

## Identification and location

**Name of Place:** Dale Stables

**Other Name**

**Address** Plantation St. & Chifley Drive

Maribyrnong

**Place Identifier** 8809

**Heritage Significance** city

**Creation date(s):** 1920s c.

**Map (Melway)** 29 B7

**Boundary description** The extent of current allotment

**Local Government Area:** City of Maribyrnong

**Ownership Type** City of Maribyrnong

## Description

**Site Type:** stables

### Physical Description

Complex of stables and yards associated with Flemington Racecourse and the prominent horse training industry in the district. The sheds are generally of timber-framed construction with corrugated iron cladding to walls and roofs. Part of the lower walls are of brick and cement render. Adjustable timber louvres are mounted high in the walls below the eaves to provide ventilation while ridge vents are also in the roofs. Internal inspection was not possible, but from external evidence, the stable floors are paved in a combination of brick and concrete, and the stall partitions constructed in timber.

Remnants of original exotic plantings include elm and peppercorn, evidently planted for shading the yards.

The former Dale house also survives in the Esplanade (qv.)

### Condition

In fair to poor condition but generally structurally sound.

### Integrity

While the stables appear to be an accumulation of structures of several periods, they appear intact.

### Context

Located close to the Maribyrnong River in the flood-prone part of Maribyrnong township - part of a residential area, but adjacent to undeveloped land below the escarpment.

### Threats

Horse stabling is diminishing in the inner suburbs and may be threatened by redevelopment pressure. The site is also subject to regular flooding.

## History

The Maribyrnong Township plan shows that W.H. Dale occupied a site in The Esplanade near the corner of Plantation Street (Lot 27 Allotment 2, Section 21) some time after 1910, and the Sands & McDougall Directory for 1937 show a Wm H. Dale, Cartage Contractor on the site. Lot 29 fronting the river on the Boulevards was purchased by a J.Pennington in 1909. The opposite corner of Plantation Road appears to be unoccupied Crown Land. The Boulevards were renamed Chifley Drive in the mid 1960s. The Directories indicate no occupation of that street to the west beyond Clyde Street up to 1971. From 1959 to 1971 W.Dale is listed on the corner of The Esplanade and Chifley Drive, that is four blocks to the east of Lot 27. The Directories do not list any stables.

Oral history has provided the following information. The stables, known as Dale Stables, have been on the site for at least 30 years. The stables were used for boarding race horses temporarily and long term. The horses were kept in rented boxes while on route from New Zealand to the trainer's stables. They also provide accommodation on a more permanent basis for horses whose owners or trainers do not have their own stables. The stables have accommodation for about 20 horses (pers. comm. Ron Hall 7/3/00).

Georgina Dale owned this site and other lots on Section 21, Portion F of the Maribyrnong area early this century. In 1909 William Henry Dale had a timber house built on lot 32, with vacant land adjoining on lot 27 {RB 1909-10, 1320}. Directories list the occupier as Harry Dale and the 1912 electoral rolls list him as a butcher. John and Mary Dale lived nearby in Park Road - John was also a butcher. An increased annual value around the World War One period indicates that renovations may have been made which might account for the projecting gabled wing and the verandah treatment of the house.

By 1938 the rate description of the property, still owned by Dale, included 'Buildings' (the adjoining stable block?) as well as the house and the annual valuation had risen slightly. It was about this time that the entry for William H Dale, cartage contractor, was placed in the 'Victorian Directory'. The valuation had almost doubled by the early 1950s but by then William was dead and Lily Ann (his wife?) had replaced him as the listed occupier. She was born Lily Chamberlain and died at Maribyrnong in 1973 aged 89 (Death reg). William Dale was the son of William & Mary (nee Kavanagh) and died in 1946 aged 63 (Death reg).

The Dale family had a prominent place in the Maribyrnong township with interests in pig farming and property on the Esplanade and in Park Road where John and Mary Ann Dale were resident in the 1930s (now Randall Road). John Dale travelled to the pig and cattle market by cart to sell his pigs early this century at one stage having 40 pigs at the Maribyrnong property. His wife Mary Ann acted as the local midwife (Ford & Lewis 1989: 27, 42-3).

The stables are now owned by the City of Maribyrnong and are used for storage by a local voluntary group.

### Thematic context

**Australian Principal Theme** Organising recreation

**PAHT Subtheme:** Recreating in the outdoors

**Local Theme** Racing and Coursing

## Cultural Significance

Dale Stables are of historical significance to the City of Maribyrnong as one of the few remaining examples of horse stable complexes related to the local racing industry, originating with the first races in the colony and developing through associations with other local race courses such as the Maribyrnong racecourse near Fishers property, Ascot racecourse, and of course, Flemington. (Criterion A3)

The surviving large trees including elm and pepper corns contribute to the landscape significance of the place. The Dale stables are the best surviving demonstration of the private horse stabling which once characterised the district. (Criterion D2) The small privately run racing stables once commonplace within a few kilometres of Flemington Racecourse, have drastically diminished in the last ten years. (Criterion B2)

The stables are also of interest for their association with the Dale family, who were among the first families to settle in the new Maribyrnong township estate and were active in a variety of undertakings including pig farming, road transport and horse rearing. (Criterion G1)

The contextual and historical association with the Dale House (q.v.) contributes to the significance of the place.

## Comparative Examples

A rare survival of a once common building type, compares with the stables of Epsom Road, Ascot Vale.

## Recommendations

Heritage Victoria Register	<input type="text" value="No"/>
Register of the National Estate	<input type="text" value="No"/>
National Trust Register	<input type="text" value="Recommended"/>
Other Heritage Listings	<input type="text" value="WRIHS"/>
Planning Scheme Protection	<input type="text" value="Recommended"/>
External Paint Controls Apply?	<input type="text" value="No"/>
Internal Alteration Controls Apply?	<input type="text" value="No"/>
Tree Controls Apply?	<input type="text" value="Yes"/>
Included on the Victorian Heritage Register under the Act	<input type="text" value="No"/>
Are there Outbuildings or Fences not Exempt?	
Prohibited Uses may be Permitted?	

## Recommendations

The following objectives relate to the Statement of Significance and the cited fabric or contributory elements.

- To conserve and enhance the significant elements of the place.
- To conserve and enhance the public view of these elements.
- To conserve and enhance the visual relationships between the contributory elements.
- To ensure that new or altered elements within the place are visually recessive and related to the contributory elements.
- To prepare a conservation management plan which embodies the above objectives.
- To encourage continuation of the original use of the place.

## Australian Heritage Commission Criteria

*A3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscape or cultural features.*

The role of horse racing and training has been a distinctive cultural feature of the Maribyrnong district for many decades.

*B2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.*

The small privately run racing stables once commonplace within a few kilometres of Flemington Racecourse, have drastically diminished in the last ten years.

*D2 Importance in demonstrating the principle characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique).*

The Dale stables are the best surviving demonstration of the private horse stabling which once characterised the district.

*G1 Importance as places highly valued by a community for reasons of religious, spiritual, cultural, educational or social associations.*

With a small number of similar stables, the Dale stables are part of a culture and social activity which is highly valued by local people.

## Documentation

### References

Telephone interview with Mr Ron Hall, VRC Work Place Assessor and former horse trainer, 7 March 2000.

Ford & Lewis, *Maribyrnong Action In Tranquillity*, Living Museum of the West 1989 p.27, 39, 42-3

Rate Books, former City of Sunshine.

Township of Maribyrnong Allotment Plan, Central Plans Office.

## Data recording

Assessed By

Assessed Date: