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| Heritage Overlay | 092 |
| Citation No.: | 242 |
| Place: | House, 160 Station Street Melton |

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| Other Names of Place: | Overs House |
| Location: | 160 Station Road, Melton (south-east corner of Barries Road) |
| Critical Dates: | c.1956 |
| Existing Heritage Listings: | None |
| Recommended Level of Significance: | LOCAL |



Statement of Significance:

The house at 160 Station Road, Melton South, is significant as a highly intact and substantial local example of a postwar waterfall Bungalow style. The house was built in the 1950s for Ted Overs.

The house at 160 Station Road is architecturally significant at a LOCAL level (AHC D.2, E.1). It demonstrates original design qualities of a postwar waterfall Bungalow style, the only known highly intact example of its type in the Melton Shire. These qualities include the long low hipped roof form, together with the minor hip that projects at the front and the rear hip that projects at the side forming a triple fronted asymmetrical composition. Other intact or appropriate qualities include the single storey height, cream brick veneer wall construction with

Consultants: David Moloney, David Rowe, Pamela Jellie (2006) Sera-Jane Peters(2009)

incised darker brick horizontal bands, roof tiles, broad eaves, dominant cream brick chimney with its square and double curved ‘waterfall’ capping in darker brickwork, metal framed and expansive windows including the corner windows, and the front pergola supported by decorative metal trussed columns. The front cream brick fence with regular bays of piers and open metal trusses and gate also contribute to the significance of the place.

The house at 160 Station Road is historically significant at a LOCAL level (AHC A.4 B.2). It was constructed by builder EP (Ted) Overs, Melton’s first estate developer, who was also prominent in the social life of the community. Overs’ subdivisions and residential buildings predated the great period of residential development in the 1960s and 70s, contributing to Melton’s development, and adding variety to the character of the town today. It was one of the first, and the most prominent and distinctive, 1950s brick dwellings in Melton.

Overall, the house at 160 Station Road is of LOCAL significance.

Description:

The house at 160 Station Road, Melton, is set on a contextually large allotment. It has a sizeable front and side setbacks comprising open grassed areas with perimeter shrubbery, concrete pedestrian path and driveway. The front is bound by an early cream brick fence with incised horizontal band of darker bricks and has regular bays of piers and open metal trusses between. Together with the scrolled metal gate, the design and construction of the front fence is consistent with the design and construction of the house.

The substantial and asymmetrical, single storey, cream brick veneer, postwar waterfall Bungalow styled house is characterised by a long low hipped roof form, together with a minor hip that projects at the front and a rear hip that projects at the side, forming a typical triple fronted composition. These roof forms are clad in tiles and have broad eaves.

Other early features of the design include the dominant cream brick chimney with its square and double curved “waterfall” capping in darker brickwork, metal framed and expansive windows, including the corner windows, and the incised dark brown horizontal wall bands. There is also an early pergola at the front supported by decorative metal-trussed columns.

History:

The land on which the house is situated was on the outside of the boundary of the Township of Melton allotments, and alienated by the Crown in about 20 acre lots under the Selection Acts.¹ The property was originally owned by Melton identity Augustus Shebler and his descendents.

The present house was erected c.1956 by EP (Ted) Overs, a builder and contractor from Moonee Ponds. Overs was the first of Melton’s modern land developers, undertaking subdivisions along Station Road (west side between the present police station and Barries Road); the Christopher Crescent / Joan Street subdivision, whose streets are named after his children; and the First Avenue subdivision.

Overs erected six weatherboard double fronted houses on the Station Road West subdivision, of which four remain. An advertisement for these houses appeared in the Melton Express in 1959, offering new homes for £3,350, deposit £650 or £85 for ex-servicemen. The homes were on half acre blocks, and had a tiled roof, three bedrooms, lounge, a ‘modern kitchen’,

¹ Parish Plan, Parish of Djerriwarrah

with electric electric hot water service, electric stove, and electric copper, and were fenced.² In 1959 another land purchase in Melton South resulted in the construction of five shops on the west side of Exford Road, on the corner of Staughton Street.

Overs also subdivided the land on the south side of Barries Road, between Station Road and Toolern Creek. He retained the corner of this subdivision - four house sites – on which to build his own home.

Although Sands & McDougal directories continued to list Overs at his Moonee Ponds address, the family resided in Melton where Ted Overs was active in sporting circles. He was president of the Melton football and tennis clubs, and his daughter participated in social life.

By the mid 1960s Melton was changing rapidly. Other developers were moving in: Riverview Estate on Exell land at Melton South, and Delphic Views, north of the highway, were providing competition with different house designs and packages. Designated brick areas had been declared by Council, and builders from Melbourne's western suburbs and Bacchus Marsh were offering competition. An on-going dispute with Council relating to subdivision design in relation to the land east of Station Road – Council was demanding a Boulevard along the Toolern Creek frontage – may have influenced Overs to sell his remaining interests in Melton.

In 1965 No.160 Station road was sold to Mr and Mrs John Hurley, who had lost their home in Melton South to a bush fire in 1950, the second home so lost. The orchard on the south side of the house was subdivided off and two homes erected there, while a block to the east of the garage was excised in the 1980's for another home.

Thematic Context / Comparative Analysis:

Melton Historical Themes: 'Community'

Known Comparable Examples in Melton Shire:

In terms of materials and era, there are a few other comparable modern brick houses in Melton. The first brick veneer house in Melton is said to have been that built for Bernie Trethowan (of Trethowan's Chaff Mill) at 6 Exford Road Melton South, built 1951-52. It has an attached garage and matching cream brick and wrought iron fence. The second brick veneer house in Melton is said to have been built some 6 months later in 1952, at 20 Exford Road Melton South.³ Ted Over's house at 160 Station Street, a few years later, was the next similar house in Melton.

No other postwar waterfall Bungalow styled dwellings of the high level design quality and integrity of 160 Station Street have been identified in the Melton Shire.

Condition:

Good

Integrity:

² *Melton Express*, 16 May 1959

³ Personal conversation, Mr Paul Kennedy, 7th December 2001.

Substantially intact

Recommendations:

Recommended for inclusion in the Melton Planning Scheme Heritage Overlay.

Recommended Heritage Overlay Schedule Controls:

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| External Paint Controls: | <i>yes</i> |
| Internal Alteration Controls: | <i>No</i> |
| Tree Controls: | <i>No</i> |
| Outbuildings and/or Fences: | <i>Yes – front fence</i> |