non contributory ■



**HO11**

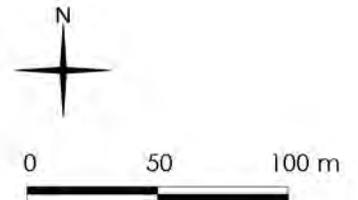
Client Rural City of Wangaratta  
 Project Heritage Study review Urban Precincts 2011  
 Date 2/11/2011 JB



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 www.contextpl.com.au



- KEY**
- Existing precinct boundary
  - Amended precinct boundary
  - Individually significant place
  - Contributory place
  - Existing HO
  - Non contributory



**Proposed new precinct  
Vernon Road**

Client Rural City of Wangaratta  
 Project Heritage Study Review Urban Precinct 2011  
 Date 6/10/2011 JB

people place heritage  
**CONTEXT**  
 22 Merri Street Brunswick, Victoria 3056  
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