

HERITAGE CITATION REPORT

name: Horsham House and garden
Address: 27-29 Roberts Avenue HORSHAM
Place Type: Residence
Citation Date: 2022



Horsham House and London Plane Tree (Platanus X acerifolia)

**Recommended
Heritage Protection** **VHR -**

 HI -

 PS
 Yes

Integrity

Relatively high integrity – dwelling similar to early period photo, though shortly before 2022 it lost its original roof cladding and decorative ridge cresting. Form expresses high status dwelling of 1900+ period. Garden diminished.

History and Historical Context

Horsham House (also known as Billywing) was constructed in 1906 for Dr S J D Read. It was designed by Clegg and Miller architects and constructed by local contractor W. F. Allan. [1]

Dr (Docker) Read was appointed Medical Officer at the Horsham District Hospital in October 1903. The *Horsham Times* published the following profile in anticipation of his commencement:

He graduated as M.B. Ch.B. at the University of Melbourne in 1893, and in January, 1894, went to the Women's

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Hospital as house surgeon. He held this position for nine months, when he resigned (his resignation being accepted with regret) to accept the position of house surgeon at St. Vincent's Hospital. This Dr. Read held for 18 months, and then, after a few months' rest (during which he was absent in China and Japan), he went as house surgeon at the Children's Hospital. Whilst there, he applied for and obtained, in April, 1897, the post of resident surgeon and superintendent at the Rockhampton Hospital, Queensland – a hospital of over 100 beds, and having a daily average of over 80 in-patients and a large number of out-patients. There he acted as full surgeon, and had a very good surgical record. He resigned his position there in March, 1901, in order that he might visit Europe and do some special a study in London. Whilst in London, besides doing some general hospital work, he did some special work on the eye at the Moorfield's –phthalmic Hospital, where he also acted as relieving house-surgeon for a short period, and at Golden Squire Hospital for diseases of the ear, nose, and throat. Dr. Read returned from England in May, last year, and has been practising since August of last year at Eaglehawk, Bendigo. [2]

At first Dr Read consulted from 'Glenera' in Baillie Street, the former residence of the late Dr R H Ritchie who preceded Read as Horsham's chief medical officer. By November 1906 a notice appeared in the *Horsham Times* advertising the relocation of Dr Read to his newly constructed residence in Roberts Avenue:

Dr. S. D. Read. (Late Surgeon to Rockhampton Hospital and formerly House-Surgeon of Women's, St. Vincent's and Children's Hospitals, Melbourne), May be consulted at his new residence, Roberts' Avenue, opposite the Law Courts, daily. Hours 10 to 11am, 2 to 4pm and 7 to 8pm. [3]

The two-storey red brick residence was described at the time of its construction as Horsham's first Queen Anne Villa. It comprised a private residence with maids' quarters, surgery and consulting rooms, with a stable and further staff quarters at the rear. Patients entered via a separate door located on the west side of the house. [4] Development along Dooen and Natimuk Roads was yet to get underway, so the dwelling was one of the first of the 20thC of such scale and design in Horsham.

A photograph held by the Horsham Historical Society (2013) shows the residence, not long after its completion, nestled in an ornamental garden comprising typical period features including lattice fencing, rose arbors, perennial flowers and flax foliage. A mature *Platanus X acerifolia* (London Plane Tree) listed on the National Trust of Victoria Significant Tree Register survives from this period.

In 1907 Dr Read purchased the former home of Noske Bros. Flour Mill proprietor T. J. Noske, which was located on Read's western boundary.[5] He leased the property to nurses Carroll, Cocks and Fechler who operated the Abbotsleigh private hospital. Nurse Carroll had previously operated 'Kadinia private hospital' on Dooen Road. Dr Read was the attending surgeon at Abbotsleigh in addition to his duties as the chief medical officer at the Horsham hospital. An illustrated advert appeared in the *Horsham Times* of July 1911 describing Abbotsleigh in favourable terms: 'during the past seven years this Private Hospital has been a blessing to the Wimmera, situated on a rising hill, the surroundings are all that could be desired for the restoration of the sick to health'. The accompanying photographs show an Edwardian villa and the head nurses and their staff in the hospital's grounds. [6] The villa (which became a Lutheran nursing home in 1948) was demolished and the site is now occupied by a motel complex.

After 23 years of service Dr Read retired from medicine in 1927 and relocated to a pastoral property at Harrow. Dr RJ (Marsh) Henderson purchased Dr Read's former residence and ran his medical practice in Roberts Avenue, in addition to his appointment as chief medical officer. Dr Marsh was a former resident of Horsham, his father being William Henderson, the former District Inspector of Schools for the Department of Education.[7] While Dr Marsh is recorded as an attending surgeon at Abbotsleigh it is unclear if he purchased the freehold from Dr Read.

Dr Mark O'Brien purchased Horsham House from Dr Henderson in 1952. A new medical clinic was constructed

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on land adjacent to Horsham House when Dr O' Brien's son, Gerard O'Brien, joined his practice in 1978.[8] Horsham House has since operated as a professional service suite and a Bed and Breakfast prior to its reinstatement as a private residence in 2013.

Clegg and Miller Architects:

Clegg and Miller were active in central and western Victoria during the early twentieth century. The firm set up offices in Ballarat, Horsham and Hamilton and designed a wide range of buildings including private homes, commercial premises, hotels, banks, hospitals, halls, mechanics institutes, churches, convents, warehouses, wool stores and grandstands. [9]

In Horsham they were responsible for a number of important Federation period buildings. Local examples of their work include: a brick extension to Bull and Mouth Hotel (1908), Exchange Hotel (1909), Horsham Racing Club Grandstand (1909), Horsham Mechanics Institute (1909), brick shops in Firebrace St for Mr J Curran (1910), Horsham Fire Brigade's station keepers residence (1911), additions to the Criterion Hotel (1911) and St Michael and St John's Roman Catholic Church (1913 with W E Riley). Clegg and Miller were also commissioned to design a number of Federation homes for prominent Horsham merchants and professionals. Horsham House represents one of Clegg and Miller's first commissions in Horsham although the firm, previously operating as Clegg, Kell and Miller, had designed numerous private homes and commercial premises in central Victoria, particularly in Ballarat, from the turn of the century.

[1] *Horsham Times*, Friday 11 May 1906, page 2

[2] *Horsham Times*, 27 October 1903, pg 2

[3] *Horsham Times*, 16 November 1906, pg. 2

[4] *Mail Times*, 2 June 2005.

[5] *Horsham Times*, Tuesday 30 July 1907, p. 2

[6] *Horsham Times*, Friday 7 July 1911, page 10. A further photograph can be found in Brooke and Finch, *A Story of Horsham: a municipal century*, 1982, p114

[7] *Argus*, 22 July 1927, pg. 10

[8] Brooke and Finch, *A Story of Horsham: a municipal century*, 1982, pp. 115 – 116

[9] Jacobs, Johnson, Rowe and Taylor, 'Heritage Place Citation for Former Roman Catholic Church Glenorchy', *Shire of Northern Grampians – Stage 2 Heritage Study*, 2004

Description

Physical Description

Two storey 1906 'Federation Queen-Anne'[1] style dwelling located in inner Horsham. Dwelling features a steep

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roof. In 2014 it still retained its original diagonally laid, asbestos shingle roof with terracotta tile ridge cresting, but by 2022 these had been removed and replaced with grey Colorbond corrugated sheets and flashings. Walls are face red brick in construction, with a pebble dash finish typical to the style to upper walls and in feature areas. Of particular note is the projecting and flying gables, with upper floor bay windows underneath. Gable faces are lined with roughcast render and half-timbering. Decorative brick chimneys feature at roof level. Timber framed windows are casement in style. Eaves are lined with timber boards and are supported by exposed, decorative timber purlins. A deep CGI roofed verandah wraps around three sides of the dwelling, supported by timber posts with decorative collars and shoes. Interior spaces are generous, all served of a central stair hall. Ground floor rooms feature timber wainscoting to some areas and decorative plaster to all areas. Upper floor rooms are plaster in finish with few original finishes extant today.

Tree to east of dwelling – mature Plane Tree (pprox. 110 yr old) of pprox. 25m height and 25m spread. (Trust Trees app, Accessed 3/3/14)

[1] *A pictorial guide to identifying Australian architecture: styles and terms from 1788 to the present*, 3rd ed, Angus & Robertson, Sydney, 1989, pg 133.

Physical Condition

Dwelling is in good condition, but is currently being upgraded. Most original architectural features have been retained. Upper level floors are uneven and previous roof flooding has caused damage to ground floor ceilings. Upper floor balcony and ground floor verandah probably enclosed at an early date. By 2022 the ground floor verandah had been re-opened.

Australian Heritage Commission Criteria

Relevant HERCON Criteria

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments. (example of 'Federation Queen Anne' style architecture)

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history. (minor association with Dr Read (21 yrs). Minor association with regional architects Clegg & Miller – but they practiced across the region and undertook mostly ecclesiastical work – no particular associational value to Horsham alone.)

Comparative Analysis

Droylsden, 145 Bailie St, Horsham, Hermes no. 186083: 1927 – large 2 storey 'inter-war Californian Bungalow' style dwelling on substantial allotment – Along with Horsham House, represents 'inner city' wealth and status at turn of century.

Kalimna Park, 18-24 Kalimna Ave Horsham, Hermes no. 186094: 1915 – attic-storey dwelling – of high integrity – Arts & Crafts bungalow style dwelling on substantial grounds. Later in construction, but represents style and wealth of early 20th C Horsham – compares to Horsham House – but suburban.

Glen Logan House, Cnr Park St & Dooen Rd, Horsham: 1926 – built by Bolton – prominent two storey red brick 'interwar' dwelling with Arts & Crafts/ cottage and 'Romanesque' styled features. Again, set in substantial grounds – clearly reflects aspirational values of suburban Dooen Rd precinct of the post-WW1 war period.

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'Bungalows' of Natimuk Rd and Dooen Rds, proposed DD06 Horsham Heritage Study Stage 2: Interwar, bungalow style dwellings in 'dress-circle' suburban location, most set in substantial gardens. – inc 'Leamont' for eg (HO 5) – partly compares to Horsham House – but clearly reflects aspirational values of suburban Dooen Rd/ Natimuk Road precincts of the post-WW1 war period.

Statement of Significance

What is significant?

The elements of heritage value of Horsham House of 1906, 27 Roberts Street, Horsham, include:

- . External form of the attic-storey dwelling, pitched roof, chimneys, wrap around verandah, timber framed windows and doors to external walls. Decorative timberwork to eaves, facades and verandahs of note.
- . *Platanus X acerifolia* (London Plane tree) to west is a significant part of the historic setting of the place.

How is it significant?

Horsham House, 27 Roberts Street, Horsham, is of representative and aesthetic significance to Horsham Rural City.

Why is it significant?

The 1906 Horsham House, 27 Roberts St, Horsham, is:

- . Of local representative significance, as an intact and substantial example of a two storey 'Federation Queen Anne' style dwelling of design merit in Horsham. This is the only inner-city example of a dwelling of this style, scale and integrity in Horsham today. (Criterion D)
- . Of local aesthetic significance, for the retention of the mature London Plane tree, which is a local landmark in scale. (Criterion E)

Recommendations 2022

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	Yes London Plane tree
Fences & Outbuildings	No
Prohibited uses may be permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	No

References

Literature title: Argus Newspaper

Literature type: General Reference

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Literature author:

Literature publisher:

Literature year:

Literature title: A story of Horsham : a municipal century

Literature type: General Reference

Literature author: Brooke, Brian. & Finch, Alan

Literature publisher: City of Horsham

Literature year: 1982

Literature title: The Horsham Times

Literature type: General Reference

Literature author:

Literature publisher:

Literature year:

Literature title: 'Heritage Place Citation for Former Roman Catholic Church Glenorchy', Shire of Northern Grampians - Stage 2 Heritage Study

Literature type: Heritage Area Study

Literature author: Jacobs, Johnson, Rowe and Taylor

Literature publisher:

Literature year: 2004

Literature title: Mail Times Newspaper

Literature type: General Reference

Literature author:

Literature publisher:

Literature year:

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.