

Building:	House	Significance:	B
Address:	31 Yarraford Avenue, Alphington	Melway Map Ref:	31 A12
Building Type:	Residence	Construction Date:	1928
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[x] F[] P[]		G[x] F[] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

The land on which 31 Yarraford Avenue is located originally belonged to Yarraford House, situated on the hill overlooking the Yarra River. This property, previously a part of J W Gosling's Crown Portion 116, was subdivided in 1922 into suburban lots.¹ Opposite Yarraford was the overseer's house, and surveyor, E P Muntz, surveyed a roadway between the two houses bisecting the block. Yarraford House has since been demolished for flats; the other house may still exist, but in a much altered state.²

The suburban lots sold for £10 deposit, with payments at £1 per month.³ Harry Miskin owned Yarraford House and some sixteen lots in 1923, one of which was Lot 32. George Keith, a civil servant, purchased this lot and by 1928 had built 31 Yarraford Avenue. Keith lived there over a long period of time, at least until 1962.⁴

Graeme Butler. *Northcote Urban Conservation Study*. 1982.

Description

The house at 31 Yarraford Avenue, Alphington, is a timber, double-storey Arts and Crafts style bungalow, with broad intersecting gabled roofs clad in Marseilles pattern terracotta tiles with terracotta ridge cresting and finials. Walls at ground floor level are weatherboarded. A gabled entrance porch faces the street, supported on red brick piers. The red brick verandah balustrading has lozenge shaped openings, and the verandah gable end is part half timbered and part shingled. The gable to the first floor extends on one side encompassing part of the ground floor, and a large diamond-shaped pierced timber ventilator is located within the shingled gable end. First floor windows are leadlight casements.

Significance

The house at 31 Yarraford Avenue, Alphington, is of local architectural significance. It is a good example of the Arts and Crafts bungalow style, displaying typical features including broad gabled roof forms, timber shingling and leadlight casement windows. The house is enhanced by its hillside siting.

Original Source

Graeme Butler. *Northcote Urban Conservation Study*. 1982.

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- 1 Plan, part Jika Jika Parish. Yarraford Estate Subdivision Plan, Naughton, Collection 3/65 (SLV). LP 10991, declared 1/5/1925.
 - 2 Plan, part Jika Jika Parish. Yarraford Estate Subdivision Plan, Naughton, Collection 3/65 (SLV). LP 10991, declared 1/5/1925.
 - 3 RB 1923, 1011. RB 1926, 1028. D1925. RB 1928, 1090. RB 1965. Melbourne Telephone Directory, 1981.
 - 4 D1962.