

HOUSE

Place No. 98

ADDRESS 2 Linton Avenue
Lower Templestowe

Last Update 22/06/2005

DESCRIPTION The house at 2 Linton Avenue, Lower Templestowe, is a large clinker-brick, double-fronted California Bungalow with a roof of Marseilles tile. The main gable roof runs along the façade, which faces High Street. A minor gable projects forward at the left and is decorated with half-timbering and roughcast. The major roof sweeps past as a verandah, supported by precast Tuscan columns on a solid brick balustrade. The double front door and upper window sashes feature geometric-patterned leaded glass. There are window hoods with simple brackets on the side elevation (on Linton Ave).

According to an earlier description, there was a wire-mesh fence between brick piers, which has been removed. The bricks of the side elevations have been painted white.

The house is one of a small number of intact Inter-War houses in the study area. Comparable examples include 'Caringa' at 1 Monckton Road, and 478-482 Doncaster Road. At least three similar Inter-War houses identified by the 1991 Study have been demolished.

| | | | |
|------------------|---------------|---------------------|----------|
| Condition | Excellent | Integrity | Intact |
| Threats | None apparent | Key elements | Building |
| Designer | | | |

HISTORY Edward Miles, storekeeper and, later, orchardist, was the first owner in 1929-30 of the brick, double-fronted California Bungalow at 2 Linton Avenue. He was rated in that year for a 'house (new)' on 23 acres of land in High Street, valued at 100 pounds (1). This is the site of the house at 2 Linton Avenue, which is now situated at the north-east side of High Street. There was a note beside the rate book entry for the new house, to 'revalue' the property. The valuation was a high one, indicating the substantial nature of the building.

Edward Miles purchased 23 acres of vacant land in High Street in 1905 from Edwin Lawford. Lawford had purchased it from John Jaughin in 1903, who had acquired it from his father, Robert Jaughin, the registered owner in 1888 (2). Edward Miles, storekeeper, was rated for the vacant land in 1905-6, when it was valued at only 28 pounds (3). By c1920, when Miles was described as a Doncaster orchardist, the High Street property was still vacant land (4). From the mid-1920s, years of prosperity for district orchardists, the valuation of the High Street land increased to 60 pounds (5). As we have seen, once there was a house on the site, the valuation increased further to 100 pounds (6). Despite the widespread economic depression, the valuation only declined slightly during the 1930s, to 95 pounds in 1931-2 and down to 90 pounds in 1934-5 (7).

The house site was reduced in size over the years. As early as 1931, Elsie Gow acquired a plot of 70x140 feet on which she erected a modest house valued at 20 pounds (8). By 1943-44, Edward Miles, orchardist, was rated for his house on 10 and a half acres in High Street valued at 52 pounds (9).

SOURCES

- (1) Doncaster Shire Rate Book 1929-30, Templestowe Riding No.771.
- (2) Certificate of Title Vol 6852 Fol 395; Vol 2078 Fol 518.
- (3) Doncaster Shire Rate Book 1905-6, Templestowe Riding No.111.
- (4) Ibid Templestowe Riding No 831.
- (5) Ibid, 1923-24 No. 183.
- (6) See above.
- (7) Doncaster Shire Rate Book 1931-32, No. 763; 1934-35, No. 552.
- (8) Ibid. 1932-33, No. 336; Certificate of Title Vol 5761 Fol 025.
- (9) Doncaster Shire Rate Book 1943-44, Templestowe Riding No 538.

Creation Date c.1925

Change Dates

Associations

Local Themes

Edward Miles

7.05 - Houses of the 1920s-30s

STATEMENT OF What is Significant?

SIGNIFICANCE The California Bungalow, constructed c.1925, at 2 Linton Avenue, Lower Templestowe.

How is it Significant?

The California Bungalow at 2 Linton Avenue, Lower Templestowe is of local aesthetic significance to Manningham City.

Why is it Significant?

The house at 2 Linton Avenue, Lower Templestowe has aesthetic significance as a substantial and well designed Californian Bungalow which has remained largely intact. (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

| Register | Reference | Zoning | Status |
|-----------------|------------------|---------------|---------------|
| Planning Scheme | HO | | Recommended |

Extent The whole of the property as defined by the title boundaries.

Heritage Schedule

| | | |
|-------------------------------|----------------------------|---------------------------|
| External Paint Controls: | On VHR: | VHR Ref No: |
| Internal Alteration Controls: | Prohibited Uses: | |
| Tree Controls: | Aboriginal Heritage Place: | |
| Outbuildings or Fences: | Incorporated Plan: | Incorporated Plan Details |
| Description: | | |

Conservation Management

In order to conserve the heritage significance of this place, it is recommended that the following conservation objectives, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, which is identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the place and/or provide evidence of changing architectural styles or techniques.
2. Discourage the demolition of significant or contributory buildings unless the demolition is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The fabric to be removed is not significant, or
 - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
 - It will assist in the long term conservation of the place, or
 - It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

Note: The poor condition or low integrity of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the heritage place has deliberately been allowed to deteriorate.

3. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and/or layout of the place.
4. Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would

assist in understanding or interpreting the significance of the place.

6. Ensure that the siting and design of new development does not overwhelm the historic setting of the building and the site as a whole by becoming a dominant element or by interfering with key views to and from the site.
7. Encourage any new development on the property to relate and be complementary in form, scale and materials to the significant buildings and other elements, but be clearly contemporary in design.
8. Retain views of significant building(s) and plantings from the street.
9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research

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- BIBLIOGRAPHY** Context Pty Ltd, (1991), City of Doncaster & Templestowe Heritage Study, City of Doncaster & Templestowe, Doncaster, 140
Context Pty Ltd, (2005), Manningham Heritage Study Review, Manningham City Council, Doncaster