

people place heritage

CONTEXT



Banyule
CITY COUNCIL

BANYULE HERITAGE REVIEW

Updated final report
13 March 2012



Prepared for
Banyule City Council

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Report Register

This report register documents the development and issue of the report entitled *Banyule Heritage Review* undertaken by Context Pty Ltd in accordance with our internal quality management system.

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- Banyule residents and community groups who participated in the two workshops held in March (Appendix 2)
- Jane Crone, Resident
- Heidelberg Historical Society
- Richard Peterson, architectural historian
- Robin Grow, Art Deco society
- Christina Dyson, Context P/L, gardens in Banyule
- Tony Lee, Robin Boyd Foundation

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Banyule City Council made a successful application to Heritage Victoria in 2007 to fund a Heritage Review. The application was prepared with the assistance of local resident Jane Crone and her support during this stage is also gratefully acknowledged.

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CITY OF BANYULE

SUBURB NAMES AND BOUNDARIES



Map of study area – City of Banyule

1.0 EXECUTIVE SUMMARY

1.1 The brief

The Banyule Heritage Review brief included the following tasks

- Conduct a desktop review of previous heritage studies conducted in Banyule.
- Assess the places on the two lists provided in the brief, those places put forward by the community and those high priority places from previous heritage studies.
- Draw out historic themes from the existing *Banyule Heritage Places Study: an urban history* (Allom Lovell and Associates, 1999), and refine these through community consultation.
- Identify additional places in the areas not previously surveyed systematically including the suburbs such as Heidelberg West, Watsonia and Macleod, Rosanna, Greensborough and Montmorency, and identify those places of high priority to investigate further.
- Research and document those of high and medium priority, and
- Review and refine historic themes if necessary.

1.2 Thematic frameworks in Banyule

The brief for the *Banyule Heritage Review* did not include updating *An Urban History* (Allom Lovell and Associates, 1999), however some work on historic themes and the places that may represent those themes was prepared from those in several previous heritage studies. These were discussed at the two place identification workshops held at the start of the Heritage Review in March 2009.

A set of historic themes drawn from *An Urban History* has been set in the wider framework of the Framework of Historic Themes and is elaborated in Section 3. These themes provided a basis for discussion at the two workshops held in March 2009. In the absence of an updated comprehensive Thematic Environmental History, the Heritage Review has linked National, State and Local themes and Table 3.5 provides examples of places that illustrate those themes.¹

1.3 Identifying places

Places of potential importance to Banyule were identified in the following way:

- Priority lists provided by Banyule
- Community input through 2 workshops
- Input from other 'experts'
- Previously identified places from Heritage Studies without Heritage Overlays
- Places with Heritage Overlays with little or no documentation

From these sources a master list of 366 places was prepared.

¹ Australian Historic Themes Framework, Australian Heritage Council, 2001 and Victorian Historic Themes Framework, Heritage Victoria, 2009

1.4 Prioritising places

There are 127 places with a Heritage Overlay in Banyule, and this includes 12 precincts. The following general observations are made for HO sites. The majority of sites are included in the former City of Heidelberg and are predominantly in Ivanhoe, Eaglemont and Heidelberg. Private houses are well represented as would be expected in Banyule, which is predominantly a residential municipality with very little industry or other land uses represented.

In reviewing the previous Heritage Studies in Banyule the following conclusions were made about the representation and spread of places with Heritage Overlays.

The Banyule Heritage Review was directed to be focussed on under-represented places. The master list was prioritised and a list of 132 places of 'medium' and 'high' priority was prepared.

1.5 Research and assessment

Fieldwork, research and assessment was undertaken for 117 places and a series of recommendations made for statutory protection in the Banyule Planning Scheme. The other 15 places were also investigated and the reasons for not pursuing these are given in Schedule 7.6. 4 additional places not in Task 1A were added to the list of places to be assessed. The thresholds used to assess places are Local significance and State significance. The recommendations in the Schedule of places follow those used in the HERMES heritage database. They are as follows:

| Recommendation | Definition |
|---|--|
| Demolished | Place found to be demolished on inspection. |
| Included in HO | Place already included in an existing Heritage Overlay for which additional documentation has been provided. |
| Included in Heritage Overlay Area - contributory | Place already included as part of an existing Heritage Overlay precinct and classed as contributing to the significance of the precinct for which additional documentation has been provided. |
| Recommend for Heritage Overlay Area – individual significance | Place recommended for inclusion in a Heritage Overlay precinct, with site specific controls relating to its significance as an <i>individual</i> place. |
| Researched, not recommended | Research has been carried out and place is not considered to have sufficient significance for heritage protection. |
| Recommended for a Heritage Overlay | Place recommended for Heritage Overlay protection. |
| Recommend for HI | Place recommended for inclusion in the Heritage Inventory, a register of historic archaeological places in Victoria administered by Heritage Victoria. |
| Recommended for VHR | Place considered to be of State significance and recommended for nomination to the Victorian Heritage Register. |
| Recommended for other form of protection | Place recommended for protection under other legislation eg. Commonwealth Heritage List (CHL) |
| Recommended for another Planning Scheme Overlay | Place recommended for protection but not suitable for Heritage Overlay, VHR or HI. Other forms of protection may include alternative Overlays, such as an Environmental Significance Overlay (ESO), Vegetation Protection Overlay (VPO), Significant Landscape Overlay (SLO) |

| Recommendation | Definition |
|-------------------------------|--|
| Not researched | Place not researched in this study. |
| Stage 2 Study being evaluated | Place included in the study, with some research undertaken, however final significance and recommendation not yet finalised in HERMES. |

1.6 Opportunities for further work

A number of opportunities for further work have been identified. These include:

- Updating the Urban History to include reference to Victoria's Framework of Historic Themes and to integrate Aboriginal and natural themes, and post-war development.
- Undertaking a review of precincts to schedule places as 'significant', 'contributory' and 'non-contributory', and to update mapping.
- Further investigation of the theme of 'health and hospitals' given the large land use in Banyule given over for this purpose.
- Further investigation of Simpson Army Barracks, Yallambie for Aboriginal and natural values.
- Further investigation of cultural landscapes – particularly those associated with Darebin Creek, the Plenty and Yarra Rivers.
- Re-visiting the treescape study done by Council to record and assess the extent, condition of median and other street planting.



Mount Street median planting Eaglemont



Heidelberg Repatriation Hospital, Heidelberg



2 Bonds Road, Lower Plenty

2.0 INTRODUCTION

2.1 Overview

Banyule City Council commissioned Context in 2008 to undertake the *Banyule Heritage Review* (the Heritage Review) to document cultural heritage within the City, in particular focussing on areas outside the old municipal boundary of Heidelberg which had been surveyed previously.

A Steering Committee comprising members of staff of Council, and Heritage Victoria has guided the project. The *Banyule Heritage Review* has drawn on relevant information from both Council and the community in adding to the knowledge base of heritage places within Banyule.

The *Banyule Heritage Review* was prepared by Context Pty Ltd with the assistance of Banyule City Council. In accordance with Heritage Victoria guidelines, the study was prepared with reference to the Australia ICOMOS *Charter for the Conservation of Places of Cultural Heritage Significance* (the Burra Charter) and its Guidelines.

Places of potential cultural heritage significance were identified using the simplified HERCON criteria adopted by the Australian Heritage Council (see Appendix 1), and subsequently adopted by the Victorian Heritage Council. The thresholds applied in the application of significance might include State and Local significance.

2.2 Banyule – the study area

Banyule is a municipality bounded by and intersected with rivers and creeks. The Yarra and Plenty Rivers and Darebin Creek are significant geographical features forming the landscape. Between these watercourses is the undulating land on which so much of the residential development has taken place. The attractiveness of the landscape has encouraged a predominantly residential, institutional and commercial land use, and there is little industrial development.

Commercial development is centred on the major roads of Lower and Upper Heidelberg Road, Rosanna Road, Bell Street, Greensborough, Lower Plenty and Montmorency.

In 1994, as part of a major re-organisation of Victorian local government, the former City of Heidelberg amalgamated with parts of the former Shires of Eltham and Diamond Valley to form Banyule City Council.

The 20 suburbs of Banyule City lie on 63 square kilometres between 7 and 21 kilometres north-east of central Melbourne. These suburbs are: Bellfield, Briar Hill, Bundoora, Eaglemont, Eltham North, Greensborough, Heidelberg, Heidelberg Heights, Heidelberg West, Ivanhoe, Ivanhoe East, Lower Plenty, Macleod, Montmorency, Rosanna, St Helena, Viewbank, Watsonia, Watsonia North and Yallambie.

2.3 Previous heritage studies

Several previous heritage studies or surveys have been carried out in Banyule. These include:

- Butler, Graeme (1985), Heidelberg Conservation Study, Part 1, Heidelberg Historic Buildings and Areas Assessment prepared for the City of Heidelberg, Victoria.
- Loder and Bayley and McBriar Marilyn, (1985) Heidelberg Conservation Study, Part 2 Historic Riverland Landscape Assessment
- Bick, David and Kellaway, Carlotta (1992), Shire of Eltham Heritage Study, prepared for the Shire of Eltham, Melbourne.

- Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), 5 vols, Banyule Heritage Places Study, Banyule City Council.
 - Vol1 An Urban History
 - Vol 2 (in 2 parts) Building Citations
 - Vol 3 Landscape Citations
 - Vol 4 Heritage Areas
 - Vol 5 Summary of Recommendations and Heritage Overlay Schedule.
- Dobbie, Meredith and Jackson, Fran, Landscape Heritage Study, Mt Eagle and Glenard Subdivisions, Eaglemont, 1995
- Allom Lovell and Associates, Heidelberg Repatriation Hospital Heritage Assessment, City of Banyule 1998.
- Toomey, Carol (1999), Beautiful Banyule: A Register of our City's Natural Assets, Warringal Conservation Society Inc., Rosanna. This document focuses on the open space and parkland assets of Banyule and was helpful in selecting a number of these places for assessment.

2.4 Cultural Heritage Policy

In late 2008, a draft Cultural Heritage Policy was initially prepared by Context Pty Ltd. An updated Draft was prepared in March 2009 and further refined by Council Officers in consultation with State Planning Services at DPCD and Heritage Victoria. The policy is proposed to apply to all post-contact cultural heritage places within the municipality.

In 2011 Council publically exhibited a final draft version of the policy for the Banyule Planning Scheme as part of Amendment C77. This was done after the Minister for Planning authorised exhibition. A final Cultural Heritage Conservation Policy is intended to be introduced to the Local Planning Policy Framework of the Banyule Planning Scheme after the Planning Panel process has been completed.

2.5 Study process

Brief

The project commenced with a brief to document and assess 32 priority places and to seek nominations for additional places of interest to the community. The objective of the *Banyule Heritage Review* has been to prepare a comprehensive list of places that demonstrate different aspects of the diverse and rich history of Banyule, to assess them against a thematic framework, and to provide planning recommendations for their statutory protection.

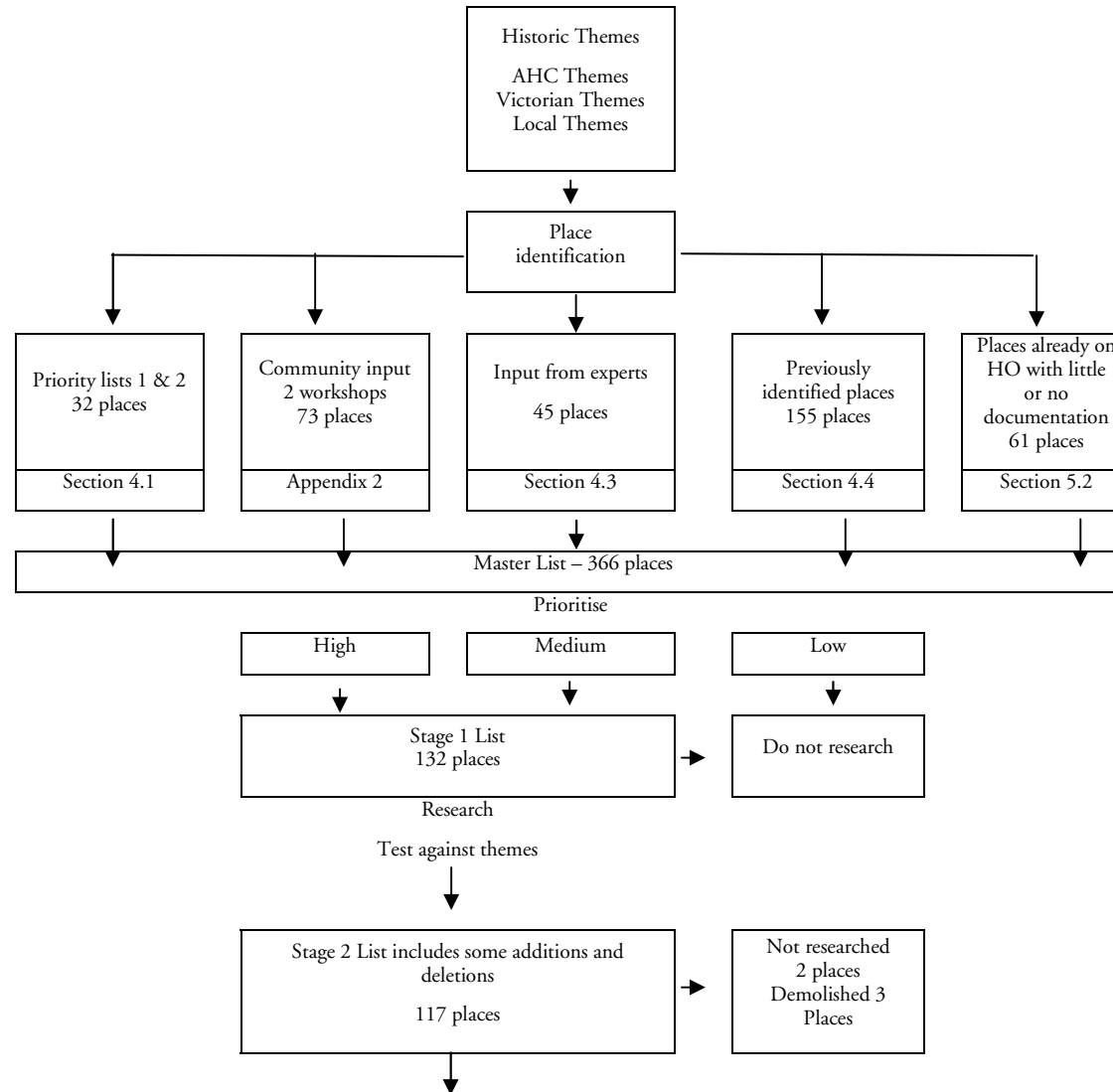


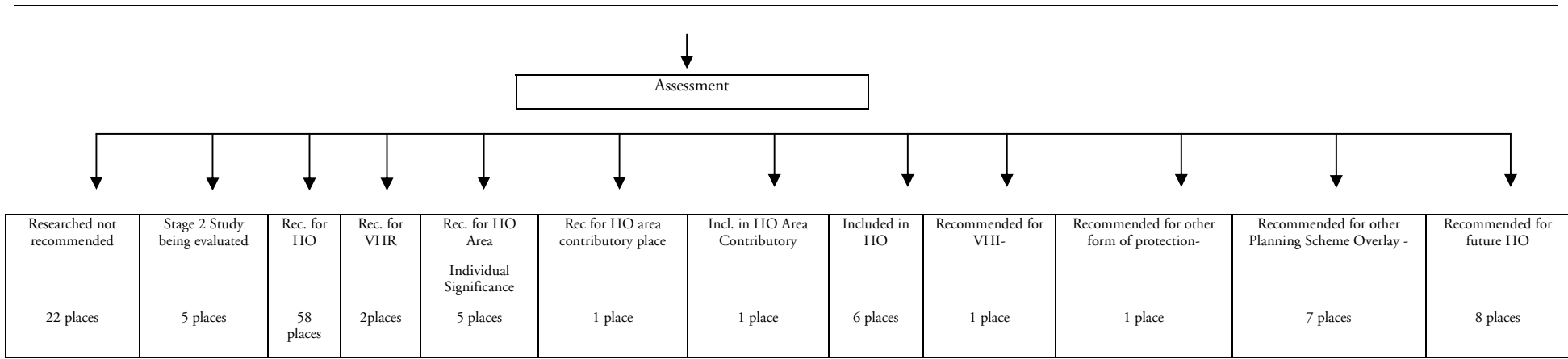
2 Hardy Terrace Ivanhoe East



3 Burgundy Street Heidelberg

Study Process





Identification of places

Community input

An important aspect of the Review has been to provide points at which the community may engage with the study. Two workshops for the purposes of identifying further places were held in March 2009. Invitations to submit further places were extended to all participants in the workshops during the following months and a number of additional places were submitted. The community input process is further elaborated in Appendix 2.

Expert input

In addition to seeking community input the consultants sought input to establish a more comprehensive list of places through engaging some cultural heritage experts for places that have not been as well represented by the existing heritage studies. This primarily included places of inter war landscape interest and post war buildings.

Building on previous studies

In preparing recommendations for the Heritage Review places previously identified and either fully or partially documented in previous studies (Allom Lovell and Associates 1999, Butler 1985 and Loder and Bayley, 1985) were reassessed and additional information added if required. Those places from previous studies not yet having heritage protection were reassessed and recommendations made for their future protection and management.

Limitations of the Heritage Review

The Heritage Review has been carried out to a specific brief and it is not intended that it is a complete and comprehensive record of heritage places in Banyule.

There are particular limitations on the identification of places as a result of some gaps in the *Urban History* (1999). Whilst previous studies have provided some thematic context to the identification of places, there is considerable scope to integrate these in one volume.

Current best practice in the preparation of Thematic Environmental Histories includes a consideration of all natural, cultural and Aboriginal values. There is also scope to expand the thematic history temporally – to include more post-war and modern themes.

The lack of historical context for the period 1945 – 1980 has limited the assessment of some modern places such as the Bell Banksia Freeway link, modern houses in Lower Plenty, and the Greenhills Estate in Greensborough.

The theme of multiculturalism is an important one for post war Banyule, however there is no thematic content that addresses this theme. A current Statewide study being undertaken on migrant heritage will provide a list of places of potential heritage value to migrant communities. This will be a useful starting point for exploring migrant heritage in Banyule.



*Sculpture at the Bell Street Mallin
Aminya Reserve, Watsonia*



Watsonia Hall

Exhibition of the draft report

In the assessment of 117 places, it was found there was potential heritage significance for 74 places. Subsequent public consultation done by Council in 2010 – 2011 revised this list to 66 places as priorities for a heritage overlay. These priority places are being furthered by Planning Scheme Amendment C64, which was publically exhibited from 29 September 2011 – 3 November 2011. Places not being progressed as part of Amendment C64 may be considered for future Planning Scheme work.

The changes to recommendations are detailed in Section 7.3.

3.0 HISTORIC THEMES IN BANYULE

3.1 Introduction

Using thematic frameworks for heritage assessments is a well established practice. Themes are selected to ensure a comprehensive representation of the history and heritage of the assessment region. Thematic frameworks help to enable more thought about historical processes and to clarify the significance of places through providing historical context and linkages. Thematic frameworks can show how specific places and objects are commonly associated with a theme, thereby ensuring that such items are not missed in heritage area surveys and assessments. (Victoria's Framework of Historic Themes:5).

Inevitably some places will not fit neatly into any historic theme, but nevertheless are considered to be of importance in demonstrating an aspect of the cultural heritage of Banyule.

3.2 Themes in previous heritage studies

Of the previous studies that have been completed all have provided some historic context. Whilst the studies completed prior to municipal amalgamation (Butler, Loder and Bayley: 1985) concentrate on the former City of Heidelberg, they do include some comprehensive themes. The *Banyule Heritage Places Study, Vol 1* includes some thematic context for the suburbs of Lower Plenty, Greensborough, Montmorency, part of Bundoora, Watsonia, Viewbank, Yallambie and Eltham North.

3.3 Historic themes

The *Heidelberg Conservation Study Part 1, Heidelberg Historic Buildings and Areas Assessment* included a history of Heidelberg's physical development largely in relation to built form. This included some themes that are chronological, some that are based on architectural typologies and some that are historic themes.

The Heidelberg Conservation Study Part 2, Historic Riverland Landscape Assessment included a landscape history that provides an integrated approach to the understanding of cultural landscapes that has been written with the use of historic themes and sub-themes. Importantly, this document goes some way to providing an integrated approach to indigenous, natural and cultural heritage that is now standard practice.

Themes used in the *Banyule Heritage Review* are derived from *Banyule Heritage Places Study: An Urban History* (Allom Lovell and Associates 1999).

3.4 Linking State, National and Local Themes

Victoria's Framework of Historic Themes explains the links between State, National and Local themes as Victoria's growth and development are symbolic of the rapid expansion of metropolitan and regional centres in the nineteenth century. The framework is intended to allow for local variations and also the multi-layering of several themes in one place or object.

Table 3.1 Linking Historic themes for Banyule

| Australian Historic Theme | Victorian Theme | Local themes |
|--|--|--|
| 1. Tracing the evolution of the Australian Environment | 1. Shaping Victoria's environment | Indigenous heritage |
| 2. Peopling Australia | 2. Peopling Victoria's places and landscapes | Early settlement Farming the land Gold mining and timber cutting |
| 3. Developing local, regional & national economies | 3. Connecting Victorians by transport and communication 4. Transforming and managing land and natural resources 5. Building Victoria's industries and workforce; | The railway The role of the Army |
| 4. Building settlements, towns & cities | 6. Building towns, cities and the garden state | Establishing townships and villages Residential Banyule Public and private planting Retail development Multicultural Banyule |
| 5. Working | Covered in 3,4,5. | |
| 6. Educating | 8. Building community life | |
| 7. Governing | 7. Governing Victorians | Local government and suburban development |
| 8. Developing Australia's cultural life | 9. Shaping cultural and creative life | The Olympics The artistic landscape |
| 9. Marking the phases of life | Included in 8. Building community life | Hospitals in Banyule |

Table 3.2 –Elaborating on themes

| Theme | Comments |
|---|---|
| 1.Early settlement | The city of Banyule developed as two separate parishes with individual histories. The Parish of Keelbundora was surveyed in 1837, incorporating the village of Warringal (later Heidelberg). The Parish of Nillumbik was surveyed in 1839 and underwent a different pattern of settlement. |
| 2.Farming the land | Farming remains an important theme in the development of the City of Banyule. Surveys in 1837 marked out rural sized blocks of between 640 and 1,260 acres, a pattern that was echoed in the later survey of the Parish of Nillumbik. The landscape continues to retain much of its rural quality, connecting this theme to both past and present in Banyule. |
| 3.Establishing townships and villages | While Heidelberg was the locus of much of the development in what is now the City of Banyule, a number of smaller townships and villages emerged between 1840 and 1860. The development of social services and facilities, including churches, schools, roads, post offices, stores, memorials, hotels and halls, is an important aspect of this theme. |
| 4.Gold mining and timber cutting | Timber cutters worked the stringy bark forests which grew along Diamond Creek and the Plenty River. Gold was discovered at Anderson’s Creek in 1851, becoming Victoria’s first official goldfield. Gold further afield also contributed to the growth of the region, which was en route to other goldfields. |
| 5.Residential Banyule | Residential Banyule embraces a wide range of housing types and is predominantly a residential suburb with examples of housing from the early Victorian homesteads through Federation, Interwar and post war examples. Some excellent examples of modern architecture exist in Banyule. |
| 6.Local government and suburban development | The development of local infrastructure took place in conjunction with settlement. The land boom of the 1880s was followed by a period of residential development, which consolidated many of the smaller towns. |
| 7.The railway | This theme demonstrates the importance of the district’s simultaneous ‘proximity and distance’ from Melbourne and the crucial role location played in its development. |
| 8.Private and public planting | Public parks were established in Banyule from the late nineteenth century. Prompted by local pressure, the Parks and Gardens Committee of Heidelberg Council began planting in other areas of its municipality in the early years of the 20 th Century. The establishment of bushland gardens is a further important aspect of this theme, as residents tied together aspects of their natural landscape with burgeoning suburban development. Banyule is associated with the rise of the environmental movement in the municipality from the 1940s, with designers such as Alastair Knox, Robin Boyd, Ellis Stones and Gordon Ford. |
| 9.The Olympics | The Olympic Village at Heidelberg was established by the Housing Commission specifically to provide accommodation for the Melbourne 1956 Olympics. Construction of the Olympic Village took place during Melbourne’s widespread housing shortage. |
| 10.The role of the Army | The army established a training facility at Camp Staff Watsonia at the beginning of the Second World War. The camp extended over 486 acres of land that was acquired by the Department of Defence, and used primarily for training units during the war. Although the area of land has been reduced by sub-division there is still a large area associated with Army activities. |

| | |
|---------------------------|--|
| 11.The artistic landscape | The proximity and distance of the area to the City of Melbourne, coupled with the romanticism of its pastoral landscape, saw the development of the ‘Heidelberg School’ of artists in the late 1800s. |
| 12.Retail development | The residential boom of the 1920s required the establishment of services to support the growing community, and commercial and retail precincts began to emerge. The establishment of malls in the 1950s was an important development in Banyule, which saw shopping begin to take on both an economic and social function. |
| 13.Multicultural Banyule | Multiculturalism has become an important recent theme in the history of Banyule, as the city embraces residents from a diverse array of nationalities and ethnicities. |
| 14.Indigenous heritage | The Indigenous heritage of Banyule is an important part of both its past and its present. The traditional owners of the land are the people of the Wurundjeri Willam and Banyule is a Wurundjeri word meaning hill. |

3.5 Linking themes and places

The framework helps to make relevant connections between themes and places. The following table provides an overview of places associated with local themes in Banyule. It is not intended to be exhaustive, but indicative of the types of places of heritage value in Banyule.

| Local themes | Examples of places |
|-------------------------------------|--|
| Indigenous heritage | Canoe tree, 11 and 15 Outlook Drive |
| Early settlement | Wilson Reserve, The Boulevard, Ivanhoe Sparks Reserve |
| Farming the land | Chelsworth Park, Irvine road, Ivanhoe |
| Gold mining and timber cutting | Chimney Sherbourne Road, Briar Hill |
| The railway | Eaglemont Railway Station Ivanhoe Railway Station |
| The role of the Army | Aldermaston, Yallambie Road |
| Public and private planting | Anthony Beale Reserve Partington’s Flat Rosanna Parklands Watsonia Hall Aminya Reserve |
| Establishing townships and villages | Beaumont Estates East Ivanhoe Primary School, Warnecliffe Road St Bernadette’s Catholic Church |
| Retail development | Bell Street Mall Beauview Estate Ivanhoe Shopping Centre |
| Multicultural Banyule | Bell Street Mall Watsonia Hall, Aminya Reserve |
| Residential Banyule | 10 Alexandra Avenue, Greensborough 16 Rose Street Ivanhoe |

| | |
|---|--|
| | 35 Douglas Street, Greensborough |
| Local government and suburban development | Ivanhoe Library 60 Beverley Road, former Shire Offices |
| The Olympics | 1-17 Alamein road, Heidelberg West 29 Alamein Road Heidelberg West Chimney Sherbourne Road |
| The artistic landscape | Yarra Flats |
| Hospitals in Banyule | The Austin Hospital The Heidelberg Repatriation Hospital |
| No particular theme | East Ivanhoe Primary School, Warneclyffe Road St Bernadette's Catholic Church |



St Bernadette's Catholic Church, Bond Street, Ivanhoe.

4.0 IDENTIFYING PLACES

4.1 Introduction

This section includes an explanation of how the list of places to be researched was compiled for the *Heritage Review*. It includes those places identified in the brief, places put forward by members of the community, and those places identified by others knowledgeable about under-represented aspects of Banyule's heritage. A few places were identified during fieldwork.

4.2 Priority lists

The brief for the Banyule Heritage review included a list of 17 Priority Places and Precincts raised by local residents. Of these places, a number have been established as already having Heritage Overlays (HO) or are included on the Victorian Heritage Register (VHR) or Heritage Inventory (VHI).

- 10 places have an existing heritage status (HO, VHR, VHI)
- 3 places were assessed as high priority
- 1 place was low priority
- 1 place was outside the study area
- 1 place is being assessed as part of an additional study
- 1 place had insufficient address details to locate

The brief also included 15 Previously Identified Places and Precincts for Further Assessment from the 1999 Study, and put forward as nominations from the 1999 Study. As in Task 1A a number of places already had some status or listing.

- 2 places have an existing heritage status (HO as part of a precinct)
- 6 places were assessed as high priority
- 2 places were assessed as medium priority
- 4 places were assessed as low priority
- 1 place is duplicated on the previous list 1A (Banksia Street)

These lists accounted for 32 places out of a total number of places to be determined from the budget allowed for the *Heritage Review*. As the *Heritage Review* progressed, additional resources were allocated by the City of Banyule, and a wider list of places was assembled from which to undertake assessment. These places were primarily drawn from previously identified but unprotected places from the Heidelberg Conservation Study (Butler, 1985) the Banyule Heritage Places Study (Allom Lovell & Associates, 1999) and the Shire of Eltham Heritage Study (Bick and Kellaway, 1992)

Table 4.1. Priority Places and Precincts Identified for Assessment (local residents)

| | Name | No | Street | Suburb | Status |
|-----|---|---------------|--|---|---|
| 1. | House | 2 | Hardy Terrace | Ivanhoe | High |
| 2. | Purcell House | 17 | Hartlands Road | Ivanhoe | High |
| 3. | Holford House | 14 | Hardy Terrace | Ivanhoe | High |
| 4. | Bell/ Banksia Freeway Link | | Bell - Banksia | Heidelberg | Low- |
| 5. | Old Lower Plenty Bridge | | Old Lower Plenty Road | Viewbank | HO106 |
| 6. | Delbridge House | 55 | Carlsburg Road | Eaglemont | HO122 |
| 7. | Mount Eagle Pinetum | | Part of Mount Eagle Estate | Eaglemont | HO2 |
| 8. | House | 40 | Keam Street | Ivanhoe | HO36 |
| 9. | Featherstone House | 22 | The Boulevard | Ivanhoe | HO65 |
| 10. | Fire Station | 75-77 | Upper Heidelberg Road | Ivanhoe | HO72 |
| 11. | Bell Street 'Mall' | | Bell Street & Oriel Road | Heidelberg West | Other |
| 12. | Swift House | ? | ? | Ivanhoe | Not found |
| 13. | McKenzie House | 7 | Roemer Crescent | Alphington | Not in study area |
| 14. | Plenty Bridge Hotel and Toll House, | 1-9 | Main Road | Lower Plenty | VHI.-.H7922-0265 |
| 15. | Edward Willis Hut & Sheep Run | Lot 2, 2a, 2b | Main Road | Lower Plenty | VHI – H7922-0264 |
| 16. | Road | | Old Lower Plenty Road | Lower Plenty | VHI - H7922-0090 |
| 17. | Early bridges along Plenty River Identified as: Ford across the Plenty River Weir across the Plenty River Suspension Bridge | | Old Lower Plenty Road Kalparrin Avenue Rosanna Golf Club Main Yarra Trail, Odyssey House | Viewbank Greensborough Viewbank Lower Plenty | HO106 VHI – H7922-0089 VHI - D7922-0099 Medium |

Table 4.2. Previously identified Places and Precincts for further assessment from Heritage Places Study

| | Name | No | Street | Suburb | Status |
|-----|--|-----------|--|---------------|---|
| 18. | Burgess House | 2 | Mackennel Street | Ivanhoe | High |
| 19. | Joseph Simpson House | 35 | Douglas Street | Rosanna | High |
| 20. | House* | 42 | Keam Street | Eaglemont | High |
| 21. | House | 1 | Rockbeare Grove | Ivanhoe | High |
| 22. | House | 1 | 1 Studley Road, Cnr Studley Road and Upper Heidelberg Road | Ivanhoe | Low |
| 23. | House | 4 | Hampton Court | Heidelberg | Medium |
| 24. | House | 3 | Burgundy Street | Heidelberg | Medium |
| 25. | Adobe houses and dam | | 132-134 Grand Boulevard, 12, 14-16, 59, 67-71, 68-70, 72-74, 73-75 Napier Crescent | Montmorency | HO101 |
| 26. | House | 4 | Summit Drive | Eaglemont | Low |
| 27. | House | 1 | Hampton Court | Heidelberg | Low |
| 28. | Austin Hospital including: Former Marian Drummond Nurses Home Former Lodge Bowen Centre Edward Wilson Building Davies Building Zeltner Hall Mature trees and landscaping | | Studley Road, Burgundy Street | Heidelberg | HO62 HO63 All covered by existing Heritage Overlays |
| 29. | Precinct | | Mount & Castle Streets & Eaglemont Crescent | Heidelberg | Low |
| 30. | Street | | Banksia Street | Heidelberg | Low |
| 31. | House | 117 | Marshall Street | Ivanhoe | HO6 Marshall Street, Thoresby Grove, Sherwood Grove precinct |
| 32. | Baby Care Centre | 208 | Burgundy Street | Heidelberg | High |

* This house still needs to be researched.

4.3 Community input

Further identification of places was carried out in the following way:

- Two workshops were held at which members of the community and groups were invited to attend. General invitations were also issued to the general public through advertising in the local press. Participants at the workshops were requested to put forward places of interest. A total of 79 places were either suggested at the workshops or submitted over the following weeks.
- Some of these places were found to be either not in Banyule or already included on the VHR, the VHI or as part of existing Heritage Overlays.
 - 23 places were found to have existing heritage status.
 - 14 places were found to be difficult to pin down in location, eg, Artist's Trail, Spiritual Healing Trail, either not in Banyule, (Darebin Parklands) or being assessed as part of future or additional work being undertake, or planned to be undertaken. (Banyule Flats and Warringal Parklands, Bell Street Mall)
 - Of the remaining 42 places, 18 were assessed as being of high priority, 6 of medium priority and 16 of low priority.

4.4 Expert input

Further place identification was carried out by targeting specific cultural heritage specialists, and a limited number of places were identified in the field during survey work on other properties.

People with an interest in specific areas of cultural heritage and knowledge of the study area were approached for information on various places including:

- Robin Grow (Art Deco Society) for additional interwar places (particularly those that are located outside the former City of Heidelberg).
- Richard Peterson, Architectural Historian for his extensive knowledge of the built heritage of Banyule. Richard referred the consultants to his talks given to the Heidelberg Historical Society that focussed on typological groups of places, eg. mansions, schools, churches etc.
- Simon Reeves (Built Heritage) for post war places (particularly those that are located outside the former City of Heidelberg).
- Christina Dyson for gardens of the interwar and post war periods of suburban development.
- Tony Lee (Robin Boyd Foundation) for places designed by Robin Boyd.

4.5 Previously identified places

The findings of each of the previous heritage studies in Banyule have been partially implemented. Places in the top two gradings of 'A' and 'B' that were recommended for statutory controls were largely included on Heritage Overlays, however the 'C' or lower graded places were not fully researched or documented.²

A desktop review of those places previously identified and graded "C" was undertaken. A selection of these was made and fieldwork undertaken to establish their current condition and integrity. The most common places represented are residential buildings in Heidelberg,

² Gradings were previously used to denote levels of significance and were generally from A-E with 'A' being State significance, 'B' of Regional significance and those of 'C' or lower of Local significance. This practice has been superseded by using the thresholds of Local and State significance only.

Ivanhoe and Eaglemont. Many of these have heritage values equivalent to those already having Heritage Overlays but were originally graded as 'C' places.

The HERMES database was used to confirm the numbers and status of places already identified through the 1999 Heritage Study. The draft list of places of potential cultural heritage significance was prepared via a 'desktop' review of the secondary sources suggested in the Brief, and of other relevant secondary and primary sources such as local histories, maps, plans, and heritage registers compiled by various authorities, including:

- The Victorian Heritage Register (VHR) and Victorian Heritage Inventory (VHI)
- The Register of the National Estate (including listed, interim and indicative places)
- The National Trust of Australia (Victoria) Register – classified places
- Municipal planning scheme Heritage Overlay schedules
- Heritage studies.

4.6 Strengthening existing documentation

A number of places with Heritage Overlays have little or no documentation. Strengthening the record for these places was seen as an important part of the Heritage Review. For example additional documentation has been prepared for places such as the Greensborough Cemetery and Loyola College. Some places within precincts also have additional documentation provided in the Heritage Review. For places such as 37 Were Street and 10 Binns Street in Montmorency, and the former Coles store at 117 Upper Heidelberg Road this will provide material for a future review of the current precinct overlay.

4.7 Establishing a comprehensive list of places

From all of the sources listed above a master list was created numbering 366 places of which 81 were already included in a heritage overlay. Often places suggested by community members were found to have a heritage overlay, either individually or as part of a precinct. Duplication of places was inevitable, sometimes as a result of places being referred by name or by address, or with slightly different addresses, however duplicate entries for the same place have been eliminated from the master list. A spreadsheet was established to capture basic information about the places, how they were suggested and to track subsequent research and documentation.

5.0 PRIORITISING PLACES

5.1 Introduction

This section includes how places were prioritised for assessment. It includes a review of those places on existing heritage registers and inventories as well as an assessment of the spread or representativeness of types of places on existing registers. This is important in directing attention from over-represented places to those that are under-represented. The key aspect of this stage is to identify places that have the potential to illustrate one or more of the historic themes for Banyule.

For example, one of the most important themes is Residential Banyule as there are a vast number of houses and gardens of various periods and styles. This extends well into the modern period of architecture with Banyule being a favoured place for many architects who were commissioned to build houses amongst the desirable topography and vegetation. These include not only the houses by prominent architects such as Robin Boyd, but also houses that illustrate typical features of a particular style, and are substantially intact.

5.2 Existing heritage listings

VHR and VHI places

There are 20 places on the VHR in Banyule, and 22 places on the VHI.

HO places

There are 127 places with a Heritage Overlay in Banyule, and this includes 12 precincts. The following general observations are made for HO sites. The majority of sites are included in the former City of Heidelberg and are predominantly in Ivanhoe, Eaglemont and Heidelberg. Private houses are well represented as would be expected in Banyule, which is predominantly a residential municipality with very little industry or other land uses represented.

The following is the status of places in Banyule currently included on the HERMES database:

- 408 places in total with place data owner the City of Banyule
- 118 places of the 408 with status 'already on the Heritage Overlay'
- 20 places with an entry on the Victorian Heritage Register
- 22 places with an entry on the Heritage Inventory

It should be noted that some places have double or triple entries as a result of having data entered from several different heritage studies. Double entries are subsequently being removed from the HERMES Record in 2011-2012.

In reviewing the previous Heritage Studies in Banyule the following conclusions were made about the representation and spread of places with Heritage Overlays.

Table 5.2 Places represented in existing heritage listings

| Significance | Well represented | Under represented |
|-------------------------------|--|--|
| State (included on VHR) | Early settlement farming estates. Nineteenth century and early twentieth century residential buildings, churches, and other public buildings. Places representing the early settlement of Warringal (Heidelberg), Buildings designed by Walter Burley | Post war public and residential buildings. Buildings associated with the 1956 Olympics Games. |

| Significance | Well represented | Under represented |
|--------------|--|--|
| | Griffin and Harold Desbrowe Annear. | |
| Local | Places representing the early settlement of Warringal (Heidelberg), Houses, churches, public buildings largely in Ivanhoe, Heidelberg and Eaglemont, Railway stations, Representative smaller townships and villages eg Montmorency and the railway that connects these, Places associated with the Griffin estates and the 'Heidelberg School' artists of the nineteenth century. | Public and private buildings in the northern and western parts of the municipality, particularly post war. Private and public plantings that form cultural landscapes. Land associated with the Simpson Barracks at Yallambie. |
| VHI | Farms, early homestead sites Places associated with early settlement on the Plenty River | Unknown |
| Potential | | Repatriation Hospital Simpson Army Barracks Places associated with migrant communities. Cultural landscapes, particularly those of the riverlands. |

5.3 Testing against themes

Three generic statements have been used to sort places according to their potential cultural significance, as shown in the table below.

Table 5.3 – Schedule

| Significance | Includes | Statement |
|------------------------------------|--|--|
| High | Places identified in fieldwork as worthy of further research | <i>This place is of potential local (or higher) significance as a place that has been identified and/or assessed by a heritage study, report, register or database, or community workshop or as a key place associated with an important theme in Banyule.</i> |
| Medium | Places identified in fieldwork as having a lower priority | <i>This precinct/place may have potential significance: as an underrepresented place in Banyule or in a locality that is underrepresented by heritage places.</i> |
| Low | Places that have been significantly altered or were well represented elsewhere in the locality | <i>This place is not recommended for further research as part of Task 2.</i> |
| Not found or demolished | | <i>This place was not found and presumed demolished.</i> |
| Within a Heritage Overlay Precinct | | <i>This place is currently within a Heritage Overlay precinct and has not been re-assessed as part of this Heritage Review. It is recommended that assessment of this place be undertaken as part of a precinct review.</i> |

5.4 Fieldwork

Fieldwork was undertaken to establish the existing condition of places and to gather information about the elements of the place. Notes about the condition and integrity of places were included on datasheets. Photographs have been taken for all places visited. Following ground-truthing by fieldwork, a list of 132 places of 'medium' and 'high' priority was prepared. Some places identified as priority places were established as having been altered substantially in the ten years between the 1999 study and 2009.

An example of a substantially altered place is the precinct bounded by Mount and Castle Streets, The Eyrie and Eaglemont Crescent where a proportion of the houses had been replaced with modern buildings.

5.5 Stage 1 report

The Heritage Review project plan and subsequent Steering Committee meeting at the end of Stage 1 confirmed a budget to research and assess 120 places. The Stage 1 report included a table of 99 places of high priority and 33 places of medium priority for research and assessment. Additional funds were subsequently allocated to look at all 132 places.



208 Banksia Street Heidelberg –high priority place



67 Rosemar Crescent Viewbank – medium priority place

6.0 RESEARCH AND ASSESSMENT

6.1 Introduction

The assessment of places includes a number of processes to establish significance. These include historical research, testing against the historic themes and comparative analysis with other 'like' places in order to determine a level of significance.. This section sets out the methodology for research and assessment of the 132 places, and includes a case study to illustrate this process.

6.2 Testing against themes

The use of themes strengthens the assessment of heritage significance to ensure that heritage controls are applied appropriately to a range of places. It is also helpful to clarify the significance of a place through the historical context and linkages and to show how specific types of places or objects are commonly associated with a theme, thereby ensuring that such items are not missed in heritage area surveys.

Questions to ask about the places include:

How well does this place represent the theme?

What other places are there that represent this theme?

It is helpful to look at a case study to show how themes and the places that illustrate them are understood. The local theme of timber cutting in Banyule is not well represented by places, mainly because most of the area is now highly urbanised and there is little left of previous agricultural or forestry industries. The chimney at Briar Hill is an exception.

Chimney, 17 Sherbourne Road, Briar Hill

Victorian Historic Themes

3.13 Developing an Australian manufacturing capacity

5.1 Processing raw materials

5.2 Developing a manufacturing capacity

Local themes

- | | |
|-------------------|---|
| 4. Timber cutting | Timber cutters worked the stringy bark forests which grew along Diamond Creek and the Plenty River. |
| 9. The Olympics | The Olympic Village at Heidelberg was established by the Housing Commission specifically to provide accommodation for the Melbourne 1956 Olympics. Construction of the Olympic Village took place during Melbourne's widespread housing shortage. |

How the place represents the historic themes

Alongside the early pastoralists and farmers, itinerant timber cutters were among the earliest Europeans in the northern areas of the study area, who moved in to harvest the stringybark forests which grew along the Diamond Creek and Plenty River.

Timber cutting was undertaken on a significant scale further north in the Whittlesea area and to the north-east in Nillumbik. Although not a timber cutting area, a large timber mill was established in 1941 in Sherbourne Road to process timber from the Kinglake and Flowerdale areas.

The brick chimney at 17 Sherbourne Road was once part of a large timber mill present in Briar Hill for much of the twentieth century. According to local history Frederick and Hazel Squire

established the Briar Hill Timber and Trading Co. Pty Ltd in 1934, whose premises covered 11 acres on either side of Sherbourne Road.

The company was noted for supplying timber to the Australian government for construction during World War Two, as well as joinery for the Heidelberg Olympic Village in the 1950s. The company also owned a number of houses in the area, and used these to accommodate some of its employees. The business survived up until the death of Frederick Squire in 1997

The extant chimney itself is said to have functioned as a steam outlet for a steam boiler constructed in 1920, and used in the operation of kilns and a timber reconditioner. Residents remember the loud steam whistle which “kept time” four times daily across the local area. The steam boiler and chimney were in operation until the mid 1960s, when it became illegal to transport logs in suburban areas.

Although a remnant of a much larger industrial complex, the chimney is a reminder of an industry that has vanished from Banyule. The company was a prominent one in Banyule for many decades, and processed timber from surrounding areas. The links to the Olympic Village are important as this ties into another local theme for Banyule, that of the Olympic Games. Because of the relatively recent closure of the mill, there will be connections to this place for former employees and for the people who lived around the mill for whom the sound of the steam whistle became a part of their daily lives.

6.3 Criteria and thresholds

In accordance with Heritage Victoria guidelines, the Study was prepared with reference to the Australia ICOMOS *Charter for the Conservation of Places of Cultural Heritage Significance* (the Burra Charter) and its guidelines.

Assessment involves applying criteria to establish the reasons why a place is significant, whether this is for historic, aesthetic, social, spiritual and natural or scientific reasons, and then looking at comparative examples to establish the level of significance, generally whether Local or State.

The Heritage Review has used the HERCON criteria as recommended by Heritage Victoria for use in Local Government heritage studies. Finally, a comparison with other like places, if they exist, helps to establish whether a place is significant at the local level to Banyule, or at the State level, in which case a wider comparative analysis is used.

Criteria for assessing cultural heritage significance (HERCON)³

- Importance to the course or pattern of our cultural or natural history. *Criterion A*
- Possession of uncommon rare or endangers aspects of our cultural or natural history. *Criterion B*
- Potential to yield information that will contribute to an understanding of our cultural or natural history. *Criterion C*
- Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments. *Criterion D*
- Importance in exhibiting particular aesthetic characteristics. *Criterion E*
- Importance in demonstrating a high degree of creative or technical achievement at a particular period. *Criterion F*

³ Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

-
- Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*
 - Special association with the life or works of a person, or group of persons, of importance in our history. *Criterion H*



Historic theme – the Olympics Alamein Road Heidelberg West.



Local theme – timber cutting – chimney formerly associated with saw mill in Sherbourne Road, Briar Hill.

7.0 KEY FINDINGS AND RECOMMENDATIONS

7.1 Introduction

This section includes a summary of the outcomes and recommendations of the Heritage Review.

The *Banyule Heritage Review* comprises:

- This report
- A schedule of places assessed by their potential to add to the understanding of the development of Banyule
- Heritage Overlay Maps showing extent of registration for places recommended for Local protection
- HERMES citations for places recommended for Local or State protection.

7.2 Study outcomes

The *Banyule Heritage Review* is a practical tool that will assist Banyule City Council to understand, appreciate and protect cultural heritage places throughout Banyule and provide a knowledge base and reference point to assist any future heritage or typological studies.

The key outcomes of the Review have been to:

- Assess, document and provide recommendations for the 32 priority places
- Expand the list of heritage places, primarily to include places outside the former Heidelberg municipal boundary and provide place records on HERMES at Stage 1 level of detail for these. Stage 1 detail includes a brief history and description but no statement of significance. They are places where research has indicated that the place is of local interest rather than significance.
- Provide place records on HERMES at Stage 2 level of detail for places of potential heritage significance identified by the Heritage Review. This has also included places identified, assessed and documented by previous heritage studies but not included on Heritage Overlays. Stage 2 level of detail includes a history, description and statement of significance as to why the place is important. It will also include the recommended controls.
- Provide recommendations for the statutory protection of places identified of Local or State significance as part of this *Heritage Review*.

7.3 Recommendations

The following recommendations form the basis the of the heritage plan arising from the *Banyule Heritage Review*. They are:

Adoption of the *Banyule Heritage Review* by Banyule City Council.

Preparation of a planning scheme amendment to implement the findings of the *Banyule Heritage Review*.

Undertake further work arising from the *Banyule Heritage Review*.

Seek funding to help resource further work arising from *Banyule Heritage Review*

Adoption of Banyule Heritage Review

It is recommended that Banyule City Council adopt the *Banyule Heritage Review* as the basis for decision making for the future management of the heritage places and precincts assessed or reviewed, including preparing an amendment to the Banyule Planning Scheme. The *Heritage Review* has scheduled places of cultural significance to Banyule.

The Heritage Review has recommended 66 places for heritage protection.

- 2 places are considered to be of State significance; and
- 57 places of Local significance
- 5 places are of Local significance within areas (precincts)
- 1 place is recommended for inclusion in a precinct as a contributory place.

The Heritage Review has recommended 8 places for another form of protection.

- 1 place for the Commonwealth Heritage List (CHL)
- 7 places for a vegetation or landscape overlay (VPO, SLO or ESO)
- 1 place for the VHI - Maroondah Aqueduct

The following recommendations were made for the remaining places assessed:

- 23 places are of local interest (researched, not recommended)
- 5 places require further evaluation ('Stage 2 Study being evaluated'. Further thematic history is required to assess these places, research has been unproductive or, there are other planning issues relevant to these places such as Structure Planning.)
- 1 place is included in an area and a contributory place (precinct)
- 6 places are included on an HO, HI or VHR

These are included in the Schedule at Section 7.5

Changes to the initial Schedule at Task 1A are included in Schedule 7.6, and the reasons given.

Changes following exhibition

Places not being progressed as part of Amendment C64 may be considered for future Planning Scheme work.. These include the following places

Recommendation changed from VHR to VHI:

- Maroondah Aqueduct 1444 Plenty Road Bundoora

Places recommended for a future HO:

- 38 Quinn Street Heidelberg
- 100 Old Eltham Road Montmorency
- 9 Hughes Street Montmorency
- 33 King Street Ivanhoe East
- 6 Eaglemont Crescent Eaglemont
- 37 Were Street Montmorency (located in HO93 Montmorency Shopping Village)
- 190 Elder Street Greensborough
- 61-63 Mount Street Eaglemont

Changes to the mapped area and citation were made to the following places:

- 2-4 Erskine Road Macleod
- 83-85 The Boulevard Ivanhoe
- 283-285 Upper Heidelberg Road

Changes to the citation were made to the following places:

- 93-95 Banksia Street Heidelberg
- 117 Upper Heidelberg Road Ivanhoe
- 1-19 Seddon Street Ivanhoe

Planning scheme amendments

The 66 places recommended for a Heritage Overlay in Schedule 7.5 of this report are being furthered by Planning Scheme Amendment C64, which was publically exhibited from 29 September 2011 – 3 November 2011. Places not being progressed as part of Amendment C64 may be considered for future Planning Scheme work.

The HO schedule entry should be as set out in the Recommendations field of the Hermes place record. The extent of the HO should include the whole of the property as defined by the title boundary for individual places, except for places that have been mapped the HO should be applied as shown on the mapping. For some places the mapped areas have been reduced following exhibition, to cover only the significant features.

Planning Scheme Amendment C77 which was publically exhibited from 29 September 2011-3 November 2011 includes a Cultural Heritage Policy at clause 22.03 in the Local Planning Policy Framework Section of the Banyule Planning Scheme. The policy will provide Council's Development Planners, land owners and developers with clear and consistent guidelines on how Council will consider development applications on properties affected by a Heritage Overlay.

For those sites being integrated into a structure or master planning projects, the draft heritage work done for these sites will be taken forward into the outcomes that are delivered by these projects and future planning scheme amendments.

7.4 Further work

The Heritage Review has identified a number of recommendations for existing precincts with Heritage Overlays.

Beaumont Estate Ivanhoe (HO4)

The Beaumont Estate in Ivanhoe is considered to be one of the best of the A.V.Jennings Estates, the other being the Beauview in Ivanhoe East. One of the key features of the Beaumont Estate is its early use of the court or 'cul-de-sac' layout of the roads. One of the boundaries of the Estate is Melcombe Road, where one side is included within the Heritage Overlay and one is not. Reviewing the boundary of this Estate is recommended, however a preliminary investigation of this has indicated that the boundaries reflect the original A.V.Jennings layout which was confined to the south side of Melcombe Road.

Eaglemont Shopping Centre (HO3)

The current boundaries of the Eaglemont Shopping centre do not include the railway station. This is a key place linked historically and aesthetically with the shopping centre. This Review has provided a citation for the Eaglemont Railway Station and it is recommended that a review of the Eaglemont Shopping Centre Precinct be undertaken to consider inclusion of the Railway Station.

Montmorency Shopping Village, Were Street Montmorency (HO93)

This shopping centre, identified for its consistent 1950s and 60s architectural character includes both Were Street and part of Binns Street. Both streets have some places that, as part of a review of this precinct might be identified as key components. Two places were researched, and it is expected that this research would inform a review of this precinct. These include:

- 10 Binns Street
- 37 Were Street

Ivanhoe Shopping Centre, Upper Heidelberg Road, Ivanhoe (HO90)

This *Heritage Review* recommends that a review of the Ivanhoe Shopping Centre be undertaken in order to schedule places as ‘significant’, ‘contributory’ or ‘non-contributory’. Two places within this precinct that have previously been identified (Butler: 1985) have been documented. These include:

- Coles Store 117 Upper Heidelberg Road
- Former Commercial Bank of Australia, 147 Upper Heidelberg Road

Marshall Street, Ivanhoe, Thoresby Grove, Sherwood Road, Ivanhoe (HO5)

A review of this precinct is recommended, in particular to document a number of significant elements in Marshall Street. Several key places in Marshall Street previously identified (Butler 1985) have additional documentation provided. These include:

117 Marshall Street

123 Marshall Street

A precinct review should be undertaken involving the major land owner in this street (Ivanhoe Girls Grammar School).

Warringal Precinct- St Johns, Heidelberg Park (HO6)

The Warringal Village Precinct includes Heidelberg Park. The Heritage Review has provided additional documentation for Heidelberg Park.

Former Heidelberg Town Hall and office, 253-277 Upper Heidelberg Road, Ivanhoe (HO77)

This place is currently listed on the VHR (H2077) and includes the former Town Hall and offices.

Austin Hospital, former Marian Drummond nurses home (HO62) and former Lodge, Studley Road, Heidelberg (HO63)

It is recommended that there is a review of the extent of the two Heritage Overlays over the Austin Hospital Site. Recommendations for the proposed extent of Heritage Overlays have been made as part of a separate report by Context for the Department of Human Services, *Austin Hospital Heritage Assessment*, 2008.

7.5 Schedule

Table of Places assessed

| No | Name | House No. | Street | Suburb | Heritage status |
|-----|-------------------------|-----------|-----------------------------------|---------------|---|
| 1. | House | 14 | Lorraine Drive | Briar Hill | Researched not recommended |
| 2. | Chimney | | Sherbourne Road | Briar Hill | Recommended for HO |
| 3. | House | 72 | Greenwood Drive | Bundoora | Stage 2 study being evaluated |
| 4. | Maroondah Aqueduct | | Plenty Road | Bundoora | Recommended for VHI |
| 5. | Aringa | 23 | Castle Street | Eaglemont | Recommended for HO |
| 6. | Precinct | | Castle, Eaglemont, Mount Streets | Eaglemont | Researched not recommended |
| 7. | Appledore Garden | 45 | Devon Street | Eaglemont | Recommended for HO |
| 8. | House | 6 | Eaglemont Crescent | Eaglemont | Recommended for future HO |
| 9. | House | 4 | Glenard Drive | Eaglemont | Recommended for HO Area - significant place |
| 10. | House | 16 | Maltravers Road | Eaglemont | Recommended for HO Area - significant place |
| 11. | Royd | 61-63 | Mount Street | Eaglemont | Recommended for future HO |
| 12. | Eothern | 65-67 | Mount Street | Eaglemont | Recommended for HO |
| 13. | Median Planting | | Mount Street | Eaglemont | Recommended for other Planning Scheme Overlay |
| 14. | St Clair | 35 | Mount Street | Eaglemont | Researched not recommended |
| 15. | Moorakyne | 69-71 | Mount Street (Cnr Castle Street) | Eaglemont | Recommended for HO |
| 16. | Eaglemont Train Station | | Silverdale Road | Eaglemont | Recommended for HO area - contributory place |
| 17. | Wana | 135 | Studley Road (cnr Banksia Street) | Eaglemont | Recommended for HO |
| 18. | Yarra Flats | | The Boulevard | Eaglemont | Recommended for HO |
| 19. | Pioneer Reserve | | | Greensborough | Recommended for HO |

| No | Name | House No. | Street | Suburb | Heritage status |
|-----|--|-----------|--|---------------|----------------------------|
| 20. | Brown's Nature Reserve | | Albion Crescent | Greensborough | Recommended for HO |
| 21. | House | 10 | Alexandra Street | Greensborough | Recommended for HO |
| 22. | House | 36 | Alexandra Street | Greensborough | Researched not recommended |
| 23. | House | 190 | Elder Street | Greensborough | Recommended for future HO |
| 24. | Diamond Valley Community Hospital | 25 | Grimshaw Street | Greensborough | Researched not recommended |
| 25. | Greensborough Primary School No. 2062, | 130 | Grimshaw Street | Greensborough | Recommended for HO |
| 26. | Loyola College | 345 | Grimshaw Street | Greensborough | Included in HO |
| 27. | House | 38 | Hailes Street | Greensborough | Recommended for HO |
| 28. | House | 89 | Hailes Street | Greensborough | Researched not recommended |
| 29. | Greensborough War Memorial Park | | Henry Street | Greensborough | Recommended for HO |
| 30. | Greensborough Hotel | 75 | Main Street | Greensborough | Recommended for HO |
| 31. | Andrew Yandell Habitat Reserve | | St Helena Road | Greensborough | Recommended for HO |
| 32. | House | 3 | St Helena Road | Greensborough | Recommended for HO |
| 33. | House | 93 | Banksia Street | Heidelberg | Recommended for HO |
| 34. | Former Shire Offices and Library | 60 | Beverley Road | Heidelberg | Recommended for HO |
| 35. | Heidelberg Park | | Beverley Road & Rosanna Road | Heidelberg | Included in HO |
| 36. | Baby Care Centre | 208 | Burgundy Street | Heidelberg | Recommended for HO |
| 37. | House | 3-5 | Burgundy Street | Heidelberg | Researched not recommended |
| 38. | Austin Hospital, 4 buildings | | Burgundy, Banksia Streets and Studley Road | Heidelberg | Included in HO |
| 39. | Shops | 130 | Mount Street | Heidelberg | Included in HO |
| 40. | House | 38 | Quinn Street | Heidelberg | Recommended for future HO |

| No | Name | House No. | Street | Suburb | Heritage status |
|-----|--|-----------|--|--------------------|------------------------------------|
| 41. | Residential - 2 Storey House | 550 | Upper Heidelberg Road | Heidelberg Heights | Researched not recommended |
| 42. | Olympic Village Green and Hall | 15 | Alamein Road, Southern Road, Moresby Court | Heidelberg West | Recommended for VHR |
| 43. | Pre school former ANZ Bank | 29 | Alamein Road | Heidelberg West | Stage 2 study being evaluated |
| 44. | Bell Street Mall | | Bell Street cnr Oriel Road | Heidelberg West | Stage 2 study being evaluated* |
| 45. | St Bernadette's Roman Catholic Church | 89 | Bond Street | Ivanhoe | Recommended for HO |
| 46. | Hollyoak (Lots 27-28 Horden's Estate) | 2 | Central Avenue (cnr Merton Street) | Ivanhoe | Recommended for HO |
| 47. | Holford House | 14 | Hardy Terrace | Ivanhoe | Recommended for HO |
| 48. | House | 2 | Hardy Terrace | Ivanhoe | Recommended for HO |
| 49. | Purcell House | 17 | Hartlands Road | Ivanhoe | Researched not recommended |
| 50. | Sparks Reserve | Cnr | Heidelberg Road & The Boulevard | Ivanhoe | Recommended for VHR |
| 51. | Forest Lodge | 16 | Hopetoun Grove (cnr Maltravers Road) | Ivanhoe | Researched not recommended |
| 52. | Chelsworth Park | | Irvine Road | Ivanhoe | Recommended for HO |
| 53. | Belle Vue | 57 | Ivanhoe Parade (corner Clifton Avenue) | Ivanhoe | Researched not recommended |
| 54. | Houses | 7&9 | Latham Street | Ivanhoe | Recommended for HO |
| 55. | Beauview Shopping Centre Shops and Dwellings | 253-263 | Lower Heidelberg Road | Ivanhoe | Included in HO Area - Contributory |
| 56. | Ivanhoe Park Croquet Club | 132 | Lower Heidelberg Road | Ivanhoe | Recommended for HO |
| 57. | Burgess House | 2 | Mackennel Street | Ivanhoe | Researched not recommended |
| 58. | Uniting Church (Knox Presbyterian) | 8 | Noel Street | Ivanhoe | Recommended for HO |
| 59. | Ivanhoe Train Station | | Norman Street | Ivanhoe | Recommended for HO |
| 60. | Sea Scout Hall | | Norman Street | Ivanhoe | Recommended for HO |
| 61. | House | 1 | Rockbeare Grove | Ivanhoe | Recommended for HO |

| No | Name | House No. | Street | Suburb | Heritage status |
|-----|--------------------------------|-----------|--|---------|---|
| 62. | Rockbeare Park | | Rockbeare Grove | Ivanhoe | Recommended for other Planning Scheme Overlay |
| 63. | Afton | 16 | Rose Street | Ivanhoe | Recommended for HO |
| 64. | Keddington Flats | 25 | Rose Street | Ivanhoe | Recommended for HO |
| 65. | Rossi Park | | Rossi Street | Ivanhoe | Researched not recommended |
| 66. | Ivalda Masonic Temple | 40 | Salisbury Avenue | Ivanhoe | Recommended for HO |
| 67. | Uniting Church (Methodist) | 15-19 | Seddon Street | Ivanhoe | Recommended for HO |
| 68. | Henningdale | 23 | Studley Road | Ivanhoe | Researched not recommended |
| 69. | Lakemba | 29 | Studley Road | Ivanhoe | Recommended for HO |
| 70. | Flats | 83-85 | The Boulevard | Ivanhoe | Recommended for HO |
| 71. | House | 70 | The Boulevard | Ivanhoe | Researched not recommended |
| 72. | Rockleigh | 87 | The Boulevard | Ivanhoe | Researched not recommended |
| 73. | Wilson Reserve | | The Boulevard | Ivanhoe | Recommended for HO |
| 74. | Brooklyn | 283 | Upper Heidelberg Road | Ivanhoe | Recommended for HO |
| 75. | Coles Store | 117 | Upper Heidelberg Road | Ivanhoe | Recommended for HO Area - significant place |
| 76. | Ivanhoe Library | 255 | Upper Heidelberg Road | Ivanhoe | Stage 2 study being evaluated** |
| 77. | Commercial Bank of Australia | 147 | Upper Heidelberg Road (Cnr Waterdale Road) | Ivanhoe | Recommended for HO Area - significant place |
| 78. | Ivanhoe Public Golf Club House | | Vasey Street | Ivanhoe | Recommended for HO |
| 79. | House | 23 | Wallis Avenue | Ivanhoe | Researched not recommended |
| 80. | Warncliffe Road treescape | | Warncliffe Road | Ivanhoe | Recommended for HO |
| 81. | House | 6 | Waterdale Road | Ivanhoe | Recommended for HO |
| 82. | House | 3 | Waterdale Road | Ivanhoe | Researched not recommended |
| 83. | Thelma | 137 | Waterdale Road | Ivanhoe | Recommended for HO |

| No | Name | House No. | Street | Suburb | Heritage status |
|------|---|-----------|--------------------|--------------|---|
| 84. | House | 33 | King Street | Ivanhoe East | Recommended for future HO |
| 85. | House | 413 | The Boulevard | Ivanhoe East | Recommended for HO |
| 86. | House | 539 | The Boulevard | Ivanhoe East | Researched not recommended |
| 87. | Ivanhoe East Primary School 4386 | | Warncliffe Street | Ivanhoe East | Recommended for HO |
| 88. | Odyssey House Suspension Bridge | | Bonds Road | Lower Plenty | Recommended for HO |
| 89. | Heidelberg Golf Club House (Preston Hall, Bryn Teg), | 8 | Main Road | Lower Plenty | Recommended for HO |
| 90. | House | 209 | Main Road | Lower Plenty | Recommended for HO |
| 91. | House | 100 | Old Eltham Road | Lower Plenty | Recommended for future HO |
| 92. | House | 53 | Rosehill Road | Lower Plenty | Stage 2 study being evaluated |
| 93. | Macleod Park | 50 | Chapman Street | Macleod | Recommended for HO |
| 94. | House and shop | 3 | Cherry Street | Macleod | Recommended for HO |
| 95. | Strathalan Baptist Aged Peoples' Home | 81-109 | Greensborough Road | Macleod | Recommended for HO |
| 96. | Harry Pottage Reserve | | Wungan Street | Macleod | Recommended for HO |
| 97. | Shop and residence | 10 | Binns Street | Montmorency | Recommended for HO Area - significant place |
| 98. | House | 21 | Grand Boulevard | Montmorency | Researched not recommended |
| 99. | House | 9 | Hughes Street | Montmorency | Recommended for future HO |
| 100. | House | 11 | Hughes Street | Montmorency | Recommended for HO |
| 101. | Briar Hill Community Hall | 126 | Mountain View Road | Montmorency | Researched not recommended |
| 102. | House | 51 | Mountain View Road | Montmorency | Recommended for HO |
| 103. | St Faith's Anglican Church | 56-60 | Mountain View Road | Montmorency | Researched not recommended |

| No | Name | House No. | Street | Suburb | Heritage status |
|------|--|-----------|------------------------------------|-------------|---|
| 104. | Office | 37 | Were Street | Montmorency | Recommended for future HO |
| 105. | Joseph Simpson House | 35 | Douglas Street | Rosanna | Recommended for HO |
| 106. | Median Planting | | Invermay Grove | Rosanna | Recommended for other Planning Scheme Overlay |
| 107. | Rosanna Metropolitan Fire Brigade Station | 230-232 | Lower Plenty Road | Rosanna | Recommended for HO |
| 108. | Rosanna Parklands (part of Elliston Estate) | | Ruthven Street & Lower Plenty Road | Rosanna | Included in HO |
| 109. | Sugar Gum Rise | | Aqueduct Road | St Helena | Rec for other Planning Scheme Overlay |
| 110. | St Helena Bushland Reserve | | Argyll Court | St Helena | Rec for other Planning Scheme Overlay |
| 111. | Anthony Beale Reserve | | St Helena Road | St Helena | Rec for other Planning Scheme Overlay |
| 112. | Hawthorn Hedge Rows | | Banyule Road | Viewbank | Rec for other Planning Scheme Overlay |
| 113. | Former Viewbank Farm Site | | Banyule Road) | Viewbank | Included in HO |
| 114. | House | 67 | Rosemar Circuit | Viewbank | Researched not recommended |
| 115. | Aminya Reserve and Diamond Valley Greek Senior Citizens Club, Watsonia Hall, | | Lambourn Road | Watsonia | Recommended for HO |
| 116. | Aldermaston (Meares' House) | | Off Lower Plenty Road | Yallambie | Recommended for other form of protection – Commonwealth Heritage List (CHL) |
| 117. | Yallambie Parklands | | Tarcoola Drive | Yallambie | Recommended for HO |

* The research and assessment for this site has been integrated into the Bell Street Mall Masterplan.

** The research and assessment for this site has been integrated into the Ivanhoe Civic Precinct Masterplan.

7.6 Schedule

Places from Task 1A (not assessed)

| No. | Name | House No. | Street | Suburb | Heritage status |
|-----|---|-----------|--|--------------|--|
| 1. | Eaglemont Dairy | 34 | Alandale Road | Eaglemont | HO118 |
| 2. | House | 37 | Glenard Drive | Eaglemont | HO1 Glenard Estate |
| 3. | Romberg House (put forward as 41 Keam Street) | 30 | Mount Eagle Road | Eaglemont | HO111 - 41 Keam Street does not exist, actually 30 Mount Eagle Road |
| 4. | Canoe Tree | | Outlook Drive | Eaglemont | HO2 - artefact in park, not a living tree |
| 5. | Former Heidelberg Government School No 294 | 118-120 | Cape Street | Heidelberg | HO17 |
| 6. | House | 4 | Hampton Court | Heidelberg | HO4 - Beaumont Estate |
| 7. | Ivanhoe Memorial Park | Cnr | Studley Road and Upper Heidelberg Road | Heidelberg | Not researched - history kept leading to other war memorial in Heidelberg Park |
| 8. | House | 7 | Thomas Court | Heidelberg | Not researched- post war house, 16 Maltravers Road Eaglemont is a better example |
| 9. | House | 42 | Keam Street | Ivanhoe | Not researched - modern house, other better examples |
| 10. | Buninyong | 123 | Marshall Street | Ivanhoe | HO5 Marshall Street Precinct |
| 11. | Danvers | 129-131 | Marshall Street | Ivanhoe | HO5 Marshall Street Precinct |
| 12. | House | 7 | Noel Street | Ivanhoe | Demolished |
| 13. | House | 14 | Old Eltham Road | Lower Plenty | SLO1 - appropriate control, possible modern house precinct |
| 14. | House | 52 | Old Eltham Road | Lower Plenty | SLO1 - appropriate control, possible modern house precinct |
| 15. | House | 62 | Old Eltham Road | Lower Plenty | SLO1 - appropriate control, possible modern house precinct |
| 16. | House | 64 | Old Eltham Road | Lower Plenty | SLO1 - appropriate control, possible modern house precinct |
| 17. | House | 66 | Old Eltham Road | Lower Plenty | SLO1 - appropriate control, possible modern house precinct |

| No. | Name | House No. | Street | Suburb | Heritage status |
|------------|--------------------------------|------------------|-----------------|---------------|--|
| 18. | House | 76&80 | Old Eltham Road | Lower Plenty | SLO1 - appropriate control, possible modern house precinct |
| 19. | Streeton Views Estate Stage 11 | | Yallambie Road | Yallambie | Not researched - 1970s subdivision from Simpson Barracks |

8.0 RECOMMENDATIONS FOR FURTHER WORK

8.1 Introduction

It is understood that Council has produced a strategy document called a 'Heritage Policy and Plan' that serves the purpose of understanding protecting and promoting heritage in the municipality and allows Banyule to:

- Identify and prioritise work to be done in the future.
- Appropriately manage and monitor Banyule's heritage assets. It provides a recommendation and a framework for undertaking, periodic reviews of Banyule's heritage assets as well as more regular opportunities for members of the community to put forward new places for assessment and potential statutory protection.
- Be better positioned to access State funding support for future heritage work.

The Banyule Heritage Review has identified opportunities for further work to both expand and strengthen the heritage records of the municipality. This section provides recommendations for future heritage projects.

8.2 Thematic History

Banyule has a rich variety of heritage places and this *Heritage Review* has added to the body of knowledge of a number of those places. It is clear that an update of the ten year old *Urban History* would further develop an understanding of the historical processes that have shaped Banyule's history. Further historical context is required to understand the cultural heritage of Banyule from a post war and modern perspective. There is also a need for a future thematic history to integrate Aboriginal, natural and cultural values in the one document.

8.3 Precinct review

There are twelve (12) precincts currently with a Heritage Overlay. There is scope to both update the statements of significance for these precincts as well as provide schedules for *significant, contributory* or *non-contributory* places. The example used is from the Mount Eagle and Glenard Estates.

These estates designed by Walter Burley Griffin include a number of features not separately documented. There are elements relating to different eras of design and development, as well as elements relating to the dominant theme of Griffin. These include elements put forward by the community such as a 'canoe' tree and an arboretum of conifers in the Mount Eagle Estate. It is considered that there is insufficient assessment of all heritage values for the Griffin estates.

Banyule Council submitted a funding application for the 09/10 round of State Government Heritage Grants. This application was unsuccessful and other funding opportunities are being investigated.

8.4 Opportunities for further research

As part of this Review some places identified within existing Heritage Overlay precincts have been researched and additional information added to the HERMES database. This will inform any future work.

Alfred, James and Edwin Streets, Heidelberg West

This area is thought to be one of the earliest Housing Commission Estates in Banyule, being developed soon after 1945. It is more intact than the Olympic Estate in Southern Road, and

of a consistency in type of dwelling and style. It would be useful to undertake further work on HCV Estates throughout Banyule for comparative purposes.

Heidelberg Repatriation Hospital, Banksia Street, Heidelberg

The Heidelberg Repatriation Hospital contains over 100 buildings and was developed progressively since 1939. As the Austin hospital provides a record of nineteenth century hospital buildings, the Repatriation Hospital provides a record of twentieth century hospital development. A heritage assessment was undertaken for Banyule in 1998, at which time it was recommended that no heritage overlays be applied. It is recommended that this assessment be reviewed to ascertain whether this recommendation is still relevant.

Simpson Army Barracks, Yallambie

The Simpson Army Barracks includes over 300 hectares and a large number of buildings as well as extensive bushland. The house and garden setting of Aldermaston (former Ainslie Meares House) has been documented in this *Heritage Review*, however the whole of the place has not been surveyed. There are other potential heritage values associated with this site, including Aboriginal, natural and cultural values.

Bell Street Mall

The Bell Street Mall has been researched by Context (2010) as part of the master planning process for this site. This place is thought to be one of the earliest American style shopping malls in Victoria, and has a range of heritage values, including social values. Assessment is being finalised as part of the master planning process for this place, and may proceed in conjunction with conservation guidelines.

Greenhills Estate

The Greenhills Estate in Greensborough, centred around Greenhill Road laid out in the 1970s, has potential heritage values as a subdivision with the deliberate intention of retaining vegetation and providing an environmentally sustainable development.

Residential buildings

The large number of residential buildings that have aesthetic and architectural values requires a rigorous approach to assessment. This task is outside the scope of the *Heritage Review* which has focussed on updating the records for some previously identified places, as well as identifying modern places.

Parks, gardens and cultural landscapes

Strong interest in the parks, gardens and cultural places was shown by the community at the outset of the Heritage Review. There is further scope to build on the *Historic Riverlands and Landscape Assessment* study in identifying and documenting cultural landscapes – particularly those associated with the Yarra and Plenty Rivers and Darebin Creek.



Greenhills Estate Greensborough



*James Street Heidelberg West reserve
Watsonia Hall*

GLOSSARY

| | |
|-----------------------|--|
| Cultural significance | <p><i>Cultural significance</i> means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.</p> <p>Cultural significance is embodied in the <i>place</i> itself, its <i>fabric, setting, use associations, meanings, records, related places</i> and <i>related objects</i>.</p> |
| Conservation | <p><i>Conservation</i> means all the processes of looking after a place so as to retain its <i>cultural significance</i>.</p> |
| Burra Charter | <p>The <i>Burra Charter</i> is the short name given to the <i>Australia ICOMOS Charter for Places of Cultural Significance</i>, which was developed by Australia ICOMOS at a meeting in 1979 in the historic South Australian mining town of Burra. It is now widely accepted as the basis for cultural heritage management in Australia.</p> <p>The Burra Charter may be applied to a wide range of places - an archaeological site, a town, building or landscape and defines various terms and identifies principles and procedures that must be observed in conservation work.</p> <p>Although the Burra Charter was drafted by heritage professionals, anyone involved in the care of heritage items and places may use it to guide conservation policy and practice.</p> |
| ICOMOS | <p><i>ICOMOS</i> (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation and is closely linked to UNESCO.</p> |
| HERMES | <p><i>HERMES</i> is an electronic database developed by Heritage Victoria that contains citation records for places of cultural heritage significance.</p> |
| Place | <p><i>Place</i> means site, area, land, landscape, building or other work, group of building or other work, and may include components, contents, spaces and views.</p> |
| Post contact | <p><i>Post-contact</i> means the period after first contact between indigenous and non-indigenous (sometimes referred to as 'European') individuals or communities.</p> |
| HERCON criteria | <p>The <i>HERCON criteria</i> are used to assess whether a place has significant cultural heritage values. A list is provided in Appendix B.</p> |

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APPENDIX 1

Workshops

Two place nomination workshops were held at the Banyule Arts Space, 14 Ivanhoe Parade Ivanhoe on the 5 March 2009 and 19 March 2009. These were attended by members of the public, and invited representatives of organisations.

At each work shop the agenda included an introduction and overview to the Banyule Heritage Review led by Banyule and by Jane Crone from the community. Representatives from Context (Emma Hewitt and Louise Honman) explained the historic themes that had been drawn from the Banyule Heritage Study (1999), that these were the ones that we would be working with for the Heritage Review.

Participants at the workshops were asked to contribute places they knew about using the themes as prompts, but also recognising that some places are not going to fit neatly into themes and may quite easily sit outside them. This was done by participants working in groups to 'brainstorm' ideas.

Finally the groups were asked to present their findings and to fill out nomination forms provided by Banyule. Additional time of several months was also given to people to further complete nomination forms and to submit them to Council. Context and Banyule closed the meeting thanking all participants and outlining the process of the Review from that point.

Invited groups included representatives from the following organisations:

Darebin Parklands
Heidelberg Historical Society
Ivanhoe Park Croquet Club
Macleod Progress Association
Bundoora Senior Citizens Club
Greek Senior Citizens Club
Heidelberg Warringal Senior Citizens Club
Lower Plenty Senior Citizens Club
Greensborough Senior Citizens Club
Olympic Village
Italian Macleod Senior Citizens Club
Associazione Pensionati Laziali Australia
Dutch Senior Citizens Club
West Heidelberg Combined Pensioners Association
Diamond Valley 50s Plus Club
Macleod Elderly Citizens
Art Deco Society
Briar Hill Residents Association
Heidelberg District Artists Society
Lions Club of Greensborough
Eaglemont Neighbourhood Conservation Association

Ivanhoe Garden Club

Warringal Conservation Society

The first workshop was attended by 27 people, and the second workshop by 38.

APPENDIX 2

Heritage Places

Heritage Citations for Places ‘Recommended for Heritage Overlays’ & ‘Heritage Areas – Individual Significance’

The following Heritage Citations support those heritage places proposed for inclusion in the Schedule to the Heritage Overlay as part of Planning Scheme Amendment C64. The attached citations were refined through public exhibition of Amendment C64. There may be opportunities to refine and update these citations in the future. The Banyule Heritage Policy and Plan acknowledges that this may occur when resources are available to do this.

The relevant Heritage Citation and Statement of Significance for a place is that which exists at the time that a planning permit application is made for the place. The source for the most up to date Heritage Citations is the Victorian Heritage Database

HERITAGE CITATION REPORT

Name Chimney
Address 24 Sherbourne Road BRIAR HILL **Significance Level** Local
Place Type Other - Forestry & Timber Industry
Citation Date 2009
Assessment by Context PL



Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

HERITAGE CITATION REPORT

Alongside the early pastoralists and farmers, among the earliest Europeans in the northern areas of the study area were itinerant timber cutters, who moved in to harvest the stringybark forests which grew along the Diamond Creek and Plenty River (Allom Lovell, 1999:18). Timber cutting was undertaken on a significant scale further north in the Whittlesea area and to the north-east in Nillumbik. Although not a timber cutting area, a large timber mill was established in 1941 in Sherbourne Road to process timber from the Kinglake and Flowerdale areas. The mill originally covered 11 acres and employed 90 people (Allom Lovell, 1999:19).

The brick chimney at 24 Sherbourne Road was once part of a large timber mill present in Briar Hill for much of the twentieth century. According to local history Frederick and Hazel Squire established the Briar Hill Timber and Trading Co. Pty Ltd in 1934, whose premises covered 11 acres on either side of Sherbourne Road. The company was noted for supplying timber to the Australian government for construction during World War Two, as well as joinery for the Heidelberg Olympic Village in the 1950s. The company also owned a number of houses in the area, and used these to accommodate some of its employees. The business survived up until the death of Frederick Squire in 1997 (Nedwell, pers. comm. 2009).

The extant chimney itself is said to have functioned as a steam outlet for a steam boiler constructed in 1920, and used in the operation of kilns and a timber reconditioner. Residents remember the loud steam whistle which "kept time" four times daily across the local area. The steam boiler and chimney were in operation until the mid 1960s, when it became illegal to transport logs in suburban areas (Nedwell, pers. comm. 2009).

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AHC Themes:

3.13 Developing an Australian manufacturing capacity

HV Themes:

5.1 Processing raw materials

5.2 Developing a manufacturing capacity

Local Themes:

Timber cutting

The Olympics

Description

Physical Description

HERITAGE CITATION REPORT

The stand-alone chimney on Sherbourne Road is of red and clinker brick construction and rises to a height taller than the modern two-storey buildings that are now its very close neighbours. The four-sided chimney sits on a large rectangular brick base, which may be new or recently repaired using new bricks. It tapers skyward, and features some modest brick corbelling. Just above the base, in the side of the chimney facing Sherbourne Road, is a small grate opening covered with a rusted metal door. Metal brackets visible on two sides of the chimney suggest a structure was formerly attached to its western side.

The urban context in which the chimney is located has changed considerably and now consists of retail premises.

Statement of Significance

What is significant?

The stand-alone chimney at 24 Sherbourne Road, once part of the Briar Hill Timber Trading Co. that established a large mill in 1941, is of significance.

How is it significant?

The chimney on Sherbourne Road is of local aesthetic, historical and social significance to City of Banyule.

Why is it significant?

The chimney on Sherbourne Road is of local historic significance for its association with the industry of timber cutting and processing of timber which was once an important form of employment for itinerant workers in the northern part of Banyule. (Criterion A)

It is important as the last surviving remnant of the Briar Hill Timber Trading Co, a long-standing local business that also supplied timber for events of national importance including wartime construction and the 1956 Olympics. (Criterion A, H)

The chimney has social significance as a remaining icon of a business that employed many local people over a period of more than 60 years. The chimney itself has importance for local residents whose early experience of Briar Hill included the distinctive steam whistle attached to the chimney's steam boiler. (Criterion G)

The chimney is a local landmark structure. (Criterion E)

Recommendations 2009

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|---------------------------|---------------------------------|
| Name | Maroondah Aqueduct | |
| Address | 1444 Plenty Road BUNDOORA | Significance Level Local |
| Place Type | Water Aqueduct | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |

Recommended VHR No HI Yes PS No

Heritage Protection

Designer / Architect Davidson, William

History and Historical Context

The completion of the Yan Yean Reservoir in 1857, provided a steady flow of water to Melbourne. However, by 1870, a rapidly increasing population, combined with periods of low rainfall, had necessitated the augmentation of Melbourne's water supply. (Blackthorn, *Heroes of the Aqueduct*, 2006, 10.) In 1879 the Water Supply Board recommended that the Watts River (a tributary of the Yarra River) and its tributaries be surveyed and appraised for their water supply potential, and by 1880 Surveyor J.H. Davies had affirmed their suitability for water supply purposes (Context, *Maroondah CMP* (November 2009). In 1886, work commenced on a weir across the Watts River and an aqueduct to carry this water 41 miles to the Preston Reservoir (MMBW, *An Historical Survey*, 1954, 18). For most of its length the aqueduct was an open concrete channel with sections of tunnels, bridges and inverted syphons that carried the water under roads and hills, or across valleys and watercourses. On completion in 1891, this scheme was bestowed with its Aboriginal name 'Maroondah'.

The Maroondah Aqueduct was designed by William Davidson. Construction of the Aqueduct was started in 1886 and completed in February 1891. The Aqueduct is 40 miles (65 kilometres) in length (25 miles of open channel, 12 tunnels of an aggregate length of 7 miles and 13 inverted siphons of 8 miles). The Aqueduct "delivers its water to Preston reservoir at 320 feet above Sea level, furnishing supply by gravitation to all the central and western parts of the metropolitan area, but is too low to be of service to the eastern suburbs".

The aqueduct preceded the construction of the Maroondah reservoir (1927) by almost 30 years and was particularly innovative in that it was one of the first water schemes to use concrete in its construction; in the words of Ritchie "the age of concrete was to commence with the Maroondah Aqueduct" "Melbourne's Water Supply Undertaking" (Ritchie, web access).

The Maroondah Aqueduct in Banyule was replaced by the M258 (Winneke-Preston pipeline) in stages commencing in the late 1960s and completed in the late 1970s. Evidence of the aqueduct was removed at the time of replacement, although it is possible that some archaeological remnants remain. (Melbourne Water, 2011)

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Advice from Melbourne Water Heritage Services Co-ordinator 18/11/2011.

AHC Themes:

3.11.1 Regulating waterways

HV Themes:

4.7 Transforming the land and waterways

Local Themes:

Water infrastructure

Description

Physical Description

The Maroondah aqueduct where it runs through Banyule is below the ground and has been replaced by a pipeline. This follows the aqueduct reservation east of the Morang Outlet main but it is situated in a new alignment west of the Morang Outlet main.

Sections of the aqueduct where it runs through other municipalities is described as below.

The Maroondah Aqueduct runs between Healesville and Preston passing through Yarra Ranges, Nillumbik and Banyule. It is constructed of concrete and shows evidence of construction in two stages where the sides have been raised to deepen the aqueduct. The aqueduct forms a linear precinct and there is planting of pines and cypresses along the edges. There are a number of above ground inverted siphons. The Maroondah aqueduct forms part of the Maroondah Water Supply system that succeeded the Watts River scheme prior to the construction of the Maroondah dam. It passes through a portion of Bundoora from the Western Ring Road near Watsonia to Darebin.

Statement of Significance

The Maroondah Aqueduct reservation in Banyule includes a new alignment for the pipeline which has replaced the aqueduct south of Ambrose Treacy Drive and west of the Morang Outlet main. East of the Morang Outlet main the pipeline follows the original alignment.

The following Statement relates to the Maroondah Aqueduct as part of the whole Maroondah water supply system. It is included for completeness but refers generally to the whole aqueduct not just the section that runs through Banyule (Bundoora). The Maroondah aqueduct is part of the Maroondah Water Supply System that has been assessed as part of the Regional Water Supply Study by Melbourne Water. (Context 2010). Where the Maroondah aqueduct runs through Banyule it is below ground and is an easement only. It is included in the Banyule Heritage Review as it is part of the whole Maroondah water supply system.

HERITAGE CITATION REPORT

What is significant?

The Maroondah aqueduct, constructed from 1886 - 1891 as part of the system conveying water from the weir over the Watts River to join the Yan Yean system at Reservoir, is significant. Trees and structures associated with development of the aqueduct during the 19th century are significant.

How is it significant?

The Maroondah aqueduct, as part of the Maroondah Water Supply System, is of state historic, aesthetic and technical significance to the State of Victoria.

Why is it significant?

The Maroondah aqueduct is part of the Maroondah Water Supply system, one of the oldest and most extensive of the water supply systems, having been started in the 1880s. Historically the Maroondah aqueduct is significant as part of the project undertaken in the 19th century to extend Melbourne's water supply. The additions made in 1927 are also significant as evidence of the development of the Maroondah system by the Melbourne and Metropolitan Board of Works. (Criterion A)

The Maroondah aqueduct is a representative example of a nineteenth century aqueduct. The use of aqueducts to convey water was common in the nineteenth and early twentieth century, but was discontinued by the middle of the twentieth century. (Criterion D)

The mature trees along the aqueduct illustrate the traditional practice of planting of trees both for aesthetic effect and to protect the aqueduct from dust and impurities. The trees are of local importance as part of the extensive Maroondah Aqueduct alignment, which only passes through the municipality at this point. They also reinforce the rural character of the area which has been eroded by development of the school and housing to the south. (Criteria A, E)

The Maroondah aqueduct is technically significant as one of the feats of engineering carried out as part of the Watts River water supply scheme and as one of the first low-maintenance concrete aqueducts. (Criterion F)

Recommendations 2009

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

The Regional Water Supply Study (Context 2010) contains further information about the Maroondah Water Supply

HERITAGE CITATION REPORT

System. The Maroondah aqueduct in Banyule is part of the Maroondah Water Supply system however the alignment of the aqueduct partly dates from the 1970s and the aqueduct has been replaced by a pipeline.

HERITAGE CITATION REPORT

| | | |
|----------------------|----------------------------|---------------------------------|
| Name | Aringa | |
| Address | 23 Castle Street EAGLEMONT | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | |
|--|---------------------|
| Recommended Heritage Protection | VHR No HI No PS Yes |
| Designer / Architect | Williams, Louis R |
| Maker / Builder | Reynolds Bros |

History and Historical Context

The least frontier-like of the post war Banyule was Heidelberg which was already fully serviced by transport and other amenities and which had proved itself as a desirable residential area in the inter war period. In the post war period, most areas of Heidelberg retained their status as high quality residential areas, and a new wave of architecturally distinctive residential buildings was produced. (Allom Lovell, 1999:66)

A series of houses were designed in the Medieval-derived styles on land which was offered for sale from the late 1900s. Graeme Butler has described the Medieval-inspired Arts and Crafts houses in the area as referencing both English and North European (German and Swiss) prototypes, whilst the influence of the American bungalow is also most evident. (Allom Lovell, 1999:57)

HERITAGE CITATION REPORT

Claude Pizzey, a leather merchant, purchased part of lot 7 in the Parish of Keelbundora from the Eaglemont Estate Co. Ltd subdivision on the 20th September 1920 (Certificates of Title, Vol. 4372, Fol. 242; Vol. 3715, Fol. 862). Pizzey commissioned architect Louis R. Williams to design the house in 1922 and employed D. Dunstan Reynolds as the builder on the project. Construction of the house was estimated to cost the sum of 2,800 pounds (Butler 1985).

Williams was a prominent church architect and worked prolifically in the field, designing churches in Victoria, NSW and the ACT (Miles Lewis Index). Amongst others in Victoria, he designed St. Paul's Anglican Church in Bay Street Frankston, claiming to have introduced clinker brickwork to church architecture. Williams' philosophy of design was for simple and meaningful ecclesiastical architecture over mock Gothic decoration (http://www.frankston.vic.gov.au/fhs/stage1-vol-3/st_pauls.htm).

Louis Williams was a prominent Melbourne architect between the early 1890s to c1961. During this time he designed church buildings including halls, schools and vicarages for the Anglican, Methodist and Catholic Churches and the Freemasons in Tasmania, Queensland, New South Wales and Victoria. He was in partnership with Alexander North from c1913 to 1939. (Victorian Heritage Database - All Saints Anglican Church, Dunolly Road, Emu). Louis Williams is better known for his church architecture than his residential commissions. 23 Castle Street represents an important example of Arts and Crafts design, and is a fine example of his residential work. Aringa's garden received acclaim in the Metropolitan Garden Competition of 1933 (Mexican Marigold border planting, a rosery and a Dahlia bed which formed the fence line). The garden of mature, exotic trees is of interest.

Claude Pizzey was the son of George Pizzey, who had started the tanning and leather firm George Pizzey and Sons in 1884. The company experienced something of a boom with the acquisition of post war contracts and profits were sufficient to allow the construction of *Aringa* (taken from HERMES entry - 54411)

Pizzey sold to Alfred and Evelyn Daly in October 1963 (Certificate of Title, Vol. 4372, Fol. 242).

References

Allom Lovell (1999), *Banyule Heritage Places Study*, vols 1-5, prepared for Banyule City, Victoria

Butler, Graeme (1985), *Heidelberg Conservation Study*, prepared for the City of Heidelberg, Victoria.

Certificate of Title, Vol. 4372, Fol. 242.

Mile Lewis Index: <http://fmpro.abp.unimelb.edu.au/fmi/iwp/cgi?-db=Australian%20Architectural%20index&-loadframes>, Accessed 29th September 2009.

http://www.frankston.vic.gov.au/fhs/stage1-vol-3/st_pauls.htm, Accessed 29th September 2009.

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

Castle Street Eaglemont is characterized by its high elevation above Banksia Street, running along an east west ridge parallel to the Banksia Street cutting. The street trees contribute to the setting of the houses in Castle Street, however a number of the residences of early 20th century date of construction have been redeveloped. 23 Castle Street occupies an unusually shaped site on the corner of Hawdon Street, and has a diagonal boundary with 21 Castle Street.

Aringa is of brick, with steeply gabled cement tile roofs and is surrounded by a dense, mature garden; the garden having received acclaim in the Metropolitan Garden Competition of 1933 (Mexican Marigold border planting, a rosery and a Dahlia bed which formed the fence line). Although these more detailed elements of the garden have changed, the garden of mature deciduous trees provides an important setting to the house.

Aringa is a masonry Arts and Crafts house with rendered finish and half timbering. The tall chimney of simple design is still unpainted, however the remainder of the house has been painted. The size and placement of the small rectangular windows are reminiscent of the work of celebrated English architect C.F.A. Voysey (1857 - 1941). Characterised by the roof shape, *Aringa* resembles the nearby *Wana* at 135 Studley Road of 1925 also exhibiting the influence of the Voysey whose Arts and Crafts designs exhibits low slung roofs, and informal plan layouts with an emphasis on comfort and the relation between the garden and the house. The house has high integrity apart from the exterior painting.

Statement of Significance

What is significant?

The 1922 house and garden designed by Louis R. Williams (including all mature exotic trees) at 23 Castle Street is of significance.

How is it significant?

23 Castle Street is of local aesthetic, social and historical significance to the City of Banyule.

Why is it significant?

23 Castle Street is of local historic significance for its association with the Pizzey family, who started the tanning and leather firm Pizzey and Sons in 1884. (Criterion H)

The place is of significance as a rare example of the residential design work of Louis R. Williams, primarily a church architect of some renown. (Criterion H)

The garden at 23 Castle Street is of aesthetic and local historic significance because of the acclaim it received in the Metropolitan Garden Competition of 1933 and its aesthetic contribution to the streetscape. (Criterion A & E)

HERITAGE CITATION REPORT

The place is of aesthetic significance for its reflection of the architectural influence of English architect C.F.A. Voysey. (Criterion E).

Recommendations 2009

| | |
|---|---|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | Yes Management/ retention of the large deciduous trees to the front of the site should be undertaken to conserve the setting. |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|---------------------------|---------------------------------|
| Name | Appledore Garden | |
| Address | 45 Devon Street EAGLEMONT | Significance Level Local |
| Place Type | Garden House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

History and Historical Context

"Appledore", the garden at 45 Devon Street, was designed for Frederick Grassick Esq. by Edna Walling (Plan of Garden for F. Grassick Esq, 1936, SLV). Walling is considered the pre-eminent garden designer in Victoria of the mid-twentieth century (Allom Lovell & Associates 1999), and has maintained a lasting influence on landscape design in Australia (Dixon & Churchill 1998: x). Walling's design philosophy emphasised harmony with the landscape and the use of architectural frameworks to create 'rooms' within the garden (Dixon and Churchill 1998: xiii).

Frederick Grassick, a chartered accountant, acquired his Eaglemont property on 24 December 1935 (Certificate of Title, Vol. 6015, Fol. 859). The land had formerly been the site of an orchard. A pear tree which was still extant in the garden in the late 1970s was a remnant of this period (Dixon & Churchill 1998: 76).

Grassick was the brother of Edna Walling's friend and design contemporary Millie Gibson (Dixon & Churchill 1998: 75). Appledore was one of Edna Walling's most informal designs for a city garden, and utilised a combination of dense planting, curved garden beds and open lawns to create "an illusion of distance and space" (Dixon and Churchill

HERITAGE CITATION REPORT

1998: 76). The garden is a good example of Walling's taste for planting in groups to create 'thickets' (Dixon & Churchill 1998: 75-76).

The lower part of the original Appledore garden was subdivided in 1957, however some original planting has been maintained (Dixon and Churchill 1998: 74). Ellis Stones, a local landscape designer, was an advisor on these changes (Dixon & Churchill 1998: 74; Allom Lovell 1999: 67).

A plan of the garden shows the full extent of the design prior to subdivision however it is thought that it is a replacement plan following the loss of the original document in a fire at Walling's house Sonning (Dixon and Churchill, 1978 :74).

References

Allom Lovell & Associates (1999) *Banyule heritage places study: an urban history*, Banyule City Council.

Certificate of Title, Vol. 6015, Fol. 859

Dixon, Trisha and Churchill, Jennie (1998) *The vision of Edna Walling: garden plans 1920-1951*, Bloomings Books, Hawthorn.

Plan of Garden for F. Grassick Esq, 1936, SLV

AHC Themes:

8.10 Pursuing excellence in the arts and sciences

8.12 Living in and around Australian homes

HV Themes:

6.7 Making homes for Victorians

9.3 Achieving distinction in the arts

Local Themes:

Residential development

Private and public planting

Description

Physical Description

The garden at 45 Devon Street has been subdivided as a "battleaxe" allotment. It retains a small frontage to the street and a narrow driveway before occupying the full width of the site at the rear. This has resulted in a loss of some of the garden. However the frontage that remains is quite distinctively a Walling garden with the thick planting of shrubs and the dominant smooth barked eucalypt (*E.Citriodora*) as a marker to the driveway. A small stone pillar with the name 'Appledore' attached, is at the street line and is a distinctive Walling feature.

HERITAGE CITATION REPORT

The garden features a terrace to the north of the house and extensive use of random rock paving, both integral features of Walling's work. These include Silver Birch (*Betula pendula*), a number of flowering Cherry and Crab Apples (*Prunus* sp. & *Malus* sp.) and Hawthorn (*Crataegus* sp.). The large Bhutan Cypress (*Cypress Torulosa*) to the west of the garden appear to pre-date the Walling garden. The driveway is of a meandering design and is thickly planted with layers of shrubs and some taller trees.

Walling also designed a garden at 40 Carlsberg Road (HO123) for Blanche Marshall. This garden is contiguous with 45 Devon Street which is situated immediately at the rear.

Statement of Significance

What is significant?

Appledore garden at 45 Devon Street, Eaglemont designed in 1936 for Millie Gibson is of local significance.

How is it significant?

Appledore garden is of local historical and aesthetic significance to the City of Banyule.

Why is it significant?

Appledore garden is of historic significance as a creation of the pre-eminent garden designer Edna Walling, who designed Appledore for her contemporary, Burnley graduate Millie Gibson, in 1936. Walling is widely regarded as the finest garden designer in Victoria working in the middle half of this century. (Criterion H)

Appledore retains distinctive Edna Walling planting including the signature *E.Citriodora*, Silver Birch (*Betula pendula*), Cherry and Crab Apples (*Prunus* sp.& *Malus* sp.) and Hawthorn (*Crataegus* sp.) together with massed plantings of shrubs along the driveway. The stone pillar at the driveway entrance is also a distinctive Walling feature. (Criterion E)

Appledore has further historical significance for the role local landscape designer Ellis Stones played in the subdivision of the site in 1957. (Criterion A). Though somewhat changed the garden contains a number of features typical of Walling designs.

Recommendations 2009

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes The *E.Citriodora* as a key feature of the site.

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

Other Recommendations

HERITAGE CITATION REPORT

The house should also be investigated.

HERITAGE CITATION REPORT

| | | |
|----------------------|---------------------------|---------------------------------|
| Name | House | |
| Address | 4 Glenard Drive EAGLEMONT | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | | |
|--|---------------------|---|
| Recommended Heritage Protection | VHR No HI No PS Yes | |
| Designer / Architect | Duncan, Charles | Architectural Style Late Twentieth Century (c.1960-c.2000) |

History and Historical Context

In 1907 Peter Ernest Keam owned 152 acres of land that extended from Heidelberg Road and Banksia Street to the Yarra which he subdivided gradually over the following years into smaller allotments. Lots 102 and 103 of part of Crown Portion 2 in the Parish of Keelbundora were acquired by Annie Swain in 1922. She owned them until 1960, when she subdivided and sold. (Certificates of Title, Vol. 3211, Fol. 030; Vol. 4624, Fol. 683). Lot 103 was purchased by Andrew John Wilson, a builder, on the 16th February 1960. He took out a mortgage later that year.

In 1962 Wilson sold to Alma Isabell Williams and she took out a mortgage soon after. The mortgage was likely to have been a means of raising funds to finance the construction of the house at 4 Glenard Drive, which was built circa 1962-63. The house was designed by architect Charles Duncan (Certificate of Title, Vol. 8254, Fol. 021). Duncan was a prominent modernist architect and leading exponent of the 'organic' style, in Melbourne during the 1960s. Many of his ideas were influenced by the work of Frank Lloyd Wright. 4 Glenard Drive was his first new house design, and it was awarded the

HERITAGE CITATION REPORT

1965 Victorian Architecture Medal for single house design. (Goad 1999:185). Duncan went on to design a number of other notable buildings, including: the homestead 'Kanilworth', Beaconsfield (1964-65), the Pre-School Centre, Eltham South (1956-66), the Okalyi house (Lower Plenty) and the Elliston Estate, Rosanna (1969-70). Williams lived at the house until the early 1990s.

References

Certificates of Title, Vol. 8254, Fol. 021; Vol. 3211, Fol. 030; Vol. 4624, Fol. 683.

Goad, Philip (1999) *Melbourne Architecture*, The Watermark Press, Sydney.

Heritage Alliance, *Survey of Post-War Built Heritage in Victoria*. Available On-line
<http://www.heritage.vic.gov.au/admin/file/content2/c7/Post_War_Study_volume_1.pdf> (Accessed 31.05.2010).

AHC Themes:

4.1.2 Making suburbs

HV Themes:

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local themes

Residential Banyule

Rise of the environmental movement

Description

Physical Description

Built in 1964 and designed by the architect Charles Duncan, the house is an example of the late twentieth century Organic style. It is a single storey house formed by four large intersecting flat roof planes supported by highly textured red brick walls and simple geometric piers. The eaves are lined with lime-washed pine which continues through to the interior ceilings. The fascias are lined with dark timber. This clear expression of natural materiality and simple geometric forms enable the building to complement the surrounding natural environment.

The building sits into its landscape and is designed to hug the natural slope of the land with an orthogonal driveway, lined with brick paving, which echoes the shape of the building. The garden is landscaped in highly textured planting, retained with large basaltic rocks and boulders with plant growth between them. This landscape continues to the property's boundaries. There are various mature trees on the site. The original landscape plan indicated that there would have been several eucalypt trees, however, Mrs Williams preferred a garden of exotic plants.

The house contributes to the Walter Burley Griffin designed Glenard Estate and continues the tradition of the organic house with its emphasis on relationship to the landscape.

HERITAGE CITATION REPORT

Statement of Significance

What is significant?

The house, garden and mature trees at 4 Glenard Drive, designed in 1964 by Charles Duncan, are of significance.

How is it significant?

4 Glenard Drive is of local architectural and aesthetic significance to Banyule City.

Why is it significant?

Located in the Glenard Estate designed by Walter Burley Griffin, 4 Glenard Drive is of architectural significance as an exemplar of the organic design movement espoused by Griffin and expressed in his houses. The house has further significance as an award-winning design by Charles Duncan, who was heavily influenced by Frank Lloyd Wright, and who became a leading exponent of the 'Organic' style in Melbourne. The house at 4 Glenard Drive won Duncan the 1965 Victorian Architecture Medal for single house design (Criterion D).

The house has a high degree of integrity and is aesthetically significant as a visually pleasing example of 'Organic' design. The harmonious spatial relationship between the house and garden enhances the design approach. (Criterion E)

Recommendations 2009

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|------------------------------|---------------------------------|
| Name | House | |
| Address | 16 Maltravers Road EAGLEMONT | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

History and Historical Context

The land upon which the house at 16 Maltravers Road was built formed part of a 61 acre allotment that was owned by Sir Samuel Wilson of Longerenong (near Horsham) in the late 1890s. In 1915 Walter Burley Griffin designed the Mount Eagle Estate, later renamed Eaglemont. This was the first of a series of housing developments Griffin designed in the area. His designs incorporated curving streets which followed the contours of the land, and public parklands and Eaglemont was hailed by town planners and architects for its innovation. Griffin became a resident of Eaglemont and designed numerous private residences in the vicinity (Allom Lovell 1999: 54). A number of modernist architects were working prolifically in the area from the 1930s and there remains a concentration of significant modernist buildings in the area.

The property stayed in the Wilson family until it was sold to Peter Ernest Keam in 1916, (Certificate of Title, Vol. 2551, Fol. 047), who later sold to Edith Ada Gay in 1924. While Edith Ada Gay lived at the property until 1950, the design of the house suggests it was constructed after her period of ownership. Consequently, the house at 16 Maltravers Road was most likely built during the 1950s for William Hughes, a motor wrecker, who purchased the property from Gay in 1950.

HERITAGE CITATION REPORT

He remained there until his death in 1990. (Certificate of Title, Vol. 5162, Fol. 243)

References

Certificates of Title, Vol. 5162, Fol. 243; Vol 2551, Fol. 047.

BANYULE HERITAGE STUDY 1999

The major and perhaps only owner of this house, since its construction in 1951, is W.T. Hughes (1). Estimated to have cost 6,500 pounds in 1951, the floor area built was 20 squares (2).

REFERENCES

1. (a) HVC, PA 26.2 .51

(b) D1962

2. i bid

Relevant Historical Australian Themes

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

16 Maltravers Road is an excellent example of a residence that incorporates both elements of the suburban vernacular and modernist influences. Its prominent location and bold massing ensures its position as a local landmark. The garden setting with terraces, clipped hedges, topiary, crazy stone walling, wrought iron gates and an original garage in matching style are all significant elements. The form of the house combines elements of the triple fronted hip roof and the waterfall front with rounded corners and windows. The upstairs roof with curved front is unusual in having a fascia that reflects the smooth curve of this room. The face brick walls combine elements of banded tapestry brickwork that create strong horizontal lines. The curved glass windows set in metal frames are particularly notable. The house and garden are a particularly intact example of post war residential design. The nature of the garden and deliberate placement of trees reinforce the order and formality inherent in this residence.

HERITAGE CITATION REPORT

Comparative Analysis

16 Maltravers Road may be compared with 7 Thomas Court Eaglemont which is also a brick post-war residence of two storeys sited prominently on a corner block. 16 Maltravers Road contains bolder architectural elements and a garden setting that complements the house, and is a more striking example of this type of building.

Statement of Significance

What is significant?

The post-war residence and garden setting at 16 Maltravers Road, located on part of Walter Burley Griffin's Mount Eagle Estate is of significance.

How is it significant?

The House is architecturally, aesthetically, and historically significant to the City of Banyule.

Why is it significant?

16 Maltravers Road is historically significant for its location in the Mount Eagle Estate, designed in 1915 by Walter Burley Griffin. Griffin's contribution of the Eaglemont area was considerable through his involvement in the design and layout of both the Mount Eagle and the Glenard Estates, and through the design of several houses in the area. (Criteria A & H)

16 Maltravers Road is a prominently sited and particularly intact example of a post-war residence. As it has been in the ownership of the Hughes family for over 40 years, this has no doubt contributed to the high level of intactness represented by this place. It is notable for the combination of architectural features including those of the suburban vernacular and bold curved forms in brick and glass that express elements of the modern movement. The garage, fence, terraced garden and formal planting layout of hedges, cypress trees and topiary contribute substantially to the setting of this residence. (Criteria B & F)

16 Maltravers Road is a significant building within the Mount Eagle Estate, and although currently included in HO2, should be noted as such in any schedule to this precinct.

Recommendations 2009

| | |
|---|--|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | Yes The design and plantings of the front garden including hedging, topiary bushes and cypress trees should be retained. |
| Fences & Outbuildings | Yes The front fence and garage should be retained. |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|------------------------------|---------------------------------|
| Name | Eothen | |
| Address | 65-67 Mount Street EAGLEMONT | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

History and Historical Context

Thomas Walker, from New South Wales, was granted the Mount Eagle estate in 1838. He was later the author of *A Month in the Bush of Australia* and was an elected representative of the Port Phillip District to the New South Wales Legislative Council in 1843. He later sold the property to John Browne. The area was incorporated into the Heidelberg Road Trust, which was established in November 1841. The trust's jurisdiction covered a broad area and members were theoretically responsible for the construction of roads from Melbourne through to the parish of Nillumbik (Allom Lovell 1999: 31).

The Eaglemont Estate Company Ltd acquired just over 181 acres of land in the area on the 24th January 1890 with a view to subdivision but prior to the turn of the century the area remained made up of a series of larger land holdings with little residential development. The extension of the railway to Heidelberg in 1888 brought more people to the region. There was a dramatic increase in the residential development of Heidelberg and Ivanhoe in the early twentieth century. In 1901 a direct rail link to Melbourne finally became a reality and the residential potential of the area appeared boundless. (Allom Lovell, 1999:54) However, the Eaglemont station eventually closed in 1926.

HERITAGE CITATION REPORT

Eaglemont was popular with tourists and a number of facilities were established to cater for them. A golf club was established in 1898 and a tennis club in 1912. In 1901 the direct rail route between Melbourne and Eaglemont was opened, boosting both residential development and the flow of tourists.

In 1915 Walter Burley Griffin designed the Mount Eagle Estate, later called Eaglemont, which was the first of a series of housing developments he designed in the area. His designs incorporated curving streets which followed the contours of the land, and public parklands and Eaglemont was hailed by town planners and architects for its innovation. Griffin became a resident of Eaglemont and designed numerous private residences in the vicinity (Allom Lovell 1999: 54). A number of modernist architects were working prolifically in the area from the 1930s and there remains a concentration of significant modernist buildings in the area.

The land bounded by Mount, Castle, Durham and Hawdon Streets was owned by Edmund T Smith who lived in 33-35 Hawdon Street. (Allom Lovell, 1999:51) The land was further subdivided by Smith and the Eaglemont Estate Company in the early twentieth century and a number of houses were built including Royd at 61-63, Eothern at 65-67, and Moorakynne at 69-71 Mount Street. Another house of the early 20th century survives at 51A Mount Street in an altered state.

Business manager, George. A. Evans, was the first owner of Eothern in 1901-02. He sold it to A.R.Stewart in 1911 and Stewart sold to Ernest. A. Smith during c1917-20. Thomas MacDonald lived there during 1925 and perhaps was responsible for the attic addition of 1927. William. A. Pollard lived there in the 1930s and Oscar Mendelson, a writer and wine connoisseur, at a later date.

References

Butler, Graham (1985) *Heidelberg Conservation Study*, City of Heidelberg

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), *Banyule Heritage Places Study: an urban history*, Banyule City Council.

<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>

AHC Themes:

4.1 Planning urban settlements

8.12 Living in and around Australian homes

HV Themes:

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes:

Residential Development

Description

Physical Description

Eothern, built in 1901, is a typical Federation house of asymmetrical planning with intersecting hip and gable roofs.

It is situated on an elevated allotment on the high side of Mount Street, and surrounded by a mature garden containing many exotic trees and shrubs. The garden has some mature trees and shrubs that complement the setting of the house. Mount Street is one of the 'split' streets containing median planting of palms and agapanthus with timber railings that define the street levels.

Eothern is built of face red brick and has a pair of gable roofs with shingles to the gable ends. Between these is a timber verandah with a slatted frieze, turned posts and timber balustrading. The walls are of face-red brick, the roof clad with Marseilles-pattern tiles and the roof gables supported on distinctive sunburst timber brackets. Eothern displays typical Federation features of ridge tiling, chimney design, gable end decoration and window joinery.

Some alterations were made to the facade c1927.

The roof has been altered and the ridge line raised to allow for the addition of a second storey, which is sympathetic to the overall design of the house. Original chimneys remain but dormer windows have been added, visible from the front and rear facades. The back facade has been altered with the addition of large french windows.

There are outbuildings at the rear of the site that date to the 1920s or 1930s. The garden is extensive and has been largely planted by the current owners who have lived at Eothern for approximately 30 years. Most trees and shrubs date from their occupancy, however a conifer, a species of bracychiton, and two liquidamabars give particular scale to the garden.

Statement of Significance

What is significant?

Eothern house and its garden and trees, at 65 Mount Street Eaglemont, built in 1901, is of significance.

How is it significant?

Eothern house and garden is of local historic and aesthetic significance to the City of Banyule.

Why is it significant?

Eothern is architecturally significant for its representative Federation era house design that captures many of the distinctive features of the style including roof form, terra cotta ridge tiling, decorative face brick chimneys, timber gable end decoration, walls of face red brick, timber shingled decorative features and detailed timber window joinery. Eothern is a fine example of the Federation style and retains many original features. The second storey extension added to the house has been sympathetically designed to retain the character of the house by building into the roof space.

Eothern contributes to the predominant early 20th century character of Mount Street. It demonstrates a residential type that is increasingly under threat in Banyule, the large Federation or Interwar house set on a substantial block with a well established garden. Outbuildings at the rear of the house and the extensive landscaped gardens planted within the last thirty years by the current owners contribute to the character of Eothern. The trees that predate the current owners plantings, including the bracychiton, liquidamabars and conifers are of significance. (Criteria E & D)

HERITAGE CITATION REPORT

In Mount Street, Eothern (65-67), Royd (61-63) and Moorakyne (69-71) demonstrate the first wave of development following the subdivision carried out by the Eaglemont Estate Company. Mount Street is one of the distinctive 'split' streets with median planting that contribute to the distinctive character of Banyule, and Eothern forms a significant part of this streetscape. (Criterion A)

Recommendations 2009

| | |
|---|--|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | Yes Conifer, brachychiton and liqidambars. |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|------------------------------|---------------------------------|
| Name | Moorakyne | |
| Address | 69-71 Mount Street EAGLEMONT | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Federation/Edwardian Period (1902-c.1918) Domestic Queen Anne

History and Historical Context

The land bounded by Mount, Castle, Durham and Hawdon Streets. was owned by Edmund T Smith who lived 33-35 Hawdon Street (Allom Lovell, 1999:51). The land was further subdivided by Smith and the Eaglemont Estate Company in the early twentieth century. A dramatic increase in the residential development of Heidelberg and Ivanhoe occurred in the early twentieth century. In 1901 a direct rail link to Melbourne finally became a reality and the residential potential of the area appeared boundless (Allom Lovell, 1999:54).

The land at 69 -71 Mount Street was formerly part of more than 180 acres of land acquired by the Eaglemont Estate Company Ltd in 1890, which was then subdivided and sold off as smaller residential allotments (Certificate of Title, Vol. 2220, Fol. 900). Mrs Mary Ormerod was the first owner of "Moorakyne" after purchasing an allotment in the subdivision in 1901(Certificate of Title, Vol. 2822, Fol. 390). She lived there until at least 1925 (Butler 1985). Mary passed away in

HERITAGE CITATION REPORT

May 1929, and probate was later granted to Ellen, Alice Charlotte, and Mary Eliza Ormerod, all spinsters (Certificate of Title, Vol. 5582, Fol. 358). The Ormerod family continued to own the property until the late 1930s (Butler 1985). Moorakayne has changed hands numerous times since (Certificate of Title, Vol. 5582, Fol. 358).

References

Butler, Graham (1985) *Heidelberg Conservation Study*, City of Heidelberg.

Certificates of Title: Vol. 2220, Fol. 900; Vol. 2822, Fol. 390; Vol. 5582, Fol. 358.

AHC Themes:

4.1 Planning urban settlements

8.12 Living in and around Australian homes

HV Themes:

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes:

Residential development

Description

Physical Description

Moorakayne is located on a large corner allotment and comprises a Federation style house and outbuildings set in an established garden. The boundaries of the site have a long masonry wall of recent construction along Castle Street, and a hedge of mixed species along Mount Street. A tennis court has been placed in the front garden and this is bounded to the south by a conifer hedge. The outbuildings have undergone a number of alterations. The garden contains a number of fan palms, which give the large garden most of its scale.

Moorakayne is Federation in style, with Marseilles-pattern tiles, face-red brick to lower walls, rough cast stucco to the upper levels and half timbering in the many gables. A slatted verandah frieze and turned timber posts were early expressions of the style. Subsequently, a timber section on the west has been replaced using similar roof and wall materials to create a sympathetic, albeit differently styled addition. The fence and the colour scheme to the timber trim have also been added, the verandah floors rebuilt, and the chimneys altered (Butler 1985). An extension to the north has been constructed in sympathetic style. The picturesque quality of the house is provided by the roof form with the gable ends decorated with rough cast stucco and timber strapping.

Mount Street best exhibits the qualities of this part of Eaglemont through its split level street with median planting, early 20th century houses and gardens. Moorakayne is an important element of Mount Street as it retains its large allotment and relates architecturally to the neighbouring properties, however the garden appears to be less intact than when previously surveyed in 1999.

Comparative Analysis

Mount Street comprises a number of houses were built soon after the subdivision of the Eaglemont Estate, including Royd at 61- 63 Mount Street and Eothen at 65 - 67 Mount Street (also assessed for this study). Another house of a similar date of construction survives at 51A Mount Street in an altered state. Moorakyne shares stylistic elements with 65 Castle Street Eaglemont.

Statement of Significance

What is significant?

The Federation style house built c. 1901 at 69 -71 Mount Street, known as 'Moorakyne', is significant. The garden, boundary fencing and outbuildings contribute to the setting of the house but are not significant. The hedge to Mount Street is significant as a streetscape element.

How is it significant?

Moorakyne is of local historic and aesthetic significance to the City of Banyule.

Why is it significant?

Moorakyne built in 1901 represents the first development of the Eaglemont Estate subdivided in the 1890s by Edmund T. Smith and the Eaglemont Estate Company. Together with neighbouring properties at 61- 63 and 65 -67 Mount Street it illustrates the Estate in its initial development (Criterion A). It is also of local interest for its association with the Ormerod family.

Moorakyne is significant as a reasonably intact and representative example of the Federation style in the City of Banyule. The house shares similar construction dates and some stylistic elements with other nearby houses, for example Royd (61- 63 Mount Street) and Eothen (65-67 Mount Street) and contributes to the predominant early 20th century character of Mount Street (Criterion D).

Moorakyne is of significance for its retention of the large allotment and in its provision of an appropriate setting for the house. The garden provides a complementary setting to the house however its integrity has been reduced by subsequent changes including the tennis court. The hedging of mixed plants along Mount Street provides a good streetscape setting. (Criterion D)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

Other Recommendations

Retention of the hedge along Mount Street would be desirable.

HERITAGE CITATION REPORT

| | | |
|----------------------|------------------------------|---------------------------------|
| Name | Eaglemont Train Station | |
| Address | 58 Silverdale Road EAGLEMONT | Significance Level Local |
| Place Type | Railway Platform/ Station | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened. The railway opened up the area around Heidelberg to two way trade of both goods and passengers, though the towns to its north remained cut off until into the 20th Century. The first station at Eaglemont opened on the 1st of May 1926. The station was an addition to the line from Clifton Hill to Heidelberg, which had opened in 1888.

(<http://www.vicsig.net/infrastructure/location/Eaglemont>). The Heidelberg line was losing money by the mid 1890s and was mentioned as part of a parliamentary report into Victorian Rail deficits (VR Railway Map of Suburban Lines Showing Various Non-Paying Lines, 1895 <http://www.victorianrailways.net/vr%20map/1895submap.html>). By 1902, the line was more viable and was extended to Eltham, with a further extension from Eltham to Hurstbridge in 1912. The line to Heidelberg was electrified in 1920 (electric train services from Heidelberg to Eltham commenced in 1923). The line was duplicated in 1949 and it is assumed that the current station was built at this time. (<http://www.victorianrailways.net/vr%20history/history.html>).

HERITAGE CITATION REPORT

References

<http://www.vicsig.net/infrastructure/location/Eaglemont>

AHC Themes

3.8.6 Building and maintaining railways

HV Themes

3.3 Linking Victorians by rail

Local Themes

Connecting Banyule

Description

Physical Description

Eaglemont Train Station forms one side of the Eaglemont shopping centre of Silverdale Road that is included in HO3. Silverdale Road contains a number of inter war and post war shops of consistent style and the railway station has been designed to contribute to the urban form and design of the area, however it is not included in the precinct.

Eaglemont Train Station is a post-war brick railway building with low-pitch gable roof and modest stucco detailing. The platform attached to the building sits above street level, and is reached via a bitumen ended red brick ramp with simple steel railing. A wide flat-roofed awning shelters the platform. A deep recess in the platform wall forms a sheltered waiting area, and accommodates a long timber bench on a painted brick base stretching across the back wall. The ground level of the building is taken up with a row of shops, distinguished by pale green tile facade decoration, and a narrow flat-roofed awning. The row of shops link the building visually with the surrounding commercial precinct. The building is characterised by varied window fenestration. Small square windows with sloping frosted glass panes and deep reveals appear at regularly spaced intervals in the side walls and street facade. Multi-paned windows, with sloping frosted glass panes in the lower sashes, are found in the street and platform facades. The windows on the platform have been covered with metal grilles.

Statement of Significance

What is significant?

The main station building at Eaglemont Train Station built c.1949 and including the lower level of shops on Silverdale Road, is contributory to the Eaglemont Shopping Centre (HO3). It is associated with the development of the Hurstbridge railway line, and indicates a growing need for transport in the area. The station is an important element of the Eaglemont precinct as it historically provided the impetus for the development of the shopping centre in Silverdale Road and is a defining building in the precinct, both establishing a boundary and linking to the surrounding shops at the road level.

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|----------------------------|---------------------------------|
| Name | Wana | |
| Address | 135 Studley Road EAGLEMONT | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

This land on which Wana is now situated was part of more than 180 acres of land acquired by the Eaglemont Estate Company Ltd in 1890, which was then subdivided and sold off as smaller residential allotments (Certificate of Title, Vol. 2220, Fol. 900). Edward Bonaventure Heffernan purchased lot 4, part of Crown Portion 2 in the Parish of Keelbundora on the 12th April 1923 (Certificate of Title, Vol. 4685, Fol. 880). Heffernan subdivided the land into four portions, and sold three of them off over the next 20 years (Certificate of Title, Vol. 4685, Fol. 880). Heffernan was a medical practitioner who had graduated from the University of Melbourne in 1879 and practised in Gippsland and Fairfield before basing himself in Melbourne, where he had offices in both Collins Street and Heidelberg. Wana was built for him in near to his Heidelberg practice. Bonaventure was married and had two sons and a daughter. One of his sons, also called Edward Bonaventure Heffernan, was born in 1912 and went on to become a significant Melbourne artist and to hold exhibitions at Margaret Maclean's Gallery, Collins Street (Argus, 10 March 1936), the Athanaeum Gallery (Argus, 20 July 1938) and the Kozminsky Gallery (Argus, 5 December 1944).

HERITAGE CITATION REPORT

Wana was constructed circa 1925 on a prominent corner of Studley Road and Banksia Street for a cost of 2,500 pounds (Butler, 1985). The relatively high cost of the house illustrates Heffernan's prosperity, while the style of the house - an Attic-style Bungalow with Arts and Crafts influences, in the tradition of the noted English architect, C.F.A Voysey - bears testament to the influence of international architectural styles (in this case British and American) within Melbourne during the 1920s.

Wana remained in the Heffernan family for a period of more than 50 years. Edward Heffernan died on the 2nd August 1942 and probate was granted to Hilda Adella Heffernan. In 1954, title over the property passed to Hilda Eileen Rawlinson (Heffernan's granddaughter) and William Rawlinson (an Associate Professor of biochemistry). They were joint proprietors until William's death in 1972, after which Hilda Rawlinson became the sole proprietor (Certificate of Title. Vol. 8046, Fol. 852).

References

Butler, Graeme (1985), Heidelberg Conservation Study, prepared for the City of Heidelberg, Victoria.

Certificates of Title. Vol. 8046, Fol. 852; Vol. 2220, Fol. 900; Vol. 4685, Fol. 880.

Argus, 1 April 1908, 3 August 1942

AHC Themes:

4.1.2 Making suburbs

HV Themes:

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes:

Residential Banyule

Description

Physical Description

Wana is located on a prominent corner of Studley Road and Banksia Street. It is a particularly fine example of an attic style Bungalow with Arts and Crafts influences. The intersecting gable roof is prominent and clad in slate. The gable ends are infilled with dark stained timber shingles and the window joinery is designed in multiples of two or three light sashes. There is some use of contrasting brickwork beneath the window sills and this is a subtle contrast to the plain red brick of the upper walls. The flat roofed porch is supported on square pillars of unpainted cement render finish. Wana is notable for its original finishes and colours.

Characterised by the roof shape, Wana resembles in architectural quality, the nearby Aringa at 23 Castle Street of 1922. Both these buildings exhibit the influence of the English Arts and Crafts design showing prominent roofs, and informal plan layouts with an emphasis on comfort. There is also a design emphasis on the relationship between the garden and the house with the provision of generous porches and outdoor garden space. Another influence is the American Craftsman

HERITAGE CITATION REPORT

Bungalow that is characterized by the large main gable roof, although in the case of Wana this is modified by the equally prominent main gable that is central to the front elevation.

Statement of Significance

What is significant?

The house and garden at 135 Studley Road, constructed circa 1925 for Edward Bonaventure Heffernan, is of significance.

How is it significant?

Wana is of historic, architectural and aesthetic significance to the City of Banyule.

Why is it significant?

Wana is an excellent example of an attic style bungalow with Arts and Crafts features and reveals the influence of the prominent English architect C. F. A. Voysey. (Criteria D & F)

Both it and the nearby 'Aringa' at 23 Castle Street illustrate the influence of international architectural styles in the area and the growth of Eaglemont as a prosperous suburb of Melbourne during the 1920s. (Criteria A & E)

The house is of historic significance for its long association with the Heffernan family, who owned the place for more than fifty years. It is especially significant for its connection to Edward Bonaventure Heffernan, a local doctor and his son, also called Edward Heffernan, a noted Melbourne artist. (Criterion H)

Recommendations 2009

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|---------------------------------|---------------------------------|
| Name | Yarra Flats | |
| Address | 340-680 The Boulevard EAGLEMONT | Significance Level Local |
| Place Type | Other - Parks, Gardens & Trees | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended VHR No HI Yes PS Yes
Heritage Protection

History and Historical Context

Home to the Wurundjeri people prior to European settlement, the Yarra Flats area was popular for their gatherings up to the 1850s (Parks Victoria, 2001). As a large, open woodland elevated at one side and sloping gently to the Yarra River, it was an important camping and ceremonial ground. The elevated section of the area provided strategic advantage, and its proximity to the river and to the surrounding open woodland ensured access to important food sources.

In the mid 19th century Yarra Flats was part of two major estates - Charterisville (c. 1840, developed by David Charteris McArthur, Melbourne's first bank manager) and Hartlands (1840, initially settled by Captain Sylvester John Brown, owner of the first steamer to work the waters of Port Phillip, and father of one of Australia's first notable novelists Thomas Alexander Browne, aka Rolf Boldrewood (Sydney Morning Herald, 2004).

Hartlands was divided in 1853 but remained rural, and a residence named Mount Eagle was built in the late 1850s by parliamentarian J.H. Brooke (Banyule City, Eaglemont, n.d.).

HERITAGE CITATION REPORT

The Charterisville Estate comprised 168 acres, and extended from the Eaglemont hillside to the Yarra River. Following the death of David McArthur in 1887, Charterisville passed into the hands of a dairy farmer, with part of the land being used for dairying, as was common on the flood-prone but rich grazing river flats throughout the area.

During the 1880s and 1890s Heidelberg became renowned for its association with the members of the Heidelberg Art School, established by Tom Roberts, Frederick McCubbin and Louis Abrahams in Box Hill in 1885 (Allom Lovell & Associates, 1999, Vol. 1). At this time, a loose association of artists began adapting the ideas of the French Impressionist painters to Australian conditions. Heidelberg's striking similarity to the English countryside had made it a favourite with landscape artists since the 1860s, and Swiss artist Louis Buvelot encouraged the young artists to paint in the open air to capture the unique quality of Australia's light, colour and atmosphere in the Heidelberg, Eaglemont and Templestowe areas (Heidelberg School Artists Trail, n.d.).

While initially experimenting with this form of painting at Box Hill, the group moved (with the exception of McCubbin) to Eaglemont, Heidelberg around 1888 (Sydney Morning Herald, 2004).

The Heidelberg School of artists, as they became known, including Arthur Streeton, Emanuel Phillips Fox, Walter Withers, Tom Roberts and Charles Conder, set up many camps and painted along the Yarra River in the Heidelberg / Eaglemont area, capturing the beauty of the riverine landscape on canvas (Toomey, 1999).

In 1888 the Mount Eagle property was made available to a group of these artists (Banyule City, Eaglemont, n.d.). Shortly after, half of the Charterisville residence was leased to artist Walter Withers from 1890-94. Withers was joined by a number of other artists such as Norman Lindsay over this period, and the importance of this area was cemented in the history of impressionist art in Australia (Allom Lovell & Associates, 1999, Vol. 1).

The Heidelberg area continued to be a focus for artists throughout the 20th century, and Charterisville became an important centre and artists' colony within the Heidelberg School, and became the longest surviving artists' camp in Melbourne, and the first locale in which women artists produced distinctive works (Victorian Heritage Database: Charterisville, n.d.).

Until 1934, the Yarra Flats area was also intensively farmed by Chinese farmers who constructed bluestone irrigation channels. This agricultural pursuit continued until the devastating 1934 floods completely destroyed the market gardens (Parks Victoria, 2001; Toomey, 1999).

By the 1970s the importance of creek and river valleys in providing public open space was increasingly recognised, and community groups lobbied for reservations such as Yarra Flats. The last dairy farmers on the Yarra Flats were the Flemming brothers, and they sold their land to the state government in the 1970s. Yarra Flats was officially opened to the public in 1984, becoming part of the Yarra Valley Park - a large reservation of land of 1430 hectares set aside in 1971 'as a vital wildlife corridor and natural recreational space for Melburnians' (Parks Victoria, 2001).

The Riverlands Conservation Society are involved in revegetation and protection of the area, which has been gradually revegetated since the 1970 and is now displaying healthy regeneration (Parks Victoria, 2009).

References

Allom Lovell & Associates, 1999, Banyule Heritage Places Study, Volume 1: An urban history [held by City of Banyule]

Banyule City, Eaglemont, n.d., at <http://world.en.vicdir.com/148114>

Heidelberg School Artists Trail: Abram Louis Buvelot, n.d., at <http://www.artiststrail.com/index.php?page=louis->

HERITAGE CITATION REPORT

buvelot

Parks Victoria, 2001, Yarra Flats Park Visitor Guide, at http://www.parkweb.vic.gov.au/resources05/05_0503.pdf

Parks Victoria, 2009, Yarra Flats page, at http://www.parkweb.vic.gov.au/1park_display.cfm?park=224

Sydney Morning Herald, February 2004, at <http://www.smh.com.au/news/Victoria/Heidelberg/2005/02/17/1108500206530.html>

Toomey, Carol, 1999, *Beautiful Banyule: a register of our City's Natural Assets*, Warringal Conservation Society Inc., Rosanna

Victorian Heritage Database: Charterisville, n.d., at <http://vhd.heritage.vic.gov.au/places/heritage/4390>

AHC themes:

- 2.1 Living as Australia's earliest inhabitants
- 3. Developing local, regional and national economies
 - 3.1.1 Altering the environment

HV themes:

- 1. Shaping Victoria's environment
- 2. Peopling Victoria's places and landscapes

Local themes:

- Early settlement
- Farming the land
- The artistic landscape
- Rise of the environmental movement
- Indigenous heritage

Description

Physical Description

Yarra Flats is a park of approximately 85 hectares located on the Yarra River flats in Eaglemont. It consists of a mix of grassy woodland, riparian and wetland habitats, and fenced pasture supporting a small number of grazing horses and cattle.

HERITAGE CITATION REPORT

Yarra Flats contains extant canoe scar trees which demonstrate the earliest use of the land by the Wurundjeri people, a remnant hawthorn hedgerow which delineated the 19th century boundary between the Charterisville and Hartlands estates, remnant rows of cypress which defined and protected paddocks, mature oaks dating from the 1800s settlement, and bluestone water diversion channels built by Chinese market gardeners.

The Yarra Flats includes 3.5 km of the Main Yarra Trail. Along this trail is section known as the Heidelberg School Artists Trail, with interpretative signs and colour reproductions of the paintings of the Heidelberg School artists at various locations.

A commemorative plaque in the reserve honours Alan Ian Bunbury who lobbied intensively for the preservation of the Yarra valley environment (Toomey, 1999). Yarra Flats contains two billabongs. The larger, known as the Annulus Billabong, is now a wildlife sanctuary.

Statement of Significance

What is significant?

Yarra Flats, comprising 85 hectares of woodland, wetland and riparian habitats, is of significance. It includes scar trees, remnants of the gardens of nearby estates, and bluestone water diversion channels which are the remnants of Chinese market gardens in the area.

How is it significant?

Yarra Flats is of historic, indigenous, aesthetic, and social value to to the City of Banyule.

Why is it significant?

Yarra Flats is of local historic and aesthetic significance as part of two major 1840s estates in Eaglemont - Charterisville and Hartlands. Remnant plantings such as hawthorn hedgerows, oaks and cypresses, and bluestone water channels demonstrate the succession of land use from the earliest estates of Charterisville and Hartlands with their garden settings, through to grazing, agriculture and market gardening. This succession of land use, and the juxtaposition and diversity of landscapes which has resulted, has produced a broader landscape of considerable aesthetic appeal.

Yarra Flats is of local (potentially state) significance for its close association with the Heidelberg School of artists and the development of Impressionist art in Australia. Yarra Flats was the inspirational, immediate landscape of the longest surviving artists's camp of the Heidelberg School of artists. A number of other sites, including Yarra Glen, the Dandenongs, Box Hill and Eltham were associated with the Heidelberg School of artists. However it was at the artists' camp in Heidelberg (from which the movement took its name), conducting art classes and painting the natural beauty of the Yarra Flats landscape, that artists including Streeton, Davies, Withers, Condor and Roberts carved out the Heidelberg School's reputation which is second to none to this day.(Criterion H,A)

Yarra Flats is of local significance for its association with the Wurundjeri people. It contains a number of scar trees, and has been included in the 2004 Aboriginal Heritage Study.

Yarra Flats, as the place associated with a active community (the Riverlands Conservation Society) dedicated to its revegetation for 40 years, is of social significance. (Criterion G)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|-----------------------------------|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | Yes Also covered by ESO1 and ESO4 |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | Yes |

Other Recommendations

Yarra Flats should be investigated for State significance for its association with the Heidelberg School of artists. It should also be assessed for Aboriginal heritage values.

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------------------|---------------------------------|
| Name | Browns Nature Reserve | |
| Address | 92-118 Albion Crescent GREENSBOROUGH | Significance Level Local |
| Place Type | Reserve | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Browns Nature Reserve was first settled by the Brown family, who moved to the area when their family home was relocated from Alphington when the Australian Paper Mill was built there in 1919. The Alphington site had previously been a large Yarra River property named Knockando Farm (later 'Woodlands'), which was subdivided in 1887 and offered for sale as 58 villa sites under the name of the 'Knockando Estate' (Darebin Historical Encyclopedia, n.d.).

With its house relocated to the new Greensborough location, the Brown family farmed the land now known as Browns Nature Reserve until 1997, when Alma Brown bequeathed the property, including the original timber house, to the City of Banyule as a nature reserve. Alma Brown was the Infant Welfare Sister for Eltham for many years, and, as a keen naturalist, she worked to protect the habitat of both indigenous plants and animals. A conservation covenant was placed on the land to protect its environmental values. The house remains in situ and is currently leased. Since the land was given to the City of Banyule, the Banyule Bush Crew have been involved in weeding and planting and a Friends of Browns Reserve has been formed. A small bridge across the creek and some seating has also been built (Toomey, 1999).

HERITAGE CITATION REPORT

References

Toomey, Carol (1999), *Beautiful Banyule: a register of our City's Natural Assets*, Warringal Conservation Society Inc., Rosanna.

Darebin Historical Encyclopedia at <http://dhe.darebin-libraries.vic.gov.au/encyclopedia.asp?id=1113>

Darebin Historical Encyclopedia: Australian Paper Mills (1919-), at

<http://dhe.darebin-libraries.vic.gov.au/encyclopedia.asp?id=628>

Information board near car park in Reserve, n.d.

AHC Themes:

4.1.2 Making suburbs

8.1.3 Developing public parks and gardens

HV Themes:

6.3 Shaping the suburbs

Local themes:

Public and private planting

Description

Physical Description

Browns Nature Reserve is approximately 3.3 hectares of sloping land bisected by a creek. It comprises open grassy woodland, with Candlebark vegetation on the slopes and Manna / Swamp Gum vegetation in the creek area. The Reserve also supports many species of wildflowers, orchids and ferns.

The original early twentieth century weatherboard house with tiled roof is extant on the Reserve and is leased. The house appears to be relatively unaltered externally, and in fairly good condition. A garden area surrounding the house is fenced. The Reserve was reported to contain remnant farm plants in 1999 (Toomey, 1999), but it is not known if these are extant in 2009.

A small car park has been formed inside the Reserve's gates, and information boards installed. A number of decorative mosaic murals have been installed along the path through the Reserve.

Statement of Significance

What is significant?

HERITAGE CITATION REPORT

Browns Nature Reserve, formerly farmland from c.1919, and today consisting of 3.3 hectares of open grassy woodland, is of significance. It retains its early twentieth century house and this is also of significance.

How is it significant?

Browns Nature Reserve is of local historic, social, aesthetic and scientific significance to the City of Banyule.

Why is it significant?

Browns Nature Reserve is historically significant for its long and continuous operation as a farm for much of the twentieth century. This significance is enhanced by the retention of the original farmhouse on the site, enabling public appreciation of this history. (Criterion A)

The house is also historically significant as a survivor of physical relocation necessitated by the development of Australian Paper Mills on its site in Alphington / Fairfield in 1919. It is not known how many other relocated houses survive today. (Criterion A)

Browns Nature Reserve is historically significant as the home of long-serving Eltham Infant Welfare Sister Alma Brown, who lived on the site until her death. (Criterion H)

Browns Nature Reserve is socially significant as a place of passive recreation for the local community. This is demonstrated by the formation of a Friends group, installation of information boards, construction of paths, a bridge and seating, and erection of art works throughout the Reserve. (Criterion G)

Browns Nature Reserve is of aesthetic significance for its landscape qualities, created by a combination of hilly open grassland and eucalypt woodland, picturesque stream, seasonally visible wildflowers, and early farmhouse with garden nestled on a hillside. Views to the north-east across the valley to the grassy hillside beyond are particularly evocative. (Criterion E)

Browns Nature Reserve is of scientific (environmental) significance for its habitat values for both plants and animals. These are protected by a conservation covenant, and the Reserve has been designated of 'regional environmental significance' by the Warringal Conservation Society (Toomey, 1999). (Criterion B)

Recommendations 2009

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes Also covered by ESO3

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|-----------------------------------|---------------------------------|
| Name | House | |
| Address | 10 Alexandra Street GREENSBOROUGH | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection VHR No HI No PS Yes

Designer / Architect Moore & Hammond

Architectural Style Mid-Twentieth Century (1940-60) International

History and Historical Context

The Eaglemont Estate Company Ltd acquired just over 164 acres of land in the area on the 22nd May 1895 with a view to subdivision. The allotment covered part of Crown Portion 17 in the parish of Keelbundoora. The subdivision did not eventuate, and Adolph Frederic Seelenmeyer, a Medical Practitioner, was able to purchase almost the entire allotment on the 1st June 1906 (Certificate of Title, Vol. 2967, Fol. 294). Seelenmeyer (who later anglicised his name to Seeley) subdivided the allotment into smaller residential portions, and Janet Price, a married woman of Greensborough, purchased such an allotment on the 27th July 1908. Her portion covered an area of five acres and fourteen perches (Certificate of Title, Vol. 3292, Fol. 262).

Price sold to Thomas Baxter, a motor body builder, in April 1933. Following his death on the 25th February 1944, probate of his will was granted to Royston Wigmore Baxter, a panel beater of Geelong West. The property was sold to Keith Llewellyn, a master builder in 1956. The house at 10 Alexandra Street was designed by architects Moore and

HERITAGE CITATION REPORT

Hammond and built the following year, possibly by Llewellyn himself. (Simon Reeves, pers.comm)

Moore and Hammond were Melbourne architects, active from the 1950s through to the 1980s. They worked in both the residential and commercial sector. In addition to this property, they also designed 'Mayfair' at 399 Toorak Road, Toorak for Sherwood Estates Pty Ltd (1964), 'Oakdene', Toorak Road, Toorak for Pimo Investors (1975-76), a penthouse subdivision at 99 Spring Street, Melbourne for P.J. O'Sullivan (1977) and the Central Ukranian house, Russell Street, Essendon, for the Essendon Association of Ukraines in Victoria (1977).

The property changed hands a number of times over the subsequent two years, until it was purchased by David and Gertrude Trotman in 1967. Gertrude Trotman continued to reside at 10 Alexandra Street after David Trotman's death in 1978 (Certificate of Title, Vol. 8153, Fol. 492).

References

Certificates of Title, Vol. 2967, Fol. 294; Vol. 3292, Fol. 262; Vol. 8153, Fol. 492

Simon Reeves, built Heritage P/L, personal communication

University of Melbourne, Archives A1982.0126.

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

Designed by the architects Moore and Hammond and built in 1957, this building is an example of the Post-War International Style, with some aspects of Melbourne Regional design. The house is single storey with basement, and is designed as a long rectilinear form sited east-west. A northern pavilion is connected to the main form with an intermediate box which forms the building's main entry, set back under a deep horizontal eave. The roofs are flat and have shallow fascias, emphasising the cubic nature of the forms. The western end of the main rectilinear form is constructed into the natural slope of the ground, while the eastern end cantilevers out above ground level, forming a carport underneath. These aspects of form and cantilever are typical of the International Style, as is the plain, flat wall surfaces, expansive strips of rectangular glazing and the expression of the structural steel frame at roof and basement levels.

The building's materiality demonstrates its Melbourne situation, utilising vertical timber boarding as the main cladding material (though this is painted out white - possibly a later alteration), and sectioning large fenestrations with regularly spaced timber mullions. The long, unbroken roofline, narrow roof edge and simple geometry which create a lightness and horizontality to the building are also features of the Melbourne modern style.

The site is landscaped with basaltic rock retaining walls, a concrete drive and open-riser concrete steps to the entrance. There is a front lawn and various trees to the street frontage and to the rear of the property.

Comparative Analysis

10 Alexandra Street compares favourably with other modernist houses in Banyule, including those designed by Robin Boyd (35 Douglas Street, Rosanna), and Peter McIntyre (40 Keam Street, Eaglemont).

Statement of Significance

What is significant?

The house designed and constructed c.1957 by architects Moore and Hammond at 10 Alexandra Street is significant.

How is it significant?

10 Alexandra Street is of historic, architectural and aesthetic significance to the City of Banyule.

Why is it significant?

10 Alexandra Street is one of a number of innovative architecturally designed modern houses that are an important part of the post war development of Banyule. Architects and their clients, attracted by the undulating topography, views and natural vegetation built a number of houses of high architectural quality, responding both to new architectural theories and the site conditions. The house at 10 Alexandra Street represents a combination of the skills of owner and master builder Keith Llewellyn and architects Moore and Hammond. (Criterion A)

The modern International Style house is rare in the Greensborough area. (Criterion B)

10 Alexandra Street is an early and striking example of the work of Melbourne-based architects Moore and Hammond (who were active from the 1950s to the 1980s), an excellent example of modernist architecture and is highly intact. Notable features within the building include interlocking rectilinear forms, carefully controlled glazing composition and a contrast between the large areas of wall planes and glazed walls. The International Style is clearly expressed in the building forms that cantilever over each other, the plain flat wall surfaces, horizontal glazing pattern and the expression of the structural steel frame. (Criteria D, E & F).

HERITAGE CITATION REPORT

Recommendations 2009

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|---|----|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|---------------------------------------|---------------------------------|
| Name | Greensborough Primary School No. 2062 | |
| Address | 130 Grimshaw Street GREENSBOROUGH | Significance Level Local |
| Place Type | School - State (public) | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

In 1838 Henry Smythe was granted a 259 hectare allotment, incorporating the land that would eventually become Greensborough. He paid the sum of £544 for the allotment. Land prices had risen substantially by the time he sold it for £1,600 to Edward Bernard Green in 1841 (Allom Lovell 1999: 15). Besides being a soldier and squatter, Green had won the contract for the regular carriage of mail overland between Melbourne and Sydney the previous year (Allom Lovell 1999: 26).

Green surveyed a township on the estate and there is speculation that he planned to re-route the mail service through the area in an attempt to boost land values. (Allom Lovell 1999: 26). The original survey fell through, but Green developed a second township site, and the first lots were sold in 1852. By the mid-1850s, many of the blocks in Green's subdivision had been sold.

Greensborough was incorporated into the Heidelberg Road Trust, which was established in November 1841. The Trust's jurisdiction covered a broad area and members were theoretically responsible for the construction of roads from Melbourne through to the Parish of Nillumbik (Allom Lovell 1999: 31). The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19)

HERITAGE CITATION REPORT

The area around Greensborough was largely divided into relatively small rural holdings and developed as a township of artisans, small business and small farmers. Good soils found throughout the Parish of Keelbundoora meant a number of successful market gardens and orchards were established. A small agricultural community began to emerge amongst seven families living in the district in the 1840s. A post office and general store opened in 1858 and educational and religious facilities were also established around this time.

Greensborough Primary School, No. 2062, was built in 1878 and replaced a previous school building (1855) which was deemed unsuitable after the passage of the *Education Act* (Vic) in 1872. Tender documents indicate that the cost of the school's construction was 979 pounds.

Originally, the 1878 school building comprised two brick classrooms with a gallery on a brick foundation, incorporating a detached head teachers residence which was demolished in 1963 (National Trust File No.3459).

The school officially opened 1 June 1878 with limited attendance and it was 50 years before enrolment reached 100. Enrolments increased in the 1930s, brought on by the influx of farmers seeking cheaper living in the country. Classes expanded into the corridors, and were also held in the shelter shed, outside, and in the Church of England Hall. New classrooms were relocated to the site to accommodate new students.

Further buildings were constructed in the 1950s to accommodate the post war boom and a library and visual education rooms were erected in 1966. When a new school was proposed for Greensborough, the children occupied temporary classrooms in the War Memorial Park from 1978 to 1980 when the new school opened on the same site. The building on the corner of Grimshaw Street and The Circuit is still used for school purposes.

References

Bick, David and Kellaway, Carlotta (1992), *Shire of Eltham Heritage Study*, prepared for the Shire of Eltham, Melbourne.

Peterson, Richard (2003), 'The Schools of Heidelberg' in *Heidelberg Historian No. 215*, April 2003

National Trust File. No.3459.

The school is now used by the Diamond Valley Arts Society.

AHC Themes:

6.2 Establishing schools

HV Themes:

8.2 Educating people

Local Themes:

Establishing townships and villages

Description

Physical Description

HERITAGE CITATION REPORT

This school was built in 1878 though incremental additions to the original form, including a large new wing which appears to be early 20th century in origin, are apparent as the role has increased. The style is typical for a small scale institutional building of the era. It is single storey and constructed in exposed red brick with a roof formed of two main gables with an intersecting gable at the south western end. The eaves overhand somewhat with timber rafter supports visible beneath. The intersecting gable has a timber-louvered ventilation panel under the eaves. The roof is corrugated metal throughout and appears to have been newly replaced. The building features various chimneys, the style of which indicates different periods of construction.

Windows are painted timber frame and formed of two, three and four sets of rectangular double hung sashes with a top light. Horizontal and vertical muntins divide each pane into six. Openings are supported by plain concrete lintels indicating that windows have been increased in size. There is a small portico on the south western corner, also formed in brick with a gabled roof set below the higher gable. The building is situated on the street corner with the site extending behind it with various other larger buildings present. The property is landscaped with trees, paved surfaces and playing courts. Other buildings within the school grounds were redeveloped during the 1980s.

Statement of Significance

What is significant?

The brick building at Greensborough Primary School, built in 1878 and with later early 20th century additions and alterations, is significant. The new building situated in the centre of the site is not significant.

How is it significant?

The former Greensborough Primary School is of local aesthetic, social and historic significance to the City of Banyule.

Why is it significant?

The building occupies the site of the first Primary School in Greensborough constructed in 1855, and has remained in use as a school until the present time. The building is also one of the few structures dating from the 19th century remaining in Greensborough. (Criterion A)

It occupies a key corner location at the entrance to the commercial centre of Greensborough and is a landmark building. (Criterion E)

The school is representative of the style of school building designed by the Public Works Department from the late nineteenth century. The form of the building remains largely intact, although it has undergone minor changes such as alteration of the windows. (Criterion D)

Greensborough Primary School is of social significance as a place of education from 1855. It has had a role in the lives of generations of Greensborough children and their families right up to the present day, and is of great significance to the local community for this reason. (Criterion G)

HERITAGE CITATION REPORT

Recommendations 2009

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|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------------|---------------------------------|
| Name | Dunbaris | |
| Address | 38 Hailes Street GREENSBOROUGH | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

Architectural Style Victorian Period (1851-1901)
Regency

History and Historical Context

The first land sales in Banyule were alienated from the Crown in late 1837 and between June and September of that year government surveyors Robert Hoddle and William Wedge Darke laid out rural allotments between 640 and 1,260 acres between the Yarra and Plenty Rivers and the Darebin Creek. Warringal Village (later Heidelberg) was laid out as part of the survey (Allom Lovell 1999:4).

Sales commenced in Keelbundora in December 1838 and much of the land was taken up by speculators who quickly subdivided the land for resale.

In 1838 Henry Smythe was granted a 259 hectare allotment, incorporating the land that would eventually become Greensborough. He paid the sum of £544 for the allotment. Land prices had risen substantially by the time he sold it for £1,600 to Edward Bernard Green in 1841 (Allom Lovell 1999: 15). Besides being a soldier and squatter, Green had won

HERITAGE CITATION REPORT

the contract for the regular carriage of mail overland between Melbourne and Sydney the previous year (Allom Lovell 1999: 26).

Green surveyed a township on the estate and there is speculation that he planned to re-route the mail service through the area in an attempt to boost land values. (Allom Lovell 1999: 26). The original survey fell through, but Green developed a second township site, and the first lots were sold in 1852. By the mid-1850s, many of the blocks in Green's subdivision had been sold.

Greensborough was incorporated into the Heidelberg Road Trust, which was established in November 1841. The trust's jurisdiction covered a broad area and members were theoretically responsible for the construction of roads from Melbourne through to the Parish of Nillumbik (Allom Lovell 1999: 31). The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19)

The area around Greensborough was largely divided into relatively small rural holdings and developed as a township of artisans, small business and small farmers. Good soils found throughout the Parish of Keelbundoora meant a number of successful market gardens and orchards were established. A small agricultural community began to emerge amongst seven families living in the district in the 1840s. A post office and general store opened in 1858 and educational and religious facilities were also established around this time.

38 Hailes Street is an early Greensborough residence, constructed from hand-made local bricks. The sandstone foundations were dug from a small quarry on the west side of Diamond Creek Road, opposite St Helena Road. Its original owner is believed to be Jonah Britnell. Richard Marsh bought the property at the turn of century and added bluestone pitchers to walls, fences and garden ornamentation which he had obtained from gasworks in the city (Heritage Victoria Database, Entry 31281). Jonah Britnell established an orchard at the property. (Historical Society notes)

John Samuel White, MLA (Albert Park), acquired the five acre allotment and the house upon it in September 1902. He sold to Matthew Mann, a mine manager of North Fitzroy in 1905, who lived there until he transferred the property to Richard Arthur Marsh, a civil engineer. Marsh took out a number of mortgages over the property between 1913 and 1926. He owned the place until his death in 1945, after which time the property was transferred to the Trustees Executors and Agency Company (Certificate of Title, Vol. 2890, Fol. 840).

References

Certificate of Title, Vol. 2890, Fol. 840.

Heritage Victoria, Database, Entry 31281.

Website of the Victorian Parliament: <http://www.parliament.vic.gov.au/re-member/bioregfull.cfm?mid=817>

Greensborough Historical Society notes (unpublished) provided by Banyule

AHC Themes:

4.1.2 Making suburbs

HV Themes:

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes:

Establishing townships and villages

Description

Physical Description

Dating from c.1860, the house called Dunbaris an example of the Victorian Regency style, albeit with significant alterations over time. It is single storey constructed in face red brick with a hipped slate roof. The ridge line has apex ornamentation in terracotta, which may be a later addition. The form is largely symmetrical with a front block with hipped roof intersected by two wings. There are two veranda extensions, one to the original street frontage to Kalparrin Ave, and one to the northern elevation. Windows appear to be casements with top light, and muntins forming small panes in each section. Openings feature subtle projections from the wall surface to form a head and sill. The building has several brick chimneys which have square-moulded tops. Bluestone pitchers were added to walls, boundaries and garden in the early 1900s and some of these remain. The property is located directly adjacent to the railway. It is surrounded by trees on all sides and has grass lawns. The setting adjacent to the railway line with a view over Whatmough Park enhances the rural atmosphere.

Statement of Significance

What is significant?

The house, garden, mature trees and the bluestone wall at 38 Hailes Street are of significance. The garage is not significant.

How is it significant?

38 Hailes Street is of historic and aesthetic significance to the City of Banyule.

Why is it significant?

38 Hailes Street is of local historical significance as a rare example of a c1860s farm house in the Greensborough area. The chimneys are a particularly fine feature. (Criterion B)

The use of local materials was typical of the period and is a reminder of the practical difficulty and cost of transporting materials from further afield. (Criterion A)

The setting of the house within a garden containing mature trees and overlooking Whatmough Park enhance the residence. (Criterion E)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|---------------------------------|---------------------------|-------|
| Name | Greensborough War Memorial Park | Significance Level | Local |
| Address | 203 Henry Street GREENSBOROUGH | | |
| Place Type | Park or Garden PrecinctMemorial | | |
| Citation Date | 2009 | | |
| Assessment by | Context PL | | |



Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

HERITAGE CITATION REPORT

Greensborough War Memorial Park is so named for its monument to Greensborough citizens who have died in war. As early as June 1919 the Greensborough District Honour Roll, commemorating local soldiers lost in World War I, was unveiled, and a gold medal presented to each surviving soldier (Edwards, 1979).

The unprecedented loss of life resulting from World War I led to commemorative monuments being erected in cities and towns throughout those countries affected. These monuments functioned as meeting points for memorial services, and were often erected near the town centre, in a park or plaza, for easy public access.

The area now known as Greensborough War Memorial Park was such a location. In the 1920s the Park was a cleared area used as a sports field - originally home to the Montmorency Football Club, which was formed in 1924 by the past captain of the Greensborough Football Club. In 1925, Greensborough Football Club was successful in obtaining the Park as its home ground, and Montmorency Football Club relocated to Montmorency No. 1 Oval (City of Banyule, 2008).

An aerial photograph of the Greensborough War Memorial Park in November 1931 shows a largely open rectangular space, close to the town centre, with a scattering of trees in the western half of the ground. Some buildings, presumably residential, can be seen around the perimeter, however today's Ester Street, which forms the northern boundary of the Park, had not been formed at this time (Aerial photograph, 1931).

During the Great Depression of the 1930s governments and communities worked to fight the poverty which resulted from widespread unemployment. At Greensborough, £100 raised by residents, the local council, and state government was used to provide work making and repairing roads and clearing reserves in the district. As a result, work commenced in Greensborough War Memorial Park in 1932, with construction of an oval by 'sustenance workers' (Edwards, 1979).

The Park appears to have undergone its next major change when volunteers built the Greensborough Football Club Pavilion in the summer of 1953 (Turvey & Reynolds, 1973). An aerial photograph taken in 1954 clearly shows the Park's boundaries as they are now. By this time Ester Street was laid out, and a double row of trees planted around the Park's northern, western and southern perimeters. These are likely to have been the commemorative trees, comprising at least 85 specimens of Monterey and Himalayan Cypress (*Cupressus macrocarpa* and *Cupressus torulosa* respectively), planted to commemorate the sacrifices of World War II (City of Banyule, 2007). The curved shape of the sports oval is also apparent for the first time, as is the newly constructed pavilion (Aerial photograph, 1954).

In the 1970s a modern brick pavilion was constructed, with the 1953 pavilion reserved for use by visiting clubs (Turvey & Reynolds, 1973). Some years after this, the 1953 pavilion was demolished and a toilet block built in its approximate location.

A rotunda, opened on 16 May 1993, was assembled by Northern Metropolitan College of TAFE, with associated landscaping works undertaken by Diamond Valley / Eltham Skillseekers (Plaque near rotunda, 1993). This structure, together with paths and planting, formed a striking link with the war memorial, which had been extended to also commemorate those who died in World War II and later conflicts.

The commemorative perimeter planting of Monterey Cypress and Bhutan Cypress, some 85 trees in total, was added to the City of Banyule's Schedule to Environmental Significance Overlay, in 2007. However, of these trees, only twenty specimens of Bhutan Cypress along the southern boundary of the Park remain today. The Monterey Cypress plantings along the western and northern boundaries of the Park were removed recently. All that remains of these commemorative trees is a series of war-themed sculptures created from the lower portions of 12 of the trees. These sculptures were completed in December 2003 (Plaque near McDowell Street entrance to Park, c. 2003), and are recorded as 'Greensborough Memorial Statutes', on the War Memorials of Australia website. A row of Pin Oaks (*Quercus palustris*) has been recently planted near the sculpted cypress stumps.

HERITAGE CITATION REPORT

In May 2007 the Victorian government pledged \$7000 to provide plaques for the detailing of the East Timor, Afghanistan and Iraq conflicts, and to also restore the 12 carved statues 'to ensure they would be preserved for future generations' (Media release, 2007).

References

Aerial photograph 1931: 1931 Melbourne Environs, Run 18, Film 60, Photograph 3336, November 1931, held by Land Victoria

Aerial photograph 1945: 5 Melbourne and Metropolitan Area Project, Run 37, Film 196, Photograph 60618, December 1945, held by Land Victoria

Aerial photograph 1954: 174 Melbourne and Metro Project No. 3, Run 17, Film 967, Photograph 83, March 1954, held by Land Victoria

City of Banyule assets web page, 2008: Hawdon Ward Page, at <http://www.banyule.vic.gov.au/Assets/Files/May%20Banner%202008%20Ward%20Pages.pdf>

City of Banyule, 2007: Banyule Planning Scheme, Schedule 4 to the Environmental Significance Overlay, 16 August 2007, at dosedocs.obsidian.com.au/public/Banyule/42_01s04_bany-5.doc

Edwards, Dianne, 1979, *The Diamond Valley Story*, Shire of Diamond Valley, Greensborough

Media release from the Office of the Premier, 25 May 2007, at http://www.legislation.vic.gov.au/domino/Web_Notes/newmedia.nsf/798c8b072d117a01ca256c8c0019bb01/ed590ff0f1d618d6ca2572e8008257d8!OpenDocument

Plaque near Rotunda, 1993

Plaque near McDowell Street entrance to Park, c. 2003

Turvey, Irene, and Reynolds, Ron, 1973, *Greensborough and Greenhills*, Cypress Books, Surrey Hills, Victoria

War Memorials in Australia: Greensborough War Memorial, 2004, at <http://www.skp.com.au/memorials2/pages/30370.htm>

War Memorials in Australia: Greensborough Memorial Statues, 2004, at <http://www.skp.com.au/memorials2/pages/30371.htm>

HV Themes:

6. *Buildings Towns Cities and the Garden State*

6.1 *Shaping the suburbs*

8. *Building community life*

8.5 *Preserving traditions and commemorating*

9. Shaping cultural and creative life

9.1 Participating in sport and recreation

Local Themes:

Establishing townships and villages

Local government and suburban development

Public and private planting

Description

Physical Description

Greensborough War Memorial Park is an 11 hectare site containing a sports oval, pavilion, playground, war memorial and senior citizens centre. It is bounded by Vermont Parade and Henry, McDowell and Ester Streets.

A fine war memorial is located in the north-eastern corner of the Park. This is aligned along a north / south axis with the 1993 Rotunda. The memorial consists of a small grey granite obelisk supported on four red granite columns on a granite plinth. Behind the memorial are three memorial walls bearing inscriptions and insignia.

A second war memorial consists of a series of war-themed sculptures, carved into the stumps of a number of commemorative Monterey cypresses on the Park's western and north-western boundaries. These sculptures were completed in December 2003. Carved by Leigh (Roy) Conkie, they are titled 'The Mates, The Writer, Digger One, The Pilot, Digger Two (my dad Charlie), The Fallen, Digger Three, The Sea Captain, The Three Crosses of Sacrifice, Rogue Wave, The Mascot and The Grandfather That Never Was'.

The Park also contains a number of fine mature trees, including both exotics (ash, cypress, cedar) and Australian natives, mainly eucalypts. It also features a remnant row of Bhutan Cypress at least 60 years old on its southern boundary.

Comparative Analysis

Greensborough War Memorial Park is one of several throughout Banyule, including Ivanhoe (cnr Studley Road and Upper Heidelberg Road), and Heidelberg.

Statement of Significance

What is significant?

Greensborough War Memorial Park, Greensborough, comprising 11 hectares of parkland, including sports field, exotic and native trees, and two war memorials, is significant. The football club pavilion of 1953 is significant, however the 1970s brick pavilion is not.

How is it significant?

HERITAGE CITATION REPORT

Greensborough War Memorial Park, Greensborough, is of local historic, aesthetic and social value to the City of Banyule.

Why is it significant?

Greensborough War Memorial Park, Greensborough is historically significant as the home of two war memorials commemorating local service personnel serving in conflicts from the time of the Boer War to the present and ongoing war in Afghanistan. The older of the two memorials dates from 1919 and takes the form of a simple granite monument flanked by three commemorative walls. The second memorial, consisting of a series of statues carved in 2003 into the surviving trunks of memorial cypresses planted in the 1940s, represents some of the groups of service personnel participating in war.(Criterion A)

Greensborough War Memorial Park, Greensborough is aesthetically significant as a large area of open space near the centre of Greensborough which offers contrasting sporting, play and passive parkland experiences enhanced by plantings of mature exotic and native trees, remnant memorial trees, and lawn. This aesthetic is augmented further by the contrasting experiences of shaded, intimate spaces on the eastern side of the Park and vast open expanses of the western side of the Park, with impressive views to the north. The plantings of Bhutan Cypress are also significant. (Criterion E)

Greensborough War Memorial Park, Greensborough is socially significant as an important place of community commemoration of the sacrifice of war. Its two very different war memorials serve as focal points for the local community's ongoing reverence for the memory of those lost in war.(Criterion G)

Recommendations 2009

External Paint Controls

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| No |
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Internal Alteration Controls

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| No |
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Tree Controls

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| Yes |
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Fences & Outbuildings

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| No |
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Prohibited Uses May Be Permitted

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| No |
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Incorporated Plan

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| false |
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Aboriginal Heritage Place

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| No |
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HERITAGE CITATION REPORT

| | | |
|----------------------|---------------------------------|---------------------------------|
| Name | Greensborough Hotel | |
| Address | 73-81 Main Street GREENSBOROUGH | Significance Level Local |
| Place Type | Hotel | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
Spanish Mission

History and Historical Context

The first land sales in Banyule were alienated from the Crown in late 1837 and between June and September of that year government surveyors Robert Hoddle and William Wedge Darke laid out rural allotments between 640 and 1,260 acres between the Yarra and Plenty Rivers and the Darebin Creek. Warringal Village (later Heidelberg) was laid out as part of the survey (Allom Lovell 1999:4).

Sales commenced in Keelbundora in December 1838 and much of the land was taken up by speculators who quickly subdivided the land for resale.

In 1838 Henry Smythe was granted a 259 hectare allotment, incorporating the land that would eventually become Greensborough. He paid the sum of £544 for the allotment. Land prices had risen substantially by the time he sold it for £1,600 to Edward Bernard Green in 1841 (Allom Lovell 1999: 15). Besides being a soldier and squatter, Green had won

HERITAGE CITATION REPORT

the contract for the regular carriage of mail overland between Melbourne and Sydney the previous year (Allom Lovell 1999: 26).

Green surveyed a township on the estate and there is speculation that he planned to re-route the mail service through the area in an attempt to boost land values. (Allom Lovell 1999: 26). The original survey fell through, but Green developed a second township site, and the first lots were sold in 1852. By the mid-1850s, many of the blocks in Green's subdivision had been sold.

Greensborough was incorporated into the Heidelberg Road Trust, which was established in November 1841. The trust's jurisdiction covered a broad area and members were theoretically responsible for the construction of roads from Melbourne through to the Parish of Nillumbik (Allom Lovell 1999: 31). The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19)

The area around Greensborough was largely divided into relatively small rural holdings and developed as a township of artisans, small business and small farmers. Good soils found throughout the Parish of Keelbundoora meant a number of successful market gardens and orchards were established. A small agricultural community began to emerge amongst seven families living in the district in the 1840s. It was a predominantly Anglican and Methodists community, although there was also a strong Wesleyan influence. A post office and general store opened in 1858 and educational and religious facilities were also established around this time.

Greensborough underwent substantial residential development in the post war period, including the A. V. Jennings Greenwood Estate of which construction commenced in 1960.

The Farmer's Arms Hotel was built on the current 75 Main Street site in 1864. In 1923 the owner; Margaret A. Kiernan sold the hotel to Denis Monaghan and Michael Monaghan (Licensed victuallers). In 1925 they rebuilt the hotel and re-named it "the Greensborough Hotel" after one of three original hotels that had been located on the corner of Grimshaw and Church Streets (Certificate of Title, Vol. 2338, Fol. 588).

The Greensborough Hotel was bought in 1927 by John Holohan and remained in the Holohan family for a number of years (Certificate of Title, Vol. 5268, Fol. 457).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Certificates of Title, Vol. 5268, Fol. 457; Vol. 2338, Fol. 588

AHC Themes:

8.4 Eating and drinking

HV Themes:

5.6 Entertaining and socialising

Local Themes:

HERITAGE CITATION REPORT

Establishing townships and villages

Description

Physical Description

Built in 1925 on the site of an earlier building, this hotel demonstrates some aspects of the Inter-War Spanish Mission style. It is of two storey masonry construction which is fully rendered and features hipped roofs clad in corrugated metal which appears new (the roof may have originally been tiled). There are three projecting parapets to the street elevations which are curved and feature some decorative elements including a louvered ventilation box in the eastern end. There is a slightly projecting horizontal band at the head height of the ground floor windows. Fenestration is largely in sets of three and feature semi-circular arches with radiating glazing bars on the upper floor and plain sectional arches on the ground floor. There are 'planter box' projections at the upper window sills which are supported on plain rectangular corbels; this entire feature is rendered. There are two Tuscan-like columns to the entrances off Main Street.

The building has been altered over time with changes to openings and a loss of decoration and material quality. Its site is now fully built in with a large extension along Hailes Street which is relatively sympathetic to the original building.

Statement of Significance

What is significant?

The Greensborough Hotel built in 1925 is significant, particularly the building fronting Main Street. The wing extending along Hailes Street is not significant.

How is it significant?

The Greensborough Hotel is of local historic and aesthetic significance to the City of Banyule.

Why is it significant?

The Greensborough Hotel is of local historic significance as a building constructed on the site of the Farmer's Arms Hotel, one of the earliest hotels in Greensborough. Greensborough Hotel is the second hotel to occupy this site and represents a continuation of use spanning close to 150 years. (Criterion A)

The Greensborough Hotel is aesthetically significant as an unusual example of the inter-War Spanish Mission style in the suburb. It is an attractive landmark building in the commercial centre of Greensborough, and one of few early twentieth century buildings remaining. (Criteria B & E)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|-------|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | false |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|---------------------------------|---------------------------------|
| Name | Andrew Yandell Habitat Reserve | |
| Address | 37 St Helena Road GREENSBOROUGH | Significance Level Local |
| Place Type | Reserve | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR - HI - PS** Yes

History and Historical Context

Andrew Yandell Habitat Reserve was set aside in 1959. Shortly before this, the Greenhills and North Greensborough Progress Association had urged the local council to acquire this land using funds from the then recently sold City Gasworks as part of a scheme to set aside and protect areas of natural bushland from the encroachment of suburban development. The site was named after Andrew Yandell, one of the pioneers of the Progress Association, and originator of the scheme (Blair, O'Donnell and Thompson, 1959).

Planting on part of the Reserve appears to have commenced around 1957, when a row of wattles was planted to provide a screen along the Reserve's boundary with the backyards of houses in Willis Street (Blair, O'Donnell and Thompson, 1959).

The Progress Association's general policy was to maintain the Reserve in its natural state, and it encouraged residents to retain existing indigenous trees on their blocks wherever possible so that the built areas blended with the Reserve (Blair, O'Donnell and Thompson, 1959).

HERITAGE CITATION REPORT

The Progress Association, in support of the local Rural Fire Brigade's efforts to find a permanent building for its fire truck, allowed construction of a structure for this purpose on the edge of the Reserve. In later years, a Pre-school and Infant Welfare Centre and scout hall were also constructed on the Reserve land (Blair, O'Donnell and Thompson, 1959).

In the early years of the Reserve, the Progress Association allowed some clearing of the scrub to lessen fire danger and allow visitors to view low-growing wildflowers. Concerned to help protect the more delicate plants in the Reserve, the Wild Flowers Protection League supplied fencing wire to the Progress Association so that a selected area in the north of the Reserve could be secured against 'tramping feet and picking fingers'. Apparently children often came home with their arms full of bunches of wild orchids growing in the Reserve (Blair, O'Donnell and Thompson, 1959).

This fenced area was also augmented by planting undertaken by the noted naturalist Winifred Waddell (Allom Lovell & Associates, 1999, Vol.1).

In 1967 landscape designer Gordon Ford drew up a landscape design for the surrounds, including playground, of the Pre-school and Infant Welfare Centre on the Reserve. Ford's planting palette, as would be expected, contained only native (but not necessarily indigenous) plants, including Cootamundra Wattle (*Acacia baileyana*), recently recognised as a weedy species. His plan also retained clear sight-lines of the surrounding bushland for the benefit of the users of the centre (Ford, Gordon, January 1967).

Ford, an Eltham resident from 1945, worked with environmentally innovative architect Alistair Knox and noted landscape designers Ellis Stones and Edna Walling, and designed many landscapes, both public and private, within the City of Banyule from the 1950s.

Andrew Yandell Habitat Reserve today is recognised as one of the very few rare breeding grounds for the Eltham Copper Butterfly (Toomey, 1999). This butterfly, once thought to have been extinct, was re-discovered in 1986 in Eltham, and is listed as a threatened species in Victoria (Department of Sustainability and Environment, c.2008).

Today, the Banyule City Bush Crew, together with the Friends of Yandell Reserve, maintain this site (Toomey, 1999).

References

Allom Lovell & Associates, 1999, Banyule Heritage Places Study, Volume 1: An urban history [held by City of Banyule]

Blair, Malcolm , O'Donnell, Agnes, and Thompson, Adrienne (compilers), 1959, Greenhills Panorama - a history of the Greenhills and North Greensborough District, submitted originally as an entry in a contest organised by the "Develop Victoria Council" in 1959, on behalf of the Greenhills and North Greensborough Progress Association [held by City of Banyule]

Department of Sustainability and Environment, Flora and Fauna Guarantee Action Statement #39, c.2008, at <http://www.dse.vic.gov.au/>

Ford, Gordon, January 1967, Proposed layout for Infant Welfare and Pre School Centres, Andrews Yandell Reserve, Greensborough, Plan No. 69, designed by Gordon Ford, drawn by Peter Glass, Accession No. LTAD 101/ H2001-309/110; in Collection of 153 garden plans designed between 1954 and 1999 by Gordon Ford, Accession No. H2001.309/1/1-153; Call No. LTAD 101 SEW [held by State Library of Victoria]

Toomey, Carol, 1999, *Beautiful Banyule: a register of our City's Natural Assets*, Warringal Conservation Society Inc.,

HERITAGE CITATION REPORT

Rosanna

AHC Themes

8.1 Organizing recreation

8.1.3 Developing public parks and gardens

HV Themes

6. Building towns cities and the garden state

6.3 Shaping the suburbs

Local Themes

Public and private planting

Local government and suburban development

Rise of the environmental movement

Description

Physical Description

This site comprises some 14 acres (6 hectares) of indigenous bushland set on a hillside. It consists of remnant Yellow Box (*Eucalyptus melliodora*), with a grassy understorey and seasonal wildflowers.

It is one of the few breeding grounds of the Eltham Copper Butterfly (*Paralucia pyrodiscus lucida*), which needs Sweet Bursaria (*Bursaria spinosa*) and a particular genus of ant (*Notoncus*) to breed successfully. It is listed as a threatened species in Victoria, is very rare and its populations are isolated and declining. It is particularly vulnerable to future threats which are likely to result in its extinction, especially habitat destruction (Department of Sustainability and Environment, c.2008).

The site, which has fenced areas to protect fragile vegetation and promote revegetation, also contains three community buildings. The Greenhills Pre-School Centre built in the 1960s, and the later Greenhills Neighbourhood Centre are built in a similar style. Both feature flat corrugated iron roofs and vertical overlapping timber wall cladding, and are surrounded by fenced and well planted playgrounds. Greenhills Scout Centre is a building whose low profile is achieved by being set into a cutting in the hillside. It is of concrete block construction with a corrugated fibreglass roof. A small asphalted car park services these buildings. The local Rural Fire Brigade's shed built in the late 1950s- early 1960s no longer exists.

Statement of Significance

What is significant?

The Andrew Yandell Habitat Reserve set aside in 1959 at St Helena Road, Greensborough, and comprising 6 hectares of indigenous bushland and remnant designed playground landscape by Gordon Ford, is significant. The community

HERITAGE CITATION REPORT

buildings within the Reserve are not significant.

How is it significant?

The Andrew Yandell Habitat Reserve is of local historic, scientific, social and aesthetic significance to the City of Banyule. It is also of State scientific significance.

Why is it significant?

Andrew Yandell Habitat Reserve is of local historic significance for its ability to demonstrate a growing community recognition of the importance of open space and bushland reservations in the post-war period, especially in light of rapid suburban development in the area from this time. (Criteria A & G)

Andrew Yandell Habitat Reserve is of local social significance for its ongoing importance to the Greenhills community, as demonstrated by the formation and continuing involvement of the Friends of Yandell Reserve group in its maintenance and care.

Andrew Yandell Habitat Reserve is also of local historic significance for its association with Winifred Waddell, noted naturalist, and Gordon Ford, a prominent landscape designer of the 1960s and 70s and the originator of the 'bush garden'. (Criterion H)

It is of local aesthetic and scientific significance for its Yellow Box woodland, which is an important remnant indigenous landscape.

Andrew Yandell Habitat Reserve is of scientific significance at a State level as one of the very few breeding grounds of the rare and endangered Eltham Copper Butterfly. (Criterion F)

Recommendations 2009

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

false

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------------|---------------------------------|
| Name | Pioneer Reserve | |
| Address | 8 St Helena Road GREENSBOROUGH | Significance Level Local |
| Place Type | Reserve | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR - HI - PS** Yes

History and Historical Context

The land which is now Pioneer Reserve was originally bushland abutting the Plenty River. Around 1864, Greensborough's first bridge over the Plenty River was built in approximately the same location as the current bridge, on the western boundary of the Reserve. Replacing a nearby ford over the River, the bridge facilitated transport to northern areas opened up partly as a result of discovery of gold at Anderson's Creek and Haley's Diamond Creek Station, named 'Caledonia' in the 1850s (Edwards, 1979).

The bridge, featuring arched bluestone abutments, was constructed by stonemason James Neave McKenzie and remained in use for a century (Edwards, 1979). It is believed to have cost £1200 (Turvey & Reynolds, 1973).

It has been suggested that construction of the bridge was at the urging of pioneering entrepreneur Edward Green, after whom Greensborough was named (Hawley & McKinlay, 1973). Green won the first mail tender for the route between Melbourne and Sydney in 1840 (Edwards, 1979), and it has been suggested that the bridge was intended to facilitate the crossing over the river by his coaches (Hawley & McKinlay, 1973), however it is not clear if this is

HERITAGE CITATION REPORT

correct.

In 1965 the centre span of the original bridge was removed and a new vehicle deck (the western half of the existing bridge) constructed. The bridge's arched supports were retained at this time (Bronze plaque on viewing platform in Reserve).

In 1968 landscape designer Gordon Ford drew up detailed plans for the land which is now Pioneer Reserve. His several pages of designs featured his trademark (and at that time pioneering) use of natural timber for bollards and low fencing, and large rock placements, intended to complement the Reserve's natural bushland setting. It appears from the plan notes that this landscaping was to go ahead (Ford, 1968).

Ford, an Eltham resident from 1945, worked with environmentally innovative architect Alistair Knox and noted landscape designers Ellis Stones and Edna Walling, and designed many landscapes, both public and private, within the City of Banyule from the 1950s.

In 1974 flooding on the Plenty River necessitated the dismantling of the southern arched abutment. The stone from this was used to build a picnic shelter in the Reserve. The 'Pioneer Reserve Picnic Shelter' was officially opened on 26 November 1978. The Shelter, a joint project between the then Shire of Diamond Valley and Nillumbik Historical Society, was constructed to commemorate the district's pioneers (Bronze plaque near Picnic Shelter in Reserve).

In 1983 the northern arched abutment was dismantled when the vehicle deck of the current bridge was widened. Its massive bluestones were used to construct a viewing platform, entry structures and retaining walls for the Pioneer Reserve's small car park (Bronze plaque on viewing platform in Reserve).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), *Banyule Heritage Places Study: an urban history*, Banyule City Council.

Edwards, Dianne (1979), *The Diamond Valley Story*, Shire of Diamond Valley, Greensborough.

Hawley, Graham and McKinlay, Brian (1973), *Diamond Valley Sketchbook*, Rigby Ltd, Melbourne.

Toomey, Carol (1999), *Beautiful Banyule: a register of our City's Natural Assets*, Warringal Conservation Society Inc., Rosanna.

Turvey, I. and Reynolds, R. (1969), *Greensborough and Greenhills*, Cypress, Melbourne.

Ford, Gordon, June 1968, *Pioneer Reserve, Greensborough, Plan No. 91*, designed by Gordon Ford, drawn by Peter Glass, Accession No. LTAD 101/ H2001-309/111; in Collection of 153 garden plans designed between 1954 and 1999 by Gordon Ford, Accession No. H2001.309/1/1-153; Call No. LTAD 101 SEW [held by State Library of Victoria]

Bronze plaque fixed to bluestone wall of viewing platform, Pioneer Reserve

Bronze plaque fixed to rock adjacent to Pioneer Reserve Picnic Shelter, Pioneer Reserve

AHC Themes:

4.1.2 Making suburbs

8.1.3 Developing public parks and gardens

HV Themes:

6.3 Shaping the suburbs

Local themes:

Public and private planting

Description

Physical Description

Pioneer Reserve is a sheltered, small park of just under one hectare. It has an undulating topography and has ready access to the Plenty River and beyond to Greensborough Park to the west via a concreted walking track.

The Reserve consists largely of native vegetation, including an aged river red gum on the river bank, blackwoods and ironbarks.

Major built structures are the Pioneer Reserve Picnic Shelter, viewing platform, retaining wall along Diamond Creek Road, and entrance structures. These have all been built using the massive bluestone blocks which comprised the two arched abutments of the 1860s bridge over the Plenty River. Many of these blocks show evidence of their original hand working, with tooling markings still clearly visible.

The pine log and bollard structures designed by Gordon Ford in June 1968 do not appear to have survived, perhaps being superseded by the bridge's impressive bluestone blocks which became available for entry drive detailing, retaining walls and viewing platform, in 1983.

The large rock placements shown in Ford's plans for the Reserve may be still in place, lining the entrance to the Reserve.

Statement of Significance

What is significant?

Pioneer Reserve, Greensborough, comprising approximately one hectare of riverfront parkland containing native vegetation and grassed meadow, is significant. Built features in the Reserve, constructed using bluestone from an early bridge once adjacent to the Reserve, are also significant.

How is it significant?

Pioneer Reserve, Greensborough is of historic and social significance to the City of Banyule.

Why is it significant?

Pioneer Reserve, Greensborough is of historic significance as the location of Greensborough's first bridge across the Plenty River, c. 1864 - 1960s. It is historically significant for a shelter, viewing platform, retaining wall and entrance

HERITAGE CITATION REPORT

features built from the bridge's massive bluestone arched abutments dismantled between 1974 and 1983. (Criterion A)

Pioneer Reserve is historically significant for its formative association with noted local landscape designer Gordon Ford in 1968, and it is likely that remnant large field stones at the entrance drive to the Reserve remain from his design. (Criterion H)

Pioneer Reserve is of social significance as a passive recreation ground for the local community, affording good access to the Plenty River and adjoining recreation areas of Greensborough Park and Poulter Reserve. (Criterion G)

Recommendations 2009

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes Also covered by ESO1 and ESO4

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

false

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|---------------------------------|---------------------------------|
| Name | House | |
| Address | 3 St. Helena Road GREENSBOROUGH | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

In 1838 Henry Smythe was granted a 259 hectare allotment, incorporating the land that would eventually become Greensborough. He paid the sum of £544 for the allotment. Land prices had risen substantially by the time he sold it for £1,600 to Edward Bernard Green in 1841 (Allom Lovell 1999: 15). Besides being a soldier and squatter, Green had won the contract for the regular carriage of mail overland between Melbourne and Sydney the previous year (Allom Lovell 1999: 26). Green surveyed a township on the estate and there is speculation that he planned to re-route the mail service through the area in an attempt to boost land values. (Allom Lovell 1999: 26). The original survey fell through, but Green developed a second township site, and the first lots were sold in 1852. By the mid-1850s, many of the blocks in Green's subdivision had been sold.

Greensborough was incorporated into the Heidelberg Road Trust, which was established in November 1841. The trust's jurisdiction covered a broad area and members were theoretically responsible for the construction of roads from Melbourne through to the Parish of Nillumbik (Allom Lovell 1999: 31). The discovery of gold at Anderson's Creek,

HERITAGE CITATION REPORT

Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19)

The area around Greensborough was largely divided into relatively small rural holdings and developed as a township of artisans, small business and small farmers. Good soils found throughout the Parish of Keelbundoora meant a number of successful market gardens and orchards were established. A small agricultural community began to emerge amongst seven families living in the district in the 1840s. It was a predominantly Anglican and Methodists community, although there was also a strong Wesleyan influence. A post office and general store opened in 1858 and educational and religious facilities were also established around this time. Greensborough underwent substantial residential development in the post war period, including the A. V. Jennings Greenwood Estate of which construction commenced in 1960.

The house at 3 St Helena Road was built in the 1890s on what was then a much larger parcel of land. In December 1892, William Duncan and William Britnell became joint owners of just under 160 acres in the Parish of Nillumbik covering part of Crown Portion 13. Britnell is recorded as a grazier on the Certificate of Title. (Certificate of Title, Vol. 2464, Fol. 763). Britnell and Duncan subdivided their property in the early 1900s and the portion of it including this house was sold in 1911 to Elizabeth Caisley, a Nurse. She owned it, and presumably lived there, until 1973, when it was sold to Edward Blackburn-Candlin, an electrical engineer (Certificate of Title, Vol. 3556, Fol. 035).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Certificate of Title, Vol. 3556, Fol. 035; Vol. 2464, Fol. 763.

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local themes

Residential Banyule

Description

Physical Description

The building at 3 St Helena Road Greensborough occupies a very prominent site due to its elevated position. The site is heavily treed with a perimeter of high coniferous hedging overhanging the steep entrance driveway. Built circa 1890s, this house is a rare example of the Federation style of building in Greensborough. The building is a large single-storey dwelling with significant basement formed by the natural slope of the land. It is a simple rectangular box with gable roof and deep front veranda. The roof is clad in corrugated metal and the elevations clad in bevel-backed timber weatherboards. There is a projecting rotunda-shaped feature on the corner of the veranda which creates a prominent

HERITAGE CITATION REPORT

feature to the street. The veranda is supported on slender timber columns which are decorated and feature iron brackets to each side of their heads. The veranda is decorated with a decorative timber filigree frieze laid out in geometric patterning, and there is a timber balcony railing with vertical timber balustrades and a central decorative lattice feature to the centre front and rotunda. There are exposed timber rafters to the veranda eaves. A simple square timber lattice is employed as a 'skirt' screen to the building's basement / foundation space with large timber posts as the structural members visible behind. Fenestrations in the front elevation appear to be reasonably symmetrical and are made up of timber framed sash windows with top lights, forming openings that are tall and slender. Changes to the house include a lean-to extension to the street-front and a chimney has that has been curtailed at roof level.

Statement of Significance

What is significant?

The timber house, built circa 1890 at 3 St Helena Road, Greenborough is significant.

How is it significant?

3 St Helena Road has historic and aesthetic significance to the City of Banyule.

Why is it significant?

The house at 3 St Helena Road is of historic significance as a remnant of a larger property of 160 acres owned by grazier William Britnell and William Duncan from 1892. (Criterion A)

3 St Helena Road is one of very few 19th century houses in an area which is largely characterized by development from late inter war and post war eras. (Criterion A)

It is a landmark property in the area, sited prominently at the corner of St Helena and Lower Plenty Roads. Originally occupying a much larger site, the house now stands on a subdivided portion of land, however it is still separate from the neighbouring suburban development and therefore has maintained a rural setting overlooking the Plenty River, natural bushland, hills and sports grounds. Although the roofline appears to have been altered it still retains some notable features such as the verandah detailing and original windows and doors. It is a rare example of the Federation style of residential building in Greensborough. (Criteria B & E)

Recommendations 2009

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

false

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|------------------------------|---------------------------------|
| Name | Flats | |
| Address | 93 Banksia Street HEIDELBERG | Significance Level Local |
| Place Type | Flat | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

By 1937 Ivanhoe's shopping and commercial area had gained prominence and the council offices of Heidelberg city were transferred from the old Heidelberg village to a new art deco civic centre in Upper Heidelberg Road, Ivanhoe. Heidelberg was proclaimed a city in 1934 and the Town Hall built in 1937. Heidelberg was subject to a population boost after the end of WWII, though it largely maintained its status as a high quality residential area. A number of innovative Melbourne architects worked in the area during this period and there remain good examples of modernist architecture from the 1930s through to the 1970s throughout the suburb.

A number of Melbourne's more innovative architects worked in Heidelberg during the post-WWII era and a wave of architecturally distinctive residences emerged. The area retained its status as something of an elite residential area (Lovell & Associates 1999: 66). After the Second World War flats became a more popular form of accommodation and a limited number were built in Heidelberg during this period. The suburb however remained dominated by the single family house.

HERITAGE CITATION REPORT

The flats at 93 and 95 Banksia Street were built for different owners in 1958 - 59. Alex and Olga Heytey owned the land at 95 Banksia Street, and Ferenc Flessler owned number 93 (Certificates of Title, Vol. 8224, Fol. 393; Vol. 8224, Fol. 394) Flessler was a builder by profession and may have been involved in the construction. The flats were built for an estimated 16,000 pounds (Planning Application 17505; Victorian Directory 1962).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Certificates of Title, Vol. 8224, Fol. 393; Vol. 8224, Fol. 394.

Planning Application 17505

Victorian Directory 1962

<http://web.archive.org/web/20060825220147/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/heidelberg.html>, Accessed 22nd April 2009.

AHC Themes:

4.1.2 Making suburbs

HV Themes:

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

93 and 95 Banksia Street is sited adjacent to the cuttings that accommodate the railway line and Banksia Street which intersect at this location. The elevation above this area provides a dramatic siting for these buildings. The location has been further exploited through their three storey height that ensures prominent views to and from the flats.

The form of the buildings are unusual in the Heidelberg area, being composed of two separate structures, each of three storeys high. They have been designed in the modernist style with skillion roofs creating deep overhanging eaves at the top level. The eaves are supported by sloping wrought iron posts and the exposed rafters are visible in the soffits. The buildings have window walls on the top and middle floors, whilst the lower floor has smaller windows set in the masonry walls. The materials are cream brick and varnished timber with timber framed windows reflecting the commonly used building materials of the time. The street level garages are faced with Castlemaine slate in "crazy" patterning, which was a popular feature of many 1950s designs. Decks are built on top of the garages in bold and angular layout, and the

balustrading is of wrought iron. An additional masonry wall in grey brick has been added to the street level of one of the flats, and one of the buildings has had the walls smooth rendered at ground level. The flat at number 93 is highly intact from the exterior, including the window walls.

In 2011, the flat at no. 95 underwent extensive alterations. These included a new roof (matching the previous roof line) and the replacement of the existing balustrading with glass and stainless steel balustrading. The alterations further included the replacement of timber windows with aluminium windows and at the top storey, the replacement of pine lintels above the windows with render. A new staircase has been added to the front of the flat and the entire flat has been rendered. The interior of the house has been gutted and refitted. The attached dwelling on the side of the house near the train line has also undergone alterations and additions. Due to the low integrity of the flat at no. 95, as a result of the alterations, this no longer meets the threshold for inclusion on the Heritage Overlay.

Comparative Analysis

93 -95 Banksia Street may be compared with the flats at 83 - 85 The Boulevard, Ivanhoe East which have also been assessed for this study. 93 - 95 Banksia Street are of a more modernist design and are built some 20 years later. Another comparable set of flats are Banksia Close at 68 - 70 Banksia Street which are of a similar modernist design but were not assessed for this study.

Statement of Significance

What is significant?

The flat at 93 Banksia Street Heidelberg, built in 1958 - 1959 for Alex and Olga Heytey and Ferenc Flesser is of significance.

The flat at number 95 has undergone extensive alterations in 2011 and no longer meets the threshold for inclusion on the Heritage Overlay.

Why is it significant?

The flat at 93 Banksia Street is of local historic and aesthetic significance to the City of Banyule.

How is it significant?

The flat and garage at 93 Banksia Street is associated with post war architectural experimentation and residential expansion in the area. As an example of modern design, the flat shows the influence of functionalism on housing design in the post-war period. It is an uncommon example of a flat built in the Heidelberg area and represents a new form of accommodation, and a departure from the single family house. (Criterion A).

The flat at 93 Banksia Street (and formerly 95 Banksia Street) is aesthetically significant as landmark buildings near the corner of Upper Heidelberg Road and Banksia Street. The three storey building, which is clearly designed and built as a pair (with number 95), although owned separately, is an unusual building form in Banyule. The skillion roofed form, with its deep eaves, varnished vertical pine boarding, timber framed window-walls, wrought-iron standards and roof deck are good expressions of post-war modernism in Melbourne. The garage with the slate facing in a 'crazy' pattern are a particular feature of the design. (Criteria E & B)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|-------|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | false |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|-------------------------------------|---------------------------|-------|
| Name | Former Shire Offices and Library | Significance Level | Local |
| Address | 60 Beverley Road HEIDELBERG | | |
| Place Type | Other - Government & Administration | | |
| Citation Date | 2009 | | |
| Assessment by | Context PL | | |



| | | | |
|--|---|----------------------------|--|
| Recommended Heritage Protection | VHR - HI - PS Yes | | |
| Designer / Architect | Tisdall, TM, Annear, Harold Desbrowe | Architectural Style | Federation/Edwardian Period (1902-c.1918) |

History and Historical Context

The first land sales in Banyule were alienated from the Crown in late 1837 and between June and September of that year government surveyors Robert Hoddle and William Wedge Darke laid out rural allotments between 640 and 1,260 acres between the Yarra and Plenty Rivers and the Darebin Creek. Warringal Village was laid out as part of the survey (Allom Lovell 1999:4). The village later was renamed Heidelberg, for the German town of the same name, in 1865.

Several larger estates were subdivided within a few years into smaller rural allotments. The area was popular with wealthy gentlemen, farmers and landowners (Allom Lovell & Associates 1999: 13) but a number of tenant farmers and owners of smaller holdings made a place in the district.

A Road Trust was established in November 1841, though it was replaced by the Heidelberg Road Board in 1860. The Trust's jurisdiction covered a board area and members were theoretically responsible for the construction of roads from Melbourne through to the parish of Nillumbik (Allom Lovell 1999: 31). Educational facilities were established in Heidelberg 1854 and by 1859 a court house and police station had also been erected (Adams 1983: 2). Farming remained

HERITAGE CITATION REPORT

the core of the community, but other and associated industries also began to emerge. Dairy farms, flour mills and a cheese factory were all in operation by the 1870s (Adams 1983: 2)

The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19)

The Shire of Heidelberg was proclaimed in 1871. In 1875 the nearby Greensborough Road Board was disbanded and the Shire of Heidelberg absorbed several local townships including Diamond Creek, St. Andrews and Hurstbridge. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

Heidelberg's landscapes and rural scenery attracted artists to the district in the 1880s. The Heidelberg School of Art developed and prominent Australian artists such as Arthur Streeton and Tom Roberts were associated with the school. The rural landscapes that had attracted artists to the district remained a feature of the area and settlement was largely concentrated in and around the main road and the railway line. In the early years of the twentieth century substantial residential development occurred in conjunction with the extension of the railway line to Melbourne (Allom Lovell 1999: 54).

Heidelberg was proclaimed a city in 1934 and the Town Hall built in 1937. (<http://web.archive.org/web/20060825220147/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/heidelberg.html>).

Heidelberg was subject to a population boost after the end of WWII, though it largely maintained its status as a residential area of the upper classes. A number of innovative Melbourne architects worked in the area during this period and there remain examples of 1930s and later modernist architecture throughout the district.

By 1937 Ivanhoe's shopping and commercial area had gained prominence and the council offices of Heidelberg city were transferred from the old Heidelberg village to a new art deco civic centre in Upper Heidelberg Road, Ivanhoe.

The former Shire Offices and Library, now located at 60 Beverley Road in Warringal Park, were designed in 1908 for a site in Barkly Place. Shire Engineer, T.H. Tisdall, acknowledged that in preparing the scheme he had received "great assistance from architect, H. Desbrowe Annear. In fact, the drawings were almost entirely by him. Annear's work was generally seen by *The Heidelberg News* as 'not orthodox' but the paper approved of the style for Australian architecture (*The Heidelberg News*, 18.9.1909).

Harold Desbrowe Annear was a renowned architect in Victoria. He was born at Sandhurst in 1865, the son of a miner. In 1883, he was articled to the architect William Salway before starting his own practice in 1889. He worked extensively in the area around Heidelberg, designing a number of houses at the Eyrie, Eaglemont, for which he is well known (Australian Dictionary of Biography online) The former Shire Offices and Library building is one of just a few non-residential commissions undertaken by Annear (Butler 1985).

The Shire Offices were completed late in 1909. At this time the old Heidelberg shire offices, constructed in 1889, were shifted to the Studley Road site to form the north-east corner next to the new gabled buildings. Annear's design shows a gabled porch but a new verandah and balustrade have since been added to serve as the entrance point to the complex. Other wings were also added on the west of the building while it was located on Studley Road. (Butler 1985)

In 2004 the former Shire Offices and Library were relocated to 60 Beverley Road, Heidelberg, to make way for the expansion of the Austin Hospital. It appears that it was only the 1908-09 building designed by Tisdall and Annear that was moved to the new site, and not any of the older 1889 annexes or newer additions.

HERITAGE CITATION REPORT

References

Butler, Graham (1985) *Heidelberg Conservation Study*, City of Heidelberg.

The Mercury, 11.4.1889.

The Heidelberg News, 18.9.1909.

Australian Dictionary of Biography online: <http://adbonline.anu.edu.au/biogs/A070080b.htm>, Accessed 28th September 2009.

AHC Themes:

7.1.6 Developing local government authorities

HV Themes:

7.1 Developing institutions of self government and democracy

6.6 Marking significant phases in the development of Victoria's settlements, towns and cities

Local Themes:

Establishing townships and villages

Governing Banyule

Description

Physical Description

Since their removal from Studley Road in 2004 the Former Shire Offices and Library have had their home in Warringal Park, close to its western boundary overlooking a playing field. The building is of single-storey weatherboard construction.

Butler observed in his 1985 study that the complex possesses the Annear trademarks such as bracketed timber window hoods, and multiple half timbered gables but lacks the rationalised forms and large internal spaces; possibly because of the diverse components of the complex, and his co- designer role.

In 1985 Butler also noted that the colours of the building had been changed, the verandah balustrade lost, and finials and flagpoles were gone. Since that time all of these features, aside from the flagpoles, have been re-instated. Other notable decorative features include the timber bracketed verandah posts and stained glass sidelights to the windows in the front facade, although whether this is an original feature is not clear.

Some plantings have been made in the garden area in front of the building, while the parkland setting of the former Shire Offices and Library is characterised by large expanses of open grass, with copses of trees visible beyond.

Statement of Significance

HERITAGE CITATION REPORT

What is significant?

The former Heidelberg Shire Offices and Library, designed in 1908 by T. H. Tisdall and H. Desbrowe Annear is of significance. The building has been relocated from the original site to its current location at 60 Beverley Road, Heidelberg.

How is it significant?

The former Shire Offices and Library are of local historic, aesthetic and social significance to the City of Banyule.

Why is it significant?

The building is connected to the development of local government in Heidelberg and is of both social and historic significance in the City of Banyule for this reason. (Criterion A, G)

The building is representative of the reuse and adaptation of local government buildings according to contemporary needs. The building incorporated existing facilities and was extended and added to as the need arose. (Criterion A)

The relocation of the building to its current site further reflects adaptation to changing needs. The building as it stands today and the surrounding gardens and parkland are of some aesthetic and social significance as a landmark in Heidelberg and their contribution to the sense of place of the local community. (Criterion E)

The Former Shire Offices and Library are of local historic significance for associations with shire engineer T. H. Tisdall and renowned architect H. Desbrowe Annear, who designed the building. Annear worked extensively in the area and designed a number of local residences. (Criterion H)

Recommendations 2009

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

false

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------------------|---------------------------------|
| Name | Former Heidelberg Baby Health Centre | |
| Address | 208 Burgundy Street HEIDELBERG | Significance Level Local |
| Place Type | Infant Welfare Centre | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

History and Historical Context

The Shire of Heidelberg was proclaimed in 1871. In 1875 the nearby Greensborough Road Board was disbanded and the Shire of Heidelberg absorbed several local townships including Diamond Creek, St. Andrews and Hurstbridge. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

Heidelberg was proclaimed a city in 1934 and the Town Hall built in 1937.
(<http://web.archive.org/web/20060825220147/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/heidelberg.html>).

Heidelberg was subject to a population boost after the end of WWII, though it largely maintained its status as a residential area of the upper classes. A number of innovative Melbourne architects worked in the area during this period and there remain examples of 1930s and later modernist architecture throughout the district.

HERITAGE CITATION REPORT

By 1937 Ivanhoe's shopping and commercial area had gained prominence and the council offices of Heidelberg city were transferred from the old Heidelberg village to a new art deco civic centre in Upper Heidelberg Road, Ivanhoe.

The health of mothers and infants became of increasing concern in the first decades of the twentieth century. The early baby health movement was driven by committed volunteers frustrated at government inaction. Dr Isabella Younger Ross (1887-1956) who had studied infant health in England helped set up Victoria's first baby health clinic in Richmond in 1917. By 1918 the voluntary Victorian Baby Health Centres Association (VBHCA) was formed to oversee the growing number of centres. Financial support also came from local councils and in 1926 the State government formed the Infant Welfare Section of the Public Health Department and appointed Dr Vera Scantlebury Brown as the first Director. (http://vhd.heritage.vic.gov.au/vhd/heritagevic#detail_places;6052)

The Baby Health Centre at 208 Burgundy Street was built for this purpose around 1928, and at that time was known as Heidelberg Infant Welfare Centre. From 1972 occupancy of the building was shared with the Heidelberg Citizens Advice Bureau (CAB), a community organisation funded by the Council, local businesses and organisations, and run largely by volunteers. In 1985 the Infant Welfare Centre ceased operations and the CAB leased the entire building until 1992, at which point Council called for Expressions of Interests from other community groups to take over the lease. Mature Action Inc. was granted the main tenancy until 1997, and was followed by Yarra Valley University of the Third Age and North East Citizens' Advocacy Group, who shared the building until 2008. In July 2009 Mercy Public Hospital took up a lease on the building to last until 2013. The hospital intends to use the building for a variety of parenting programs, representing a reinstatement of the building's original function.

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), *Banyule Heritage Places Study: an urban history*, Banyule City Council.

City of Banyule, records

(http://vhd.heritage.vic.gov.au/vhd/heritagevic#detail_places;6052)

Relevant Historical Australian Themes

AHC Themes

9.1.1 Providing maternity clinics and hospitals

9.1.2 Promoting mothers' and babies' health

HV Themes

8.3 Providing health and welfare services

Local Themes

Local Government and suburban development

Description

Physical Description

The former Heidelberg Baby Health Centre is located on a narrow strip of land between Burgundy Street and the service road to the Warringal Hospital. Despite its location it is surrounded by parkland consisting of lawn and a number of conifers. Detailed planting of agapanthus and some small shrubs surround the building. The building is designed in an Inter War bungalow style and is built of masonry with a terra cotta tiled roof. The siting takes advantage of the sloping land with the entrance on the high side facing Burgundy Street, whilst the rear faces the service road and has a large area of base walling in clinker brick.

HERITAGE CITATION REPORT

It is designed in a domestic style to demonstrate a connection between the lives of mothers in the suburbs where the home was traditionally the domain of women and children.

The walls are of face clinker brick with a sill course below floor level whilst the upper walls are of roughcast render which is unpainted. The porch facing Burgundy Street consists of three arches forming an entrance and a sheltered verandah. There is a panel with raised lettering denoting the title of the building at the base of the porch.

Windows are timber framed sashes set in external box frames and arranged either singly or in banks as across the rear elevation facing Warringal Hospital. There is a solid fence of piers and panels with matching render finish, and gates to the entry.

The porch has been altered by the addition of a metal grille gate. Otherwise the building has a high degree of integrity and is in good condition.

Statement of Significance

What is significant?

The former Heidelberg Baby Health Centre, built c.1928, and the setting in a strip of parkland close to Warringal Hospital, is significant.

How is it significant?

The former Heidelberg Baby Health Centre is of local historical, social and aesthetic significance to the City of Banyule.

Why is it significant?

The former Heidelberg Baby Health Centre is of historical significance for its associations with the history of maternal and infant welfare in Victoria demonstrating the strength of community concern about infant and maternal welfare prior to official government involvement. Designed to resemble a typical middle class suburban house in a garden setting, the purpose-built centre remains a symbol of domesticity and stability. The building of a permanent baby health centre was also symbolic of a culturally progressive caring society, a place associated with new scientific ideas, and professionally designed programs designed to improve the health education of women raising families in the suburbs. (Criterion A)

The former Heidelberg Baby Health Centre is of architectural significance as an intact example of an early baby health care centre. As a building constructed in the Inter War Bungalow style, it is important for its high degree of external integrity, in particular for its unpainted roughcast rendered exterior and stylistic detailing. Importantly, the building is representative of many subsequent baby health centres of the inter-war period built in the domestic style, a style which demonstrates a philosophical association between early baby health centre designs and the ideal suburban house, both traditionally perceived as the domain of women and children. The planting of conifers, and other detailed garden plants reflects the era in which the building was constructed and contributes to the setting. (Criteria D & E)

The former Heidelberg Baby Health Centre is of social significance for its enduring civic value to the community as demonstrated by the range of community uses accommodated in the building, and importantly for its current use as a location for parenting programs. (Criterion G)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|--|---------------------------------|
| Name | Olympic Village Green | |
| Address | 1-17 Moresby Court HEIDELBERG WEST 15 Alamein Road HEIDELBERG WEST 180 Southern Road HEIDELBERG WEST | Significance Level State |
| Place Type | Olympic FacilityRetail or Wholesale PrecinctPark or Garden PrecinctSculpture | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | |
|--|---|
| Recommended Heritage Protection | VHR Yes HI No PS Yes |
| Designer / Architect | Leith & Bartlett |

History and Historical Context

Many members of the International Olympic Committee (IOC) were sceptical about Melbourne as an appropriate site. Its location in the Southern Hemisphere was a major concern, since the reversal of seasons would mean the Games were held during the northern winter. This was thought likely to inconvenience athletes from the northern hemisphere who were accustomed to resting during their winter. Melbourne was selected, in 1949, to host the 1956 Olympics by a one-vote margin. The first sign of trouble was the revelation that Australian equine quarantine would prevent the country from hosting the equestrian events. Stockholm was selected as the alternate site, so equestrian competition began on 10 June, five and a half months before the rest of the Olympic games were to open, half the world away. (wikipedia: http://en.wikipedia.org/wiki/1956_Summer_Olympics#Prelude)

HERITAGE CITATION REPORT

The problems of the Melbourne Games were compounded by bickering over financing among Australian politicians. Faced with a housing shortage, the Premier of Victoria refused to allocate money for the Olympic Village), and the Prime Minister barred the use of federal funds. At one point, the IOC President suggested that Rome, which was to host the 1960 Games, was so far ahead of Melbourne in preparations that it might be ready as a replacement site in 1956. As late as April 1955, Brundage was still doubtful about Melbourne, and was not satisfied by an inspection trip to the city. Construction was well underway by then, thanks to a \$4.5 million federal loan to Victoria, but it was behind schedule. He still held out the possibility that Rome might have to step in. By the beginning of 1956, though, it was obvious that Melbourne would be ready for the Olympics.

A mixed reception greeted the news of Melbourne being awarded the Olympic Games as it was at the time of an acute housing shortage and was considered to be an unjustifiable expense. Instead of using university campuses or barracks style buildings which had been used in previous games, it was decided that Melbourne would build a village of individual houses that could be utilized after the Games as public housing. This proposal was supported by the Commonwealth Government which outlayed a large interest free loan for the project. The Housing Commission of Victoria contracted to build the Olympic Village on land it already owned. The 30 hectare site in West Heidelberg was the last undeveloped section of what was to become one of the largest housing estates constructed in Melbourne. (Banyule CC:6)

The site for the Olympic Village was chosen in early 1953 After World War II, a major residential estate was developed in Heidelberg by the Housing Commission. This one differed from the Housing Commission's other estates in that it was developed specifically to provide accommodation for the Melbourne 1956 Olympics. The estate was developed along the lines of the Garden City estate in Port Melbourne which was developed in the 1930s. The Housing Commission developed few innovations for this estate with the exception of the use of some pre-cast concrete housing. The estate consists of a variety of brick duplexes, walk up flats and houses commonly found in a number of Housing Commission Estates. The use of concrete houses at Heidelberg West was not a particularly early one as a large number of concrete houses were being produced by 1948-9.

The site for the "Olympic Village" was set aside in 1953 and the land compulsorily acquired by the Housing Commission. Heidelberg was considered one of the few areas in Melbourne with enough land to accommodate the village and the site covered a total of 115 acres. Over 840 houses and flats were constructed in the village, and building was completed within two years. (Banyule CC 2001: 6)

The construction of the Olympic Village took place during an acute housing shortage in Melbourne and despite the intention to use the houses within the village as public housing after the games there was some public dismay around the project.

The village was designed by a panel of Melbourne architects to resemble the Tile Hill Housing Estate near Coventry, England. Along with the dwellings and flats, a number of buildings were also constructed, many of which were removed after the games and replaced with dwellings. (Banyule CC 2001: 9).

Leith and Bartlett were prominent Melbourne architects who worked on numerous public buildings including the Heidelberg Town hall , Ivanhoe Library, Royal Hotel, Victorian Hydro Electric Co. building, the New Prince of Wales Hotel, St Stephens' Presbyterian Church and the National Gallery of Victoria. (University of Melbourne Archive database) Leith Bartlett were also appointed to the Housing Commission Architect's Panel together with other distinguished architects and the Panel was influential in advocating for improved housing and town planning through the design of planned estates and innovative prefabricated construction methods.

HERITAGE CITATION REPORT

The present shopping centre once encircled the Flag Court where Olympians gathered. The Flag Court is now known as the Village Green. Temporary dining areas that were once part of the village have been replaced with housing. The Olympic Village Hall and Mural was designed by architects Leith Bartlett to be the social and religious centre of the Village. (Butler 1985:117)

The Olympic Rings were constructed above the entrance to the Olympic Village and flags of the participating countries lined the roadway. The flags have since been removed, but the Olympic Rings remain suspended above the road.

References

wikipedia:http://en.wikipedia.org/wiki/1956_Summer_Olympics#Prelude, accessed 17/4/2010

Banyule City Council (2001), *Heidelberg Olympic Village: The 1956 Melbourne Olympic Village, West Heidelberg*, the Authors, Ivanhoe, Vic.

University of Melbourne Archive database

Butler, Graeme (1985), *Heidelberg Conservation Study*, prepared for the City of Heidelberg, Victoria.

Themes

AHC themes

8. Developing Australia's cultural life

HV Themes

9.1 Participating in sport and recreation

6.3 Shaping the suburbs

Local Themes

The Olympic Legacy

Residential Banyule

Relevant Historical Australian Themes

AHC Themes

4.6 Remembering significant phases in the development of settlements, towns and cities

8.9.2 Remembering public spectacles

HV Themes

6.6 Marking significant phases in the development of Victoria's settlements, town and cities

6.7 Making homes for Victorians

Local Themes

HERITAGE CITATION REPORT

The Olympics

Description

Physical Description

1-17 Alamein Road is situated at the entrance to the Olympic Estate at the corner of Southern Road and Alamein Road. It is now called Olympic Village Green and comprises a square of parkland, formerly 'Flag Court', a row of shops and a number of civic amenities such as lamps and bollards that display an Olympic theme. The shops are designed as a single row with consistent frontages and linking canopy on sloping columns. The area includes the former Olympic Village Hall designed by architects Leith Bartlett, to be the centre of the Olympic Village. The building is an austere rectangular structure of cream brickwork with minimal glazing. As an example of architecture of the 1950s it is undistinguished. The hall is located at the entrance to the Olympic Estate and survives relatively intact, although there is an extension to the front and windows have been added.

The park reserve contains sculpture and various other elements of public art. It has comparisons with other designed estates (containing retailing) from the Housing Commission of Victoria but is distinctive through the association with the 1956 Olympic Games. The shops are relatively intact, although there have been some upgrading of the roadway and parking areas in front of them

The Olympic Village Green is enhanced by the dual carriage roadway along Southern Road that contains a median strip planted with mature eucalypts.

Comparative Analysis

The Olympic Estate is the largest HCV estate in Banyule and is important for its association with the 1956 Olympic Games. The estate itself contains little tangible evidence of the Games and it has undergone a number of changes and redevelopment. An earlier HCV Estate in Heidelberg West is bounded by Edwin, James and Alfred Streets and is of an earlier construction date. It also appears to be more intact than the Olympic Estate. Other buildings associated with the Olympic Games such as the former Olympic Swimming Pool have been substantially altered.

Statement of Significance

What is significant?

1-17 Alamein Road known as Olympic Village Green and comprising the shops along one side of the park, the park itself containing elements of public art and the large eucalypts, are significant. The former Olympic Village Hall by Leith Bartlett is also significant. The lamp standards, and bollards, although not part of the original design are significant in the expression of the origins of the place.

How is it significant?

1-17 Alamein Road is of State historical, social and aesthetic significance.

Why is it significant?

1-17 Alamein Road and the Olympic Village Green is the place that most demonstrates the 1956 Olympic Games, and as

HERITAGE CITATION REPORT

Victoria's only Olympic Village. The Olympic rings suspended above Alamein Road are of historic significance as a tangible object associated with the event. As the only place in Victoria associated with the Olympic Games, and not substantially altered, the Olympic Hall, Village Green and shops demonstrate Victoria's and Australia's huge commitment to this international event at a time when the Post War housing shortage was critical. (Criterion A)

1-17 Alamein Road represents a rare and substantially unaltered link with the Games. (Criterion B)

The Olympic Village Green shops, and hall are associated with the architects Leith Bartlett who were prominent in major construction work in Banyule, and as part of the influential Architect's Panel for the HCV. (Criterion H) The Olympic Estate was one of the Housing Commission's early developments, and one of the largest ever built. The shops are also associated with the architectural practice of Leith Bartlett, creating a consistent design.

With the subsequent removal of many of the buildings associated with housing athletes for the Olympic games, such as the temporary dining facilities, there is now little evidence of the Olympics expressed in the built environment remaining in the housing estate. The hall is the most tangible link to the Olympic Games. Its former use as a flag court is interpreted in the many 'Olympic themed' landscape features that have been added to the space. (Criterion E)

At the entrance to the Estate the Village Green it also expresses ideals in town planning of neighbourhood shops integrated with housing, however this is of lesser significance to the dominant theme of the Olympics.

The Olympic Village Green contains a number of examples of civic improvements (with Olympic theme), and public art, indicating an on-going attachment to the place. (Criterion G)

Recommendations 2009

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------------------|---------------------------------|
| Name | St Bernadettes Roman Catholic Church | |
| Address | 89-91 Bond Street IVANHOE | Significance Level Local |
| Place Type | Church | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

| | | | |
|-----------------------------|-----------------|----------------------------|----------------------------|
| Designer / Architect | Ellis, Robert C | Architectural Style | Postwar Period (1945-1965) |
| Maker / Builder | Simon, LU | | |

History and Historical Context

The first few years of the new century saw the subdivision of a number of the nineteenth century estates. Amongst the earliest of these was the Chelsworth Estate, designed by surveyor Peter Tuxen in 1902. This was one of the larger estates in Ivanhoe comprising all of the streets north of Lower Heidelberg Road and west of Hopetoun Grove. (Allom Lovell 1999:Vol.1,54) Rapid subdivision and residential development occurred in and around Ivanhoe between 1910 and the 1930s, continuing in the post war years. Several significant housing estates, including the A. V. Jennings Beauview estate and the Eaglemont estate were established and a number of modernist architects were working actively in the area from the 1930s onwards. By the late 1930s Ivanhoe's commercial and shopping precinct was well established, and the Heidelberg Council responded by relocating their offices there in 1937. Development of the commercial centre of Ivanhoe and its residential precincts kept pace with the increasing population after post WWII. Alongside the rapid development of housing, other community buildings needed to be provided for the larger numbers of people living in Ivanhoe. A number of modernist churches were built to accommodate this need.

HERITAGE CITATION REPORT

Ivanhoe was initially a single parish and St Bernadettes was created when the original Ivanhoe parish was divided into three separate parishes in July 1950. (Cummins 1971: 93). In 1999, the three parishes were re-united to form the Ivanhoe Cluster (<http://www.ivanhoecatholics.com/parishhistoryproject.htm>). The Ivanhoe cluster consists of three churches including St Mary Immaculate, a modernist church designed by Mockridge Stahle and Mitchell (1963), and Mother of God (1957) also by the same architects.

St Bernadettes Church was designed by local architect Robert C. Ellis in modern style. Aspects of the church (in particular the design and orientation of its windows, allowing for small and seemingly irregular patterns of light to be projected into the building and on to the walls of the Church's interior) reference the work of Swiss architect Le Corbusier's renowned Notre-Dame d'u Haut Chapel at Ronchamp (1950-1954). St Bernadettes was constructed in 1961-62 by builder, L.U.Simon (Peterson date unknown & foundation stone). Not a great deal is known about Robert Ellis except that he also designed St Patrick's Catholic Church in Murrumbidgee in 1963. (Coleman 1996:65)

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>, Accessed 22nd April 2009.

Cummins, Cyril ed. (1971), *Heidelberg since 1836: a pictorial history*, Heidelberg Historical Society, Heidelberg, Vic.

Peterson, Richard (date unknown), 'Churches of the Heidelberg District: An architectural history' in *Heidelberg Historian*, undated.

<http://www.ivanhoecatholics.com/parishhistoryproject.htm>

Ian and Roslyn Coleman, 1996, *Twentieth Century Churches in Victoria*, A Study for the Historic Buildings Council

AHC Themes:

8.6 Worshipping

8.6.4 Making places for worship

HV Themes:

8.1 Maintaining spiritual life

Local Themes:

HERITAGE CITATION REPORT

Establishing townships and villages

Description

Physical Description

The post-war era saw changes in the design of Catholic churches as a result of the findings of the Second Vatican Council held between 1962-65 and the Church's preference for Modernist architecture on its buildings of this period. Interestingly St Bernadettes was designed and built just prior to the Second Vatican Council.

St Bernadettes is a modernist church comprising a main building with separate bell tower. The church has a gabled roof sweeping to a point at the front entrance and at the rear in the form of a folded ellipse that has references to Le Corbusier's Chapel at Ronchamp. The front of the church is dominated by a large angular front window with vertical fins filtering the sunlight. The bell tower is elliptical and forms a strong part of the composition. The rear of the church has a similar roof treatment and windows with vertical fins. The church is distinguished by contrasting materials of face brick and glass used in a bold manner and to striking effect. The side walls are curved and comprise small amber glass windows set randomly in the masonry wall which also reference Ronchamp in the way in which light enters the building through these windows. The bell tower is elliptical and attached to the main church building by a low annex standing apart from the main structure.

Other buildings on the site include a single storey Presbytery designed of matching brick but in a more restrained and conservative style. To the other side of the church is a two storey flat roofed convent that was constructed in the early 1960s and is also of conservative design. The interior is lined in timber to the underside of the roof, and the elliptical shape of the walls has the effect of making a draped appearance to the ceiling. Photographer Wolfgang Sievers captured St Bernadettes soon after completion in 1962 with a series of photographs. The interior of the church was designed with a clear span following the line of the pitched roof and the ceiling lining of timber boards. The concrete encased column structure is expressed between panels of face brick punctuated with small panels of glass. The sanctuary is located behind the main window and light is filtered through the vertical sunshading.

Robert Ellis also designed St Patricks, Murrumbidgee (1963) that employs the architectural form of an ellipse, but no other churches are known to have been designed by this architect.

Comparative Analysis

St Bernadette's is one of three Catholic Churches in the Parish of Ivanhoe. Others include St Mary Immaculate at the corner of Upper Heidelberg Road and Waverley Avenue. This is a striking modern church designed by Mockridge Stahle and Mitchell (1963). This church has not been assessed as part of the Banyule Heritage Review. Mockridge Stahle and Mitchell also designed the Mother of God church in Robinson Road Ivanhoe East in 1957. This is a more traditional style. St Bernadette's and St Mary Immaculate are both particularly good examples of churches designed at the time of the Second Vatican Council, and express the Catholic Churches' preference for modern architecture at this time.

Statement of Significance

What is significant?

St Bernadettes Church of 1961-62, designed by Robert Ellis, is significant. The presbytery c.1970 and associated c.1961 convent contribute to the historical evolution of the site but are not significant.

HERITAGE CITATION REPORT

How is it significant?

St Bernadettes Church is of historic, architectural, aesthetic, social and spiritual significance to the City of Banyule .

Why is it significant?

St Bernadettes Catholic Church is one of three modernist churches built as a result of the division of the Ivanhoe Parish in 1950.(Criterion A)

St Bernadettes is architecturally and aesthetically significant as a superb example of modernist religious architecture and as one of only two known examples of work by the modernist architect, Robert Ellis. (Criterion B)

Incorporating some modernist features such as the angled front window and elliptical bell tower, the Church also adopts several elements from Le Corbusier's Chapel of Notre Dame du Haut at Ronchamp. In particular this connection refers to the folded elliptical roof and the design and orientation of its windows allowing for small and seemingly irregular patterns of light to be projected in to the building and on to the walls of the Church's interior. The large windows with vertical fins are a striking part of the overall design and composition. (Criteria A, B, D& F)

St Bernadettes Church is of social and spiritual significance because it has provided a local place of worship for Catholics in the area for almost 50 years. (Criteria G & H)

The associated presbytery and convent are of some historic significance for their connection to the spiritual mission of the Church. (Criteria (A, G)

Recommendations 2009

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

false

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------|---------------------------------|
| Name | Hollyoak | |
| Address | 2 Central Avenue IVANHOE | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | |
|--|---------------------|
| Recommended Heritage Protection | VHR No HI No PS Yes |
| Designer / Architect | Ruck, Edwin J |
| Maker / Builder | Werner, RJ |

History and Historical Context

The first land sales in Banyule were alienated from the Crown in late 1837 and between June and September of that year government surveyors Robert Hoddle and William Wedge Darke laid out rural allotments between 640 and 1,260 acres between the Yarra and Plenty Rivers and the Darebin Creek. Warringal Village was laid out as part of the survey (Allom Lovell 1999:4). The village was later renamed Heidelberg, for the German town of the same name. Several larger estates were subdivided within a few years into smaller rural allotments. The area was popular with wealthy gentlemen, farmers and landowners (Allom Lovell & Associates 1999: 13) but a number of tenant farmers and owners of smaller holdings made a place for themselves in the district. Ivanhoe was incorporated into the Heidelberg Road Trust, which was established in November 1841. The trust's jurisdiction covered a broad area and members were theoretically responsible for the construction of roads from Melbourne through to the parish of Nillumbik (Allom Lovell 1999: 31).

By contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision rather than from a government survey. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of

HERITAGE CITATION REPORT

Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s further south near the corner of Waterdale and upper Heidelberg Roads where a small school had been established in 1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and some shops. (Allom Lovell, 1999:26)

Rapid subdivision and residential development occurred in and around Ivanhoe between 1910 and the 1930s, continuing in the post war years. Several significant housing estates, including the A. V. Jennings Beauview estate and the Eaglemont estate were established and a number of modernists architects were working actively in the area from the 1930s onwards. By the late 1930s Ivanhoe's commercial and shopping precinct was well established, and the Heidelberg Council responded by relocating their offices there in 1937. Development of the commercial centre of Ivanhoe and its residential precincts kept pace with the increasing population after post WWII. The first few years of the new century saw the subdivision of a number of the nineteenth century estates. (Allom Lovell 1999:Vol.1,54) Ivanhoe underwent substantial residential development following the end of the First World War. Its proximity to Melbourne and the well established transportation routes made Ivanhoe an appealing and affordable place to live.

Architect, Edwin J. Ruck designed *Hollyoak* for Mark Morris Jnr., a storeman and packer in 1915. He was the son of a wholesale butcher of the same name who had come to Port Phillip in 1848 from Somerset Shire (Sutherland 1888: 693). Contractor, R.J. Werner, commenced building in early 1916 and estimated the cost at 1,500 pounds. Morris had bought the land on the 4th March 1916, and took out a mortgage soon thereafter, presumably to finance construction on the land (Certificate of Title, Vol. 3952, Fol. 257). Morris sold *Hollyoak* for a reserve price of 6,500 pounds and departed to the Riverina some 22 years later (Heidelberg Valuer's Cards PA 21.1 2.1915; Sale Poster 1937).

Edwin J. Ruck worked as an architect in Victoria and Western Australia. He was approved for associate membership of the Royal Victorian Institute of Architects in April 1889 and in the late 1890s he travelled to Western Australia for a time, possibly to take advantage of the gold boom, and was employed as a draftsman for the Public Works Department there (<http://adbonline.anu.edu.au/biogs/A130539b>). By 1906 he had returned to Victoria and established his architectural practice in offices located on Swanston Street and Kooyong Road in Armadale (Miles Lewis Index). In the 1920s Ruck formed a partnership with C. L. Ruck, his brother (Miles Lewis Index).

Morris sold the property to Harry Steveson, a manufacturer, on the 20th November 1935. Steveson only owned the property only for a short time, before selling to Philip Bruce Jelbart, a salesman, in August 1937. Jelbart owned *Hollyoak* until his death in 1975 (Certificate of Title, Vol. 6213, Fol. 484).

References

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<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>, Accessed 22nd April 2009.

Sutherland, Alexander (1888), *Victoria and its metropolis: past and present*, McCarron Bird, Melbourne.

Certificates of Title, Vol. 3952, Fol. 257; Vol. 6213, Fol. 484.

Heidelberg Valuer's Cards PA 21.1 2.1915

Shire of Heidelberg Rate Books 1916

HERITAGE CITATION REPORT

Sale Poster 1937, Heidelberg Historical Society

Australian Dictionary of Biography online: <http://adbonline.anu.edu.au/biogs/A130539b.htm?hilite=ruck%3Be%3Bj>, Accessed 29th September 2009.

Miles Lewis Index online: <http://fmpro.abp.unimelb.edu.au/fmi/iwp/cgi?-showstatus>

AHC Themes:

4.1.2 Making suburbs

HV Themes:

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

Hollyoak is in the half-timbered vernacular typical of Heidelberg in 1905-25; the Arts and Crafts tradition being evident in the half-timbered upper storey, tapered chimneys, the attic and the deep, bracketed eaves. The symmetrical front elevation, with its bowed lead-light window verandah brackets, shingled gable and piers entrance porch, has distinctive and unusual Bungalow characteristics. The style is also known for its informal internal open planning.

Hollyoak was described, at this sale, as '*the home replete*' and sumptuous. It was '*solidly constructed of brick with a fine rough cast exterior, ... a tiled roof and 8 main rooms, which include a spacious billiard room*'. The interior was '*handsomely panelled*', throughout in oak with double glass doors connecting all the reception rooms and the leadlighting effects were a '*feature of the architecture*'. Upstairs were two sleepout dormers. The land (110m . x 42. 7m . x 59m.) accommodated a 'Croquet Lawn , Sun Lawns, Rockeries and Trim Motor Drive'. Out buildings, a garage, poultry pens and a 'man 's room' were at the rear of the property. Most of these grounds have been subdivided since and the outbuildings are no longer in evidence. The house was undergoing extensions in 2009.

Statement of Significance

What is significant?

Hollyoak, the house at 2 Central Avenue built in 1915 and designed by Edwin Ruck, is of significance.

How is it significant?

2 Central Avenue is of local historic and aesthetic significance to the City of Banyule.

HERITAGE CITATION REPORT

Why is it significant?

Hollyoak is an excellent example of the half-timbered style of construction common in Heidelberg during this period. For the period in which it was designed (1915) Hollyoak displays innovative design features of the Arts and Crafts Bungalow style, including a dominant front porch of sloping piers, dark stained timber features and the sloping roof encompassing an attic (Criterion D & E).

The place is a good example of the simple vernacular residential design work of Edwin J. Ruck who worked as an architect in Victoria and Western Australia (Criterion H).

The place is representative of the extensive residential development that took place in Ivanhoe and Heidelberg during the 1920s. It is a good example of a modest architect designed residence built to accommodate a family and reflects Ivanhoe's status as a high quality residential suburb (Criterion A).

Recommendations 2009

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

false

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------|---------------------------------|
| Name | Holford House | |
| Address | 14 Hardy Terrace IVANHOE | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | | |
|--|---------------------|---|
| Recommended Heritage Protection | VHR No HI No PS Yes | |
| Designer / Architect | Boyd, Robin | Architectural Style Postwar Period (1945-1965) |

History and Historical Context

The first few years of the new century saw the subdivision of a number of the nineteenth century estates. Amongst the earliest of these was the Chelsworth Estate, designed by surveyor Peter Tuxen in 1902. This was one of the larger estates in Ivanhoe comprising all of the streets north of Lower Heidelberg Road and west of Hopetoun Grove. (Allom Lovell 1999:Vol.1,54) Hardy Terrace lies just north of the Chelsworth Park and the Ivanhoe Public Golf Course where Chelsworth homestead still stands.

Until after World War 2 ended there were still large areas of Ivanhoe, Ivanhoe East and Heidelberg that still remained remarkably untouched by the advancing suburbs. The Yarra Valley had always been valued for its scenery. Much of the land with views over the valley had been sub-divided before 1934 but few houses had been built there. In the late 1940s and early 1950s the hillsides started to fill with houses. (Loder & Bailey, McBriar:1985:123)

HERITAGE CITATION REPORT

In the post war period most areas of the former municipality of Heidelberg retained their status as high quality residential areas, and a new wave of architecturally distinctive residential buildings was produced. In the 1950s the Ivanhoe and Heidelberg areas were popular with some of Melbourne's more innovative architects, including Frederick Romberg, John la Gerche and John MacDonald who all built residences there, while others such as Peter McIntyre and Robin Boyd designed houses in the Keam Street area. Graeme Butler has described the influences on the work of these architects in the early 1950s.

Their architecture was affected by the utilitarian buildings and technological innovation they had seen and experienced during the war. These new attitudes were reflected in the rising post-war industrial complexes which generated their own type of architecture and the influence of the revived American skyscraper which generally followed the Functionalist axioms of the Bauhaus. As a consequence their buildings were undecorated, discrete geometrical shapes made up of distinguishable two-dimensional planes with clear or opaque wall surfaces bridging the gap between the roof and floor planes. (Butler 1985:34)

Holford House was designed by architect Robin Boyd for the Holford family in 1955. Construction of the residence was completed the following year. (<http://users.tce.rmit.edu.au/e03159/ModMelb/mm2/modmelbprac2/rb/rbproj.html>)

Robin Boyd CBE (1919-1971) was a renowned Victorian architect, author, commentator, critic, and public educator in the 1950s and 60s, a leader in Melbourne's modern architecture movement, a visionary in urban design, and outspoken proponent of the Australian identity as expressed by the built and natural environment of the suburbs. Boyd was the Director of the Royal Victorian Institute of Architects Small Homes Service after WWII and gained a reputation through this work. He went on to design early Australian project homes and in 1953 formed a partnership with Frederick Romberg and Roy Grounds. The practice went on to become a leader in the field in Melbourne. Boyd taught at MIT in Boston for a period on the late 1950s and continued to practice until his sudden death in 1971. (<http://www.canberrahouse.com/architects/robin-boyd/>).

Colin Theodore Holford, a commercial artist, acquired lot 52 of part of Crown Portions 1 and 2 on the 18th September 1952. The land had formed part of a much larger allotment acquired by William Sherwood Houghton, a solicitor, in June 1941, presumably for investment purposes. Sherwood subdivided the land and it was sold off as residential allotments in the 1940s and 1950s (Certificate of Title, Vol. 6495, Fol. 940).

Holford took out a mortgage with the State Savings Bank over the property in July 1956, presumably to finance the construction of the residence there (Certificate of Title, Vol. 7823, Fol. 143). Holford owned the property until 1973, when he sold it to John and Yvonne Harvey, who themselves sold in 1975 (Certificate of Title, Vol. 7823, Fol. 143).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Butler, Graeme (1985), *Heidelberg Conservation Study*, prepared for the City of Heidelberg, Victoria.

McBriar, M. Loder and Bayley, (1985), *Heidelberg Conservation Study Part 2, Historic Riverland Landscape*, prepared for the City of Heidelberg, Victoria.

<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>, Accessed 22nd April 2009.

Certificates of Title, Vol.. 7823, Fol. 143; Vol. 6495, Fol. 940.

<http://users.tce.rmit.edu.au/e03159/ModMelb/mm2/modmelbprac2/rb/rbproj.html>, Accessed 29th September 2009.

<http://www.canberrahouse.com/architects/robin-boyd/>, Accessed 29th September 2009.

AHC Themes:

4.1.2 Making suburbs

HV Themes:

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

The Holford house is designed to take advantage of a sloping site and presents a modest facade to the street. The rear of the building opens to the view and contains two storeys, with the upper floor having a large deck extending the full width of the house and forming a verandah for the ground floor. The upper floor consists of a window wall of glazing. The roof is a monopitch but is supported on rafters that are open to view. The upper walls are open forming a roof cavity which is an unusual feature. Some renovations have been undertaken in 2009 and these include alterations to the windows and the carport, which appears to have been built at a later time.

The house is designed in a u-shape around a central courtyard that is a favoured Boyd design also employed in his own Walsh Street House. There is a pavilion on the upper level containing bedrooms, and a two storey pavilion on the lower living containing the living areas. They are connected on the east side by a narrow pavilion stepping down the site containing a hallway and a study. The Holford House is one of the typical pavilion and courtyard design and has undergone some changes and modernization.

Comparative Analysis

The Holford House is one of several Robin Boyd designed houses in Banyule and assessed by this study. It appears to be more intact than 2 Mackennal Street (also assessed by this study), but less intact than 35 Douglas Street, Rosanna. The Holford House is similar to Boyd's own Walsh Street house in South Yarra in the way the rooms relate to an internal courtyard.

Statement of Significance

What is significant?

Holford House at 14 Hardy Terrace, designed by Robin Boyd for the Holford family in 1955, is of significance.

How is it significant?

Holford House is of architectural, historic and aesthetic significance to the City of Banyule.

Why is it significant?

The Holford House at 14 Hardy Terrace represents the new wave of architecturally distinctive residential buildings produced in Melbourne in the 1950s and 60s. Popular with some of Melbourne's more innovative architects the Ivanhoe and Heidelberg areas had sites that appealed to both architects and clients with hilly topography, river views and an abundance of native vegetation. (Criterion A)

The Holford House is architecturally significant as a work by one of Australia's most prominent post-war architects, Robin Boyd. Boyd is recognised as having had a profound influence over modern architecture in Melbourne from the 1940s to the 1970s, and for his role in the partnership of Grounds, Romberg and Boyd. Boyd was also well known as an architectural critic, and in 1960 published the seminal architectural commentary, "The Australian Ugliness", in which he investigated and challenged the Australian suburban aesthetic. His architectural works were simple, functional and stylish and contrasted starkly with the more elaborate "featurism" of Melbourne's suburbs. (Criteria A & H)

Holford House is an excellent example of Boyd's style and displays his characteristically understated design. Like many Boyd Houses, it features large open spaces and a simple refined exterior (with rooms wrapped around a courtyard). The size and prominence of Holford House make it a significant feature of the streetscape. The house has undergone recent renovations in 2009. (Criterion D & E)

Recommendations 2009

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|-------------------------|---------------------------------|
| Name | House | |
| Address | 2 Hardy Terrace IVANHOE | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

Architectural Style Mid-Twentieth Century (1940-60) International

History and Historical Context

Until after World War 2 ended there were still large areas of Ivanhoe, Ivanhoe East and Heidelberg that still remained remarkably untouched by the advancing suburbs. The Yarra Valley had always been valued for its scenery. Much of the land with views over the valley had been sub-divided before 1934 but few houses had been built there. In the late 1940s and early 1950s the hillsides started to fill with houses. (Loder & Bailey, McBriar:1985:123)

In the post war period most areas of the former municipality of Heidelberg retained their status as high quality residential areas, and a new wave of architecturally distinctive residential buildings was produced. In the 1950s the Ivanhoe and Heidelberg areas were popular with some of Melbourne's more innovative architects, including Frederick Romberg, John la Gerche and John MacDonald who all built residences there, while others such as Peter McIntyre and Robin Boyd designed houses in the Keam Street area. Graeme Butler has described the influences on the work of these architects in the early 1950s. (Allom Lovell 1999:67)

HERITAGE CITATION REPORT

Their architecture was affected by the utilitarian buildings and technological innovation they had seen and experienced during the war. These new attitudes were reflected in the rising post-war industrial complexes which generated their own type of architecture and the influence of the revived American skyscraper which generally followed the Functionalist axioms of the Bauhaus. As a consequence their buildings were undecorated, discrete geometrical shapes made up of distinguishable two-dimensional planes with clear or opaque wall surfaces bridging the gap between the roof and floor planes. (Butler 1985:34)

The house at 2 Hardy Terrace, Ivanhoe, was built on a block of over 360 acres of land, owned by Philip Champion Crespigny and William Lawson Davidson from the early 1900s (Certificate of Title Vol. 3896, Fol. 073). The land at Ivanhoe was gradually subdivided into smaller allotments and sold. Charles Begg Irvine, a grazier, purchased 170 acres in 1915. Irvine also subdivided and lot 58 was eventually sold to Donald Johnston in 1945. The land presumably had a house on it by this time. The property changed hands several times, until it was acquired by Reuben Rupert Smith in 1955. It is likely that the house at 2 Hardy Terrace was built by Smith, who owned the land until his death. His wife, Elsie Violet Smith, then became the owner, and she remained there until her own death in 1991. (Certificate of Title, Vol. 6838, Fol. 507)

References

Certificate of Title Vol. 3896, Fol. 073; Vol. 6838, Fol. 507.

Allom Lovell and Associates, 1999 Banyule Heritage Places Study, Vol 1

Graeme Butler, 1985, Heidelberg Historic Buildings and Areas Assessment, Part 1.

McBriar, M. Loder and Bayley, (1985), *Heidelberg Conservation Study Part 2, Historic Riverland Landscape*, prepared for the City of Heidelberg, Victoria.

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

2 Hardy Terrace, Ivanhoe is a modern flat roofed house of 'L' shaped plan with intersecting wings. The house

HERITAGE CITATION REPORT

demonstrates a very architectural approach to planning through the zoning of spaces, with living areas forming one wing, and bedrooms the other. This approach was to be adopted by many project homes throughout the 1960s and 70s. This type of planning was adopted by Merchant Builders and Pettit and Sevitt, who became well known for their high quality developments and 'courtyard houses'.

2 Hardy Terrace has a high degree of integrity. The window wall of carefully articulated glazing is still intact, and the verandah posts are of metal pipe that contributes to the structural minimalism of the design. The site is carefully planned with the undercover carparking taking advantage of the slope, and the informal garden with mature trees provides a high quality setting to the house. The designer of 2 Hardy Terrace is not known.

Comparative Analysis

There are a number of high quality modernist residences in Banyule and 2 Hardy Terrace is a particularly intact example of the type of modernist design that was easily adaptable to project homes. It may be compared to 10 Alexandra Street Greensborough, by the architects Moore and Hammond which is also recommended for an HO. Another comparison is with the house at 17 Hartlands Road, Ivanhoe (the Purcell House), which is not recommended for an HO.

Statement of Significance

What is significant?

The modernist house and garden at 2 Hardy Terrace, constructed c.1960, is significant.

How is it significant?

2 Hardy Terrace is of historic and aesthetic significance to the City of Banyule.

Why is it significant?

2 Hardy Terrace demonstrates the growth of innovative post war housing that took place in the former City of Heidelberg throughout the 1950s and 60s. As a part of the modern movement that was so influential in transforming housing, 2 Hardy Terrace represents one of a number of 'international style' residences in Ivanhoe. (Criterion A)

As a modern house of particular clarity of design and integrity of detail, 2 Hardy Terrace epitomises the architecture of the 1950s and 60s in Melbourne. The 'L-shaped' plan with the entrance at the intersection of the wings is a clear indication of modernist design which became a common element in housing throughout the 1960s and 70s. Although originally used by architects the plan was later adopted by project home builders such as Merchant Builders and Pettit and Sevitt who sought to reproduce the best aspects of modern housing. The house at 2 Hardy Terrace has the original 'window wall' windows articulated by carefully designed glazing bars and openable sashes. The verandah posts are metal pipe that reduced this element to the minimal size required to perform their structural function. The house is complemented by an informal garden, mature trees and parking that is underneath the living room wing. (Criterion E)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|----|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

Other Recommendations

It is recommended that alterations to 2 Hardy Terrace be done in a manner that respects its modernist integrity.

HERITAGE CITATION REPORT

| | | |
|----------------------|---------------------------|---------------------------------|
| Name | Chelsworth Park | |
| Address | 18-28 Irvine Road IVANHOE | Significance Level Local |
| Place Type | Park or Garden Precinct | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Chelsworth Park is located between Ivanhoe Golf Club and Wilson Reserve. The land which now comprises Chelsworth Park was originally part of an expansive land selection named 'Chelsworth' purchased in the 1840s by Captain Brunswick Smyth, formerly of Her Majesty's 50th Regiment. This was then purchased in 1846 by Patrick Stevenson and operated as a dairy farm and orchards (Toomey, 1999; the *Leader* 12 May 1900). By 1900 the back rooms of the stone and timber homestead, known as Chelsworth House, were rented by a farmer/grazier and his family, and the garden, orchard trees and dairy structures were abandoned and unkempt (the *Leader*, 12 May 1900).

In the early twentieth century, spurred by the opening of the direct rail link between Heidelberg and Melbourne (1901), a number of nineteenth century estates were subdivided as residential estates. Chelsworth Estate was amongst the earliest of these. The northern section of the estate, comprising all of the streets south-east of Studley Road, east of Marshall Street, north of Lower Heidelberg Road and west of Hopetoun Grove was subdivided in 1902 by surveyor Peter Wilhelm Tuxen (Allom Lovell 1999, Vol. 1: 54). The southern area, including today's Chelsworth Park, remained largely rural. The early residence was retained as part of the club house for adjacent Ivanhoe Golf Club - also part of the original

HERITAGE CITATION REPORT

Chelsworth Estate (Toomey, 1999). The Ivanhoe Golf Clubhouse has also been assessed for this study and is included (see HERMES 124832).

In 1924 seven acres of the riverside section of the estate were purchased by the community and donated to Heidelberg Shire Council for public parkland. This became Wilson Reserve (see Hermes No. 123884).

In 1931 Heidelberg Shire Council added to this the purchase of a further 50 acres of Chelsworth Estate immediately adjacent to Wilson Reserve. This was in part initiated by the newly appointed Melbourne Town Planning Commission which had, in 1924, urged council acquisition of land for recreation and open space purposes before subdivision and residential development made it prohibitively expensive (Allom Lovell & Associates, 1999, Vol. 1). Over the ensuing years the Council developed various sporting and recreational facilities on the site.

During the 1950s and 60s Chelsworth Park became the focus of many local efforts to conserve its natural beauty and environment. Noted landscape designer Ellis Stones, as first president of the Ivanhoe River Parklands Protection League formed in 1955, was active in its care, especially as the Park abutted his property (Latreille, 1990).

In August 1954 Stones wrote to the *Argus* with a plea to 'Save our bushland', decrying the death of trees in a dry Chelsworth Park billabong that was being used by Council as a tip, and alienation and destruction of bushland as an addition to the golf course. Stones suggested that Chelsworth Park could be taken over as a 'national park', providing sanctuary for platypuses and native birds. Opposition to such destruction was continued by Robin Boyd in an article in the *Herald* the following year, regarding the ravage of a beauty spot such as Chelsworth Park (Latreille, 1990).

During this period, an attempt to drain and fill in the Horse shoe Billabong in Chelsworth Park to add to the adjoining golf course was stopped by concerned individuals, referred to as 'night raiders' who, at night, would block up the drainage channels which had been dug during the day (Toomey, 1999). Ellis Stones was actively involved in these acts of civic disobedience, and after many battles between concerned community members and the Council, the natural habitat of the Horse shoe Billabong was finally preserved. Today, as 'Bailey's Billabong', it bears the name of one of its staunchest supporters, Chris Bailey (Toomey, 1999).

In the 1940s a miniature railway was constructed around the billabong and functioned as a weekend tourist attraction for a number of years. It was removed because of flooding and vandalism around 1960 (Diamond Valley Railway, n.d.). Vandalism was a continual problem in the Reserve, and an 'honorary vigilance officer' was appointed in 1963 (Latreille, 1990).

As part of his numerous works for Heidelberg Council, Ellis Stones prepared a cost estimate for a total landscape treatment at Chelsworth Park (it is not known if this was implemented), and consulted on various Council pavilions, including a changing pavilion at Chelsworth Park. On his suggestion, and with considerable Council resistance, architect Graeme Gunn was commissioned to design this building. Gunn, together with Kevin Borland and Daryl Jackson, was one of the most significant participants in the development of Melbourne Contemporary Architecture in the last 1960s and 1970s (Weston, n.d.). The Chelsworth Park Sports Pavilion received a citation award from the Royal Australian Institute of Architects in 1976 (Weston, n.d.).

References

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HERITAGE CITATION REPORT

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Toomey, Carol, 1999, *Beautiful Banyule: a register of our City's Natural Assets*, Warringal Conservation Society Inc., Rosanna

Weston, H., n.d., Modern in Melbourne, List of winners of R.A.I.A.-R.V.I.A. Awards, at http://users.tce.rmit.edu.au/E03159/ModMelb/mm2/lect/50_60_70/html/raiaaward.html

Weston, H., n.d., Modern in Melbourne - Melbourne Architecture 1950-1975: Many Strands, at http://users.tce.rmit.edu.au/E03159/ModMelb/mm2/lect/50_60_70/50_60.html

AHC themes:

1. Shaping Victoria

8.1 Organizing recreation

8.1.3 Developing public parks and gardens

HV themes:

6. Building towns cities and the garden state

6.3 Shaping the suburbs

Local themes:

Early settlement

Farming the land

Establishing townships and villages

Rise of the environmental movement

Description

Physical Description

Chelsworth Park consists of gentle slopes running into a flood plain. Whilst there are some historic remnants from its former use as part of the Chelsworth Estate, its dominant character is that of an active sports area. Chelsworth Park consists of 22 hectares largely given over to sports. Facilities exist for active recreation such as cricket and tennis, and seven separate sporting clubs use the facilities in the Park. Two sports pavilions are located in Chelsworth Park, one of which was designed by architect Graeme Gunn and stands as an interesting example of this prominent architect's work. It consists of a simple elevated geometric building with flat roof, and projecting portico supported by triangular metal roof trusses and concrete pillars. The portico protects a broad, shallow-stepped 'forecourt' of bluestone and asphalt which faces the sports oval. The building is clad in vertical timber of alternating widths in a grey-green colour, and the whole blends with the surrounding parkland. The second sports pavilion located nearby is a more traditional building of orange

HERITAGE CITATION REPORT

brick with pitched roof and timber decking.

A rock-walled drainage channel (Irvine Creek) exists on the eastern side of Chelsworth Park. This is lined with mature oaks of considerable age. A similar but unlined drainage channel (Locksley Creek) can also be found on the western side, parallel with The Boulevard.

Mature trees and what may be orchard remnants are scattered throughout the Park. The embankment associated with the miniature railway is also extant. Bailey's Billabong faces the Park and is the last remaining of a number of billabongs which were once within the Wilson Reserve / Chelsworth Park area (Toomey, 1999).

Opposite Bailey's Billabong is a large 'rock garden' bearing a memorial plaque noting 'In memory of Ellis Andrew Stones 1895-1975'.

Statement of Significance

What is significant?

Chelsworth Park, comprising 22 acres of sporting facilities and including a stone-lined drainage channel, an avenue of oaks, orchard remnants and a billabong, is significant. The sports pavilion, designed by architect Graeme Gunn is also significant.

How is it significant?

Chelsworth Park is of local historical, social and scientific significance to the City of Banyule. The sports pavilion is of architectural significance to the City of Banyule.

Why is it significant?

Chelsworth Park is of local historical significance as part of the original Chelsworth Estate dating back to the 1840s and developed from the 1930s for the increasing active recreational needs of the municipality. (Criterion A) Whilst predominantly a landscape that is now devoted to sports, it contains remnants of previous uses including bluestone drainage channel and an associated avenue of mature oaks.

It is of significance for its importance in the rise of conservation and environmental consciousness in the municipality from the 1950s. Environmental destruction within Chelsworth Park sparked the formation of the Ivanhoe River Parklands Protection League in 1955, with noted landscape designer and environmentalist Ellis Stones as its first president. A plaque to his memory has been placed in a rock garden in the Park. (Criteria A, H).

This growing appreciation of the natural environment is also exemplified by the simple geometric timber sports pavilion in Chelsworth Park. Designed by prominent architect Graeme Gunn in the 1970s, the sports pavilion is significant and was recognized by the Royal Australian Institute of Architects with a citation award in 1976. Gunn was highly influential in the development of contemporary architecture in Melbourne in the late 1960s and 70s, and through his involvement with the Project Housing company Merchant Builders, developed building designs, such as the sports pavilion, which complemented the Australian landscape through their simple, functional design and use of natural materials. (Criterion E)

Chelsworth Park is of local significance as the location of the last remaining of a number of billabongs once in the Wilson Reserve / Chelsworth Park area. (Criteria B, F)

HERITAGE CITATION REPORT

Recommendations 2009

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| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | Yes Management of the remnants of orchard trees scattered throughout the park, other exotic mature trees and the bushland associated with the billabong is recommended. |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

Other Recommendations

It has not been investigated as part of the Banyule Heritage Review that Chelsworth Park is an Aboriginal place, however its location on the Yarra River and the existence of the billabong suggests that it has that potential.

HERITAGE CITATION REPORT

| | |
|----------------------|---|
| Name | Houses |
| Address | 7 Latham Street IVANHOE 9 Latham Street IVANHOE Significance Level Local |
| Place Type | House |
| Citation Date | 2009 |
| Assessment by | Context PL |



| | |
|--|--|
| Recommended Heritage Protection | VHR No HI No PS Yes |
| Designer / Architect | F. de Garis & Son |
| Architectural Style | Victorian Period (1851-1901) Italianate |

History and Historical Context

By the 1850s a village at Ivanhoe had emerged, though it was not until 1853 that the name was in popular usage. By contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision rather than from a government survey. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s further south near the corner of Waterdale and upper Heidelberg Roads where a small school had been established in 1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and some ships (Allom Lovell, 1999:26). The railway was extended to Heidelberg and adjacent townships in 1888. By the early 1900s Ivanhoe was home to both a girls and boys grammar school, as well as state and denominational schools (<http://web.archive.org/web>). The Shire of Heidelberg was proclaimed in 1871. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

HERITAGE CITATION REPORT

Civil servant, Abraham R. Fenton originally acquired lots 21, 22 and 11, part of Crown Allotment 1 in the Parish of Keelbundora, on the 7th June 1888. On 20th January 1890 he sold Lot 21 to his relative, Methodist and rechabite, Dr Thomas Latham (Certificates of Title, Vol. 2228, Fol. 478; Vol. 2029, Fol. 773). Latham took out a mortgage to Samuel Grey King and John Symins on the 6th May 1890 which was discharged the following year (Certificate of Title, Vol. 2228, Fol. 478). The mortgage was probably a means of financing construction on the property. Numbers 7 and 9 were both constructed in 1890. Latham Street was at that time Park Street; it was named for Latham some time later. Architects F. de Garis and Son designed Fenton's House at no. 9 and probably also designed Latham's home at no. 7. (Butler 1985).

Dr Latham (1853-1939), a staunch rechabite, was renowned as the first Heidelberg Shire President to have a dry cupboard. He was first elected to Council in 1899. He is also accredited with helping establish the Methodist Church in Ivanhoe (Butler 1985). The most famous member of the Latham family, however, was Latham's son, the R. Hon. Sir John Greig Latham. John Latham was 13 when his family moved to the property. He trained as a lawyer before moving in to politics and went on to become one of the dominant legal and political figures of the early and mid 20th century. John Latham won a scholarship to Scotch College and then progressed to the University of Melbourne, where, in 1896, he completed a B.A. In 1899 he returned to the University of Melbourne to study law. He subsequently won the Supreme Court Prize and was admitted to the bar in 1904. He continued to tutor at the University of Melbourne while working as a barrister. Latham gradually became involved in politics. His instincts were those of a conservative- and he fought vigorously for the introduction of conscription during World War I. In 1918, he went to London as adviser to the Minister for the Navy, Sir Joseph Cook. Upon his return, Latham was appointed as a senior advocate in the Melbourne bar. In 1922, he took Silk. The same year, Latham stood as an Independent Liberal Union candidate for the Federal seat of Kooyong and defeated the Nationalist member Sir Robert Best. In 1925, Latham joined the National party and was appointed Attorney General. Following the defeat of the Bruce-led National party Government, Latham became leader of the Opposition in the Federal Parliament. In 1933, he was appointed a Privy Councillor and in 1935, he was appointed Chief Justice of the High Court. Latham was made Chancellor of the University of Melbourne in 1939. Latham's active interest in both politics and the legal profession continued until shortly before his death in 1964. (The Australian Dictionary of Biography).

Other prominent family members included B. Latham (Secretary to the Australian notes Board), Dr. L. S. Latham (Collins Street practitioner), A. T. L. Latham (Secretary to the Society for Prevention of Cruelty to Dumb Animals), and Mrs J. G. Turner, whose husband was manager of the Maryborough Branch of A.M.P. (Butler 1985).

The Australian Starr Bowkett Building Society purchased Latham's house at no. 7 in 1897 and sold to John Kelleher, a factory manager, in 1900. Leslie James Walker, a clerk, owned it after him (Certificate of Title, Vol. 2228, Fol. 478). 7 Latham Street was bought by nurse Margaret Smith in 1943, who lived there until her death in 1949, although her name is recorded as an occupier in the Sands & McDougall directories until 1952. Probate was granted to Ethel Smith thereafter, and she remained in possession of the property until her own death in the early 1970s (Certificate of Title, Vol. 2029, Fol. 773).

Abraham Fenton died on the 28th July 1914 and probate of his will was granted to Russell Scott Fenton and James Anthony Narvau Oldmeadow, both clerks. In 1919, Elizabeth Jane Irvine, a widow, became the owner of 9 Latham Street, which she held until the mid 1940s. The property was sold to Addis Anna Steigh in 1946, who put it to use as a guest house (Sands & McDougall 1943, 1952). Although the house changed hands numerous times in following decades it maintained its use as a guest house or "rest home" until at least 1960 and possibly later (Sands & McDougall 1960).

References

HERITAGE CITATION REPORT

Allom Lovell and Associates (1999) *Banyule heritage places study: an urban history*, Banyule City Council.

Butler, Graham (1985) *Heidelberg Conservation Study*, City of Heidelberg.

Certificates of Title, Vol. 2228, Fol. 478; Vol. 2029, Fol. 773

Macintyre, Stuart in *Australian Dictionary of Biography*, Available online
<<http://adbonline.anu.edu.au/biogs/A100002b.htm>> (Accessed 02.06.2010).

Sands & McDougall Victoria Directory 1943-1960 (by 1954 all street numbers were shifted up one, so that Miss E. Smith was at number 7)

AHC Themes:

8.12 Living in and around Australian homes

7.6.4 Dispensing Justice

3.22 Lodging people

HV Themes:

6.7 Making homes for Victorians

Local Themes:

Establishing townships and villages

Residential Banyule

Description

Physical Description

Nos. 7 and 9 Latham Street are relatively intact Italianate villas characterised by asymmetrical design with faceted bay and return verandah with skillion roof. Both buildings have stuccoed exteriors and corrugated iron roof. They are highly decorative houses, with cast-iron frieze work, eave brackets, segmental arched windows and chimneys with bracketed eaves.

It should be noted, however, that the Heidelberg Conservation Study completed in 1985 found that while no. 7 had retained its original decorative scheme, the house at no. 9 had been stripped of all such features. This indicates that the decoration now present at no. 9 is a modern re-instatement of the original scheme.

Victorian Italianate houses, are uncommon in the City of Banyule.

Comparative Analysis

No other buildings of the Victorian Italianate type have been assessed as part of the Banyule Heritage Review.

HERITAGE CITATION REPORT

Statement of Significance

What is significant?

The houses at 7 and 9 Latham Street, Ivanhoe built in 1890, are of significance.

How is it significant?

7 and 9 Latham Street are of aesthetic and historic significance to the City of Banyule.

Why is it significant?

7 and 9 Latham Street are historically and aesthetically significant as good examples of intact Italianate villas, which are uncommon within the Banyule area. (Criteria A, B & D)

No. 9 Latham street was designed by architects de Garis & Son, who probably also designed No. 7. (Criterion E)

7 Latham Street is historically significant for its association with the Latham family and, in particular, with the former member for Kooyong, John Latham who went on to serve both as Attorney General, Leader of the Opposition in the Federal Parliament and as Chief Justice of the High Court. Unsurprisingly, Latham's influence in the fields of both politics and law was substantial and he remained a powerful, and somewhat divisive figure, throughout the mid part of the 20th century. (Criteria A & H)

Recommendations 2009

External Paint Controls

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| Yes |
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Internal Alteration Controls

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| No |
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Tree Controls

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| No |
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Fences & Outbuildings

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| No |
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Prohibited Uses May Be Permitted

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| No |
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Incorporated Plan

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Aboriginal Heritage Place

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| No |
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HERITAGE CITATION REPORT

| | | |
|----------------------|-----------------------------------|---------------------------------|
| Name | Ivanhoe Park Croquet Club | |
| Address | 132 Lower Heidelberg Road IVANHOE | Significance Level Local |
| Place Type | Croquet GreenSports Club | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Ivanhoe Park Croquet Club was established in 1913 on the recreation reserve owned by the local Council. *The News* of 29 November 1913 records the opening of the 'Ivanhoe Park Croquet and Tennis Clubs', which had taken place on the previous Saturday 'in the presence of a large and enthusiastic gathering of local residents and their friends'. The article noted that 'The croquet green and tennis court, which have been constructed on up-to-date lines in the Ivanhoe Recreation ground, are situated in one of the prettiest spots of the district. . The President of the Croquet Club, Mrs R W Kennedy, hit the ball to the post, amidst cheers from the onlookers, and after that the green was fully occupied by the players. . The proceedings were enlivened with music by Benjamin's band, and afternoon tea was served from a large marquee erected in the grounds.'

The first clubhouse was a one-room timber building, which is retained as the eastern end of the existing building. In 1937 a larger room of pressed metal was built alongside this, to which a verandah was added some time later. A verandah and storage and toilet facilities have also been added to the north side of the 1913 building. In front of the clubhouse are two croquet greens.

HERITAGE CITATION REPORT

Description

Physical Description

The Ivanhoe Park Croquet Club at Ivanhoe Park has a single storey clubhouse building and on the south side there are two croquet greens. The oldest part of the clubhouse building, at the east end, is a weatherboard single room structure with a gabled corrugated iron roof, to which has been added a larger pressed metal gabled building with a timber-framed verandah. The older building has been converted for use as a kitchen, and the 1930s building is the meeting and locker room. A doorway and servery connects the two buildings. A skillion has also been added to the north and east sides of the older section for toilet and storage facilities. The building is set within a part of Ivanhoe Park near the corner of Lower Heidelberg Road and The Boulevard. Adjacent to the croquet club are tennis courts and a small area of parkland is located on the corner.

Previous Statement Significance

PREVIOUS CITATION

This citation was prepared as part of an application to Heritage Victoria. Following rejection by the Heritage Council it was recommended that the place be recommended for protection by the City of Banyule.

The Ivanhoe Park Croquet Club was opened in November 1913 on the Ivanhoe Recreation Reserve. The game of croquet had been introduced to England via Ireland c1850, and became remarkably popular, as it was the only outdoor game which women could play on equal terms with men. It was brought to Victoria by the upper middle class colonists, who built croquet lawns in the gardens of their houses, and before the advent of lawn tennis later in the nineteenth century it was the most popular and fashionable of all sports. Public clubs were established in country Victoria by the 1870s, and the first in Melbourne, the Melbourne Club at Windsor, opened in 1904. By 1913, when the club opened at Ivanhoe Park, there were more than thirty clubs throughout Victoria. The first modest clubhouse of the Ivanhoe Park Croquet Club was built in 1913. In 1937 a larger room was built to the west of this, and a verandah was added across the front of this some time later. A verandah and storage and toilet facilities have also been added to the 1913 building. The place is still owned and maintained by the local council.

The Ivanhoe Park Croquet Club at Ivanhoe Park consists of a single storey clubhouse building to the south of two croquet greens. The oldest part of the clubhouse, at the east end of the present building, was a single-room weatherboard structure with a gabled corrugated iron roof, to which has been added a larger pressed metal gabled building with a timber-framed verandah. The older building has been converted for use as a kitchen, and the 1930s building is the meeting and locker room. A doorway and servery connects the two buildings. A skillion has also been added to the north and east sides of the older section for toilet and storage facilities.

The Ivanhoe Park Croquet Club is of local historical significance as an example of the sporting facilities developed by the local council for use by the residents of the Banyule area in the early twentieth century. It is an example of the many public croquet clubs which were established throughout Victoria during the late nineteenth and early twentieth centuries, a time when croquet was a fashionable sport.

Statement of Significance

HERITAGE CITATION REPORT

What is significant?

The Ivanhoe Park Croquet club established in 1913 and containing a clubhouse and two croquet greens is significant. The Croquet club is set within the larger area of Ivanhoe Park and is fenced to the title boundaries.

How is it significant?

The Ivanhoe Park Croquet club is historically and socially significant to the City of Banyule. The Ivanhoe Park Croquet Club house and associated facilities are historically, socially and aesthetically significant to the City of Banyule.

Why is it significant?

The Ivanhoe Park Croquet Club is historically and socially significant as one of the earliest croquet clubs established in Victoria, as a reminder of the popularity of the sport of croquet during the early part of the 20th century and because, for over 80 years, it has provided an important recreational space for local residents. (Criteria A, B, G & H)

The Ivanhoe Park Croquet Club house is historically significant as a reminder of the popularity of the sport of croquet during the early part of the 20th century and because, for over 80 years, it has provided an important recreational space for local residents (Criteria A, G & H).

It is aesthetically significant as the oldest section of the Croquet club, (which was one of the earliest croquet clubs established in Melbourne) and as an example of an early 20th century recreational club room. (Criteria A, B & E)

Recommendations 2009

External Paint Controls

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| No |
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Internal Alteration Controls

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| No |
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Tree Controls

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| No |
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Fences & Outbuildings

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| No |
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Prohibited Uses May Be Permitted

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| No |
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Incorporated Plan

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Aboriginal Heritage Place

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| No |
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HERITAGE CITATION REPORT

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|----------------------|--------------------------|---------------------------------|
| Name | Uniting Church | |
| Address | 8-10 Noel Street IVANHOE | Significance Level Local |
| Place Type | Church | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



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|--|---------------------|--|
| Recommended Heritage Protection | VHR No HI No PS Yes | |
| Designer / Architect | King, RM & MH | Architectural Style Interwar Period (c.1919-c.1940) Gothic |
| Maker / Builder | Hannah, William | |

History and Historical Context

By the 1850s a village at Ivanhoe had emerged, though it was not until 1853 that the name was in popular usage. The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19) The farmland around the fledgling township was considered to be of exceptional fertility and by the 1850s larger holdings had begun to make way for smaller farms, market gardens and orchards. The railway was extended to Heidelberg and adjacent townships in 1888. By the early 1900s Ivanhoe was home to both a girls and boys grammar school, as well as state and denominational schools. By contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision rather than from a government survey. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s further south near the corner of Waterdale and upper Heidelberg Roads where a small school had been established in 1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and

HERITAGE CITATION REPORT

some shops. (Allom Lovell, 1999:26)

The Shire of Heidelberg was proclaimed in 1871. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

Early Presbyterian services at Heidelberg were conducted by Rev. Alex Hardie in September 1907, while sermons at Ivanhoe began the following year (*The Heidelberg News*, 21/10/1927 and 27/04/1927). Prior to the construction of the current Church at 8 Noel Street, the property was occupied by an old timber Church hall (1908) which was moved to the site in 1917. It wasn't until the 1920s, however, that the residential boom in Heidelberg and Ivanhoe truly began.

In May 1927 plans for the present church, prepared by Architects, R.M. and M.H. King, were approved. Tenders were called in August and R. W. Thomson laid the foundation stone, two months later. The Church was constructed by local builder, William Hannah, and was sited in front of the pre-existing Church Hall. The Church was opened and dedicated in April 1928 (*The Heidelberg News*, 27/4/1928). The costs of construction were met with the help of benefactors Robert W. Thomson and Robert Kennedy.

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

The Heidelberg News, 21/10/1927 and 27/04/1927.

<http://home.vicnet.net.au/~ohta/document/articles/mmt17.html>, Accessed 28/4/09

(<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>).

AHC Themes:

8.6 Worshipping

8.6.4 Making places for worship

HV Themes:

8.1 Maintaining spiritual life

Local Themes:

Establishing townships and villages

Description

Physical Description

HERITAGE CITATION REPORT

The former Knox Presbyterian Church (and Uniting Church) at 8 Noel Street is a late example of the interwar abstracted gothic style. Designed in 1927, the church has a cruciform plan with intersecting gable roofs. The original form of the church has been retained despite a large addition to the sides and rear of the building. It is now used as part of Ivanhoe Grammar School. The facade is relatively intact and features a highly modelled elevation of face brick with rendere detailing around a large four centred arch window and doorway with flat Tudor arch. The side elevations are highly decorated in render with dentillated cornice and large windows. Although now forming part of a much larger building serving the needs of the Grammar School, the street frontage relatively intact and the original form of the building is still legible.

Noel Street is part of the nucleus of Ivanhoe Village between Upper Heidelberg Road and the Ivanhoe Train Station. It has undergone much change with the expansion of the Ivanhoe Shopping Centre and the replacement of many buildings. The former Uniting Church is one of few early twentieth century buildings remaining in the street.

It is representative of suburban church architecture that sought to use Gothic forms and detailing in an abstracted manner whilst using the more common materials of face brick and render.

Comparative Analysis

The former Knox Presbyterian Church (later Uniting Church), is one of several early twentieth century churches in Ivanhoe, including St Stephens, 22-24 Merton Street by Louis Williams (1926-7) (HO108), and a former Methodist Church at 15-19 Seddon Street (1903) which has been assessed as part of this study.

Statement of Significance

What is significant?

The former Knox Presbyterian, now Uniting Church at 8 Noel Street, Ivanhoe, built in 1927 to a design by architects RM and MH King is significant. The contemporary extensions to the church are not significant.

How is it significant?

The Uniting Church at 8 Noel Street is of local historic and aesthetic significance to Banyule City.

Why is it significant?

The property at 8 Noel Street has had a long association with the Presbyterian and later, Uniting Church. The first building on the site was the timber Church hall of 1908 (now demolished), which was followed by the present church of 1927, and the later extensions by Ivanhoe Grammar School. Early Presbyterian Church Services at Noel Street are associated with the Rev. Alex Hardie from 1907. (Criterion A)

The former Presbyterian Church (later Uniting) is representative of suburban church architecture in the early twentieth century. It represents the adaptation of Gothic forms and detailing in a more abstract manner. The materials of brick and render reflect the suburban setting and represent a more contemporary interpretation of church design. It is also a representative example of an interwar cruciform plan church which was an innovation in layout common to many Protestant churches who sought to bring the preaching closer to the congregation. (Criterion D)

Although altered by the additions to each side, the church is still a landmark in Noel Street and Ivanhoe generally. (Criteria D, E)

HERITAGE CITATION REPORT

Recommendations 2009

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| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|-----------------------|---------------------------------|
| Name | Ivanhoe Train Station | |
| Address | Norman Street IVANHOE | Significance Level Local |
| Place Type | Station Building | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



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|--|-------------------------|---|
| Recommended Heritage Protection | VHR No HI No PS Yes | |
| Designer / Architect | Public Works Department | Architectural Style Victorian Period (1851-1901) |
| Maker / Builder | Public Works Department | |

History and Historical Context

By the 1850s a village at Ivanhoe had emerged, though it was not until 1853 that the name was in popular usage. The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19) The farmland around the fledgling township was considered to be of exceptional fertility and by the 1850s larger holdings had begun to make way for smaller farms, market gardens and orchards. The railway was extended to Heidelberg and adjacent townships in 1888. By the early 1900s Ivanhoe was home to both a girls and boys grammar school, as well as state and denominational schools (<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>).

By contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision rather than from a government survey. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s further south near the corner of Waterdale and upper Heidelberg Roads where a small school had been established in

HERITAGE CITATION REPORT

1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and some shops. (Allom Lovell, 1999:26)

The Shire of Heidelberg was proclaimed in 1871. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

The Ivanhoe Station opened on the 8th May 1888. The station formed part of the railway extension from Clifton Hill to Heidelberg. Much of Melbourne's rail infrastructure had already developed during the early 1880s and the railway was relatively late in coming to Heidelberg. The opening of the railway prompted residential and commercial development of the area, allowing the easy movement of people and goods to and from the city.

The station at Ivanhoe was built by the Public Works Department according to standard railway station designs. The basic design of Ivanhoe Station was one of the most used throughout Victoria, with representative examples in Macedon, Northcote and Mentone. Ward and Donnelly refer to the style of the station as 'Gisborne' with Ivanhoe amongst the earliest stations of this style to be constructed and belonging to the Macedon sub-group (Ward & Donnelly, p. 36). The building plan grouped the major rooms into a central brick building, incorporating a booking, parcel's and telegraph office, lobby and waiting rooms. Ivanhoe station also incorporated a smaller building on the opposite platform, housing a lobby, office and general waiting room (Ward & Donnelly 1982: 41).

Despite its late development, the Heidelberg line was losing money by the mid 1890s and was mentioned as part of a parliamentary report into Victorian Rail deficits (*VR Railway Map of Suburban Lines Showing Various Non-Paying Lines*, 1895: <http://www.victorianrailways.net/vr%20map/1895submap.html>). By 1902, the line was more viable and was extended to Eltham, with a further extension from Eltham to Hurstbridge in 1912. The line to Heidelberg was electrified in 1921 and duplicated in 1949 (<http://www.victorianrailways.net/vr%20history/history.html>).

Ivanhoe was upgraded to a Premium Station on June 21 1996.
(<http://www.vicsig.net/index.php?page=infrastructure&name=Ivanhoe>).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Ward, A. & Donnelly A. (1982) in association with the Australian Railway Historical Society, *Victoria's Railway Stations: An Architectural Survey*.

<http://www.vicsig.net/index.php?page=infrastructure&name=Ivanhoe>, Accessed 28th September 2009.

VR Railway Map of Suburban Lines Showing Various Non-Paying Lines, 1895:
<http://www.victorianrailways.net/vr%20map/1895submap.html>

AHC Themes

3.8.6 Building and maintaining railways

HV Themes

3.3 Linking Victorians by rail

Local Themes

Establishing townships and villages

Description

Physical Description

Ivanhoe Train Station is typical of the 'Gisborne' style of station buildings. The main station building is constructed of red brick with roughcast above a dado line placed at the same height as the bottom rail of the upper window sashes. The roof is tiled with a red brick and roughcast chimney. Gable ends are half-timbered, with timber verticals placed at regular intervals between roughcast infill. A modest porch covers the entryway to the main building, with three timber posts mounted on brick foundations, decorated with a curvilinear timber frieze. A redbrick wing is attached to the right of the entryway, presumably formerly functioning as a toilet block, and features a roughcast curvilinear parapet. A flat awning supported by steel brackets extends from the main building over the platform. A smaller station building on the opposite platform conforms to the style of the old building, being constructed of redbrick with roughcast above a dado line, tiled roof, and flat platform awning.

Comparative Analysis

Other stations of a similar period on the Heidelberg line include Eaglemont (also assessed as part of the Banyule Heritage Review) and Heidelberg (HO60). The Ivanhoe Station is of a different standard Public Works Department type to either of these.

Statement of Significance

What is significant?

The main station building of Ivanhoe Train Station, built in 1888 is of significance.

How is it significant?

Ivanhoe Train Station is of local historic and architectural significance to the City of Banyule.

Why is it significant?

Ivanhoe Train Station is of local social and historic significance for its association with the development of the Heidelberg railway line, which facilitated residential and commercial growth in the Banyule area. The Ivanhoe Station is one of several late nineteenth century stations including Heidelberg and Eaglemont. (Criterion A)

The main station building is of local historic and architectural significance as a typical example of the Macedon subgroup of the 'Gisborne' style of railway station, constructed at several locations across Victoria by the Public Works Department. It is relatively intact and retains many original architectural features such as windows, gable end detailing and unpainted face brickwork. (Criteria D, E)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|----|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|------------------------|---------------------------|-------|
| Name | Sea Scout Hall | Significance Level | Local |
| Address | Norman Street IVANHOE | | |
| Place Type | Hall Girl Guide/ Scout | | |
| Citation Date | 2009 | | |
| Assessment by | Context PL | | |



Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The Ivanhoe Scouts formed in 1908 when a group of local boys asked Harry Dawson "Skipper" Wilson to be their Scout master. (http://www.wikinorthia.net.au/index.php/First_Ivanhoe_Sea_Scouts:_1908-2008)

The Sea Scouts were the latest experiment of Lord Baden-Powell, who had begun the Scout movement in 1908, (<http://www.seascout.org/about/history-uk.html>). The first "Sea Scout" groups were formed in Britain in 1909-10.

In Victoria, the first Sea Scout group was formed at Albert Park Lake in 1912. The first Ivanhoe Scouts obtained their first boat in 1913. Mr. David Harris, General Secretary of the Boy Scout Association, first suggested the idea of the First Ivanhoe Troop combining with the Sea Scouts as the Troop spends much time boating at the river.

In 1915 the change to Sea Scouts began one patrol at a time 'largely due to the difficulty of obtaining a suitable uniform'. The inaugural parade of the Sea Scouts in the Troop took place at the boat shed on the Yarra River on 9 November 1918, (http://www.wikinorthia.net.au/index.php/First_Ivanhoe_Sea_Scouts:_1908-2008).

HERITAGE CITATION REPORT

Meetings were held in a variety of locations until 1917, when the Sea Scouts began utilising the Club Hall at the Ivanhoe Rifle Club (Cummins 1971: 20). The Rifle Range was established in 1915 at the cost of 30 pounds on land owned by the Railways Department and leased to them for the sum of 2s. per annum (Cummins 1971: 64). Many of the club's members had enlisted in the First World War, making the room available for use by the Sea Scouts.

The Club Hall was officially taken over by the 1st Ivanhoe Sea Scouts in March 1929. The Scouts renovated and extended the Hall in 1930. Alternations were planned and carried out by Mr. Alan Franklin, and scouts, their parents and members of the local community assisted in the construction (Cummins 1971: 26). The community was also involved in raising funds for the work and paying off debt incurred in the process of construction (Cummins 1971: 26). The building was opened by the Hon. H. H. Olney MLC on the 16th October 1931 (Cummins 1971: 26).

Along with uses related to the scouts, the Hall served a number of other community functions. Cooperation between Mr. Wilson, the Scout Master and Councillor Nellie Ibbott led to the establishment of a 'sustenance' centre for the distribution of aid at the Hall during the Depression. In gratitude for the kindness received there, a local man constructed the fire place in the main hall (Cummins 1971: 53).

In 1951 sections of the Hall were destroyed by fire. The funds to reconstruct the damaged portion of the building were again raised by locals who also volunteered their labour to complete the work under the supervision of a contractor (Cummins 1971: 55).

On the 4th April 1988 the President of the Heidelberg Historical Society unveiled a plaque at the Sea Scout Hall commemorating the formation of the 1st Ivanhoe Sea Scout Troup in 1908.

References

Cummins, Cyril ed. (1971), *Heidelberg since 1836: a pictorial history*, Heidelberg Historical Society, Heidelberg, Vic.

<http://www.seascout.org/about/history-uk.html>, Accessed 28/4/09

http://www.wikinorthia.net.au/index.php/First_Ivanhoe_Sea_Scouts:_1908-2008. Accessed 16/07/09.

AHC Themes

8.5 Forming associations

8.5.4 Pursuing common leisure interests

HV Themes:

8.4 Forming community organisations

9.1 Participating in sport and recreation

Local themes

Establishing towns and villages

Description

Physical Description

The Sea Scout Hall in Norman Street is situated on a narrow portion of land between the railway line and the street. It consists of a long gable roofed hall of timber construction with weatherboard cladding. The roof is clad in galvanized iron. The presence of a number of window types indicates that changes have been made to the building. It has been renovated and extended c1930. The entry has a pair of double doors and is set down several steps from street level. Signage and a plaque at the entry attests to its use by the 1st Ivanhoe Sea Scouts. The building has a fire place indicated by a chimney on one of the long walls. The hall is typical of many such structures in more rural areas however its presence in Banyule is unusual.

Statement of Significance

What is significant?

The Sea Scout Hall in Norman Street Ivanhoe, dating from c.1917 and partially rebuilt following the fire in 1951, is of significance.

How is it significant?

The Sea Scout Hall is of local social and historical significance to the City of Banyule.

Why is it significant?

The Sea Scout Hall dating from c.1917 and renovated in 1930 and 1951 is historically significant as the place associated with the 1st Ivanhoe Sea Scout troop that were part of the first Sea Scouts in Victoria. The place is associated with the Sea Scouts from 1917 when the troop moved to the Norman Street site and shared with the Rifle Club. (Criterion A)

The Sea Scout Hall is of social significance indicated by the level of community involvement in the repair and maintenance of the building, particularly the initial renovation in 1930 and following the fire in 1951. It has considerable attachment for the community who have nominated the building as a heritage place and sought to use the site for the commemoration of the first Sea Scout troop in Victoria. (Criterion G)

The hall is an unusual vernacular structure for Banyule, although found elsewhere, particularly in rural areas. (Criterion B)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|----|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|---------------------------|---------------------------------|
| Name | House | |
| Address | 1 Rockbeare Grove IVANHOE | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

History and Historical Context

By the 1850s a village at Ivanhoe had emerged, though it was not until 1853 that the name was in popular usage. The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19) The farmland around the fledgling township was considered to be of exceptional fertility and by the 1850s larger holdings had begun to make way for smaller farms, market gardens and orchards. The railway was extended to Heidelberg and adjacent townships in 1888. By the early 1900s Ivanhoe was home to both a girls and boys grammar school, as well as state and denominational schools (<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>).

By contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision rather than from a government survey. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s further south near the corner of Waterdale and upper Heidelberg Roads where a small school had been established in 1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and

HERITAGE CITATION REPORT

some shops. (Allom Lovell, 1999:26)

The Shire of Heidelberg was proclaimed in 1871. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

Rapid subdivision and residential development occurred in and around Ivanhoe between 1910 and the 1930s, continuing in the post war years. Several significant housing estates, including the A. V. Jennings Beauview estate and the Eaglemont estate were established and a number of modernists architects were working actively in the area from the 1930s onwards. By the late 1930s Ivanhoe's commercial and shopping precinct was well established, and the Heidelberg Council responded by relocating their offices there in 1937. Development of the commercial centre of Ivanhoe and its residential precincts kept pace with the increasing population after post WWII.

The house at 1 Rockbears Grove was constructed in the 1920s, probably by Matthew Harold Balfe, an oil merchant, who acquired the property in April 1924 (Certificate of Title, Vol. 4344, Fol. 790).

Balfe took out a mortgage over the property soon after he acquired it; possibly to finance the construction of the house. Balfe bought the land from Alfred Summers, an electrician, who had himself only purchased it in 1922. Prior to Summers, the land was owned by Ernest John Howard (Certificate of Title, Vol. 4344, Fol. 790).

Howard had acquired the land as part of the subdivision of a 33 acres property R. W. Rocke and William Purcell Buchanan had held since 1895. (Certificate of Title, Vol. 1302, Fol. 369).

Balfe held the property until his death in 1965. Probate of his will was subsequently granted to Grace Balfe and Matthew Harold Balfe. In 1966, the house was sold to George William and Marie Antoinette Rogan, who acquired a number of properties in the district around this time, including a shop at 130 Mount Street, Heidelberg. (Certificate of Title, Vol. 4344, Fol. 790).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Certificates of Title, Vol. 1302, Fol. 369; Vol. 4344, Fol. 790.

<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

This house features some elements of the Inter-War Californian Bungalow style, although with uncharacteristic decorative elements and complicated roof forms. Its general arrangement is two intersecting shallow gable roofs, with four lower gables penetrating the main rooflines. The roofs are terracotta tiled and feature terracotta apex ornamentations. The roofs have wide eaves with some exposed timbers, and a deep veranda is created to the street frontage by a lower flat roof. There is another small section of flat roof to the western elevation. Both flat roofs are supported on massive plastered piers with a flat slab capping. Brick extensions protrude from the caps and are decorated with timber modillion-like elements sectioned into the veranda edge. The building is essentially exposed red brick construction in a stretcher bond layout, and timber framing into the uppermost gables clad in painted shingles. There are three irregular brick chimneys with flat slab tops. Windows are largely sets of three double hung timber sashes, although there are some that have been modified. There is a brick stairway up to the main entrance which is set back under the deep verandah. This is a unusual house in that it has a number of transitional elements between the Federation and the Californian Bungalow styles, including the chimneys and the terra cotta finials. It has a high degree of integrity apart from some glazing to the porch and the lack of fencing to the site.

Statement of Significance

What is significant?

The house at 1 Rockbeare Grove, Ivanhoe built c.1924 for Howard Balfe is significant.

How is it significant?

1 Rockbeare Grove is of local aesthetic significance to the City of Banyule.

Why is it significant?

1 Rockbeare Grove, built c.1924 for oil merchant Howard Balfe, is aesthetically significant as a highly intact and elaborate Californian Bungalow that displays a number of unusual features. The form of the house has both a symmetry to the front elevation, arranged around the central staircase, and a complex series of intersecting gable roofs contrasted with sections of flat roof forming porches. Detailing to the rafter ends is highly decorative and idiosyncratic, as is the central rendered strapping to the gable ends. This is unusual, even in the Banyule context where there are a rich variety of Inter War bungalow styles, dating from a period of rapid residential growth in Ivanhoe. It also displays some transitional stylistic Federation elements in the chimneys and the terra cotta finials which make 1 Rockbeare Grove a house of distinctive design. (Criterion E)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

Other Recommendations

Face brickwork should remain unpainted.

HERITAGE CITATION REPORT

| | | |
|----------------------|------------------------|---------------------------------|
| Name | Afton | |
| Address | 16 Rose Street IVANHOE | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | | |
|--|---------------------|--|
| Recommended Heritage Protection | VHR No HI No PS Yes | |
| Designer / Architect | Walker, Charles A | Architectural Style Interwar Period (c.1919-c.1940) |
| Maker / Builder | Walker, Charles A | |

History and Historical Context

By the 1850s a village at Ivanhoe had emerged, though it was not until 1853 that the name was in popular usage. The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19) The farmland around the fledgling township was considered to be of exceptional fertility and by the 1850s larger holdings had begun to make way for smaller farms, market gardens and orchards. The railway was extended to Heidelberg and adjacent townships in 1888. By the early 1900s Ivanhoe was home to both a girls and boys grammar school, as well as state and denominational schools (<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>).

By contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision rather than from a government survey. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s further south near the corner of Waterdale and upper Heidelberg Roads where a small school had been established in

HERITAGE CITATION REPORT

1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and some shops. (Allom Lovell, 1999:26)

The Shire of Heidelberg was proclaimed in 1871. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

Rapid subdivision and residential development occurred in and around Ivanhoe between 1910 and the 1930s, continuing in the post war years. Several significant housing estates, including the A. V. Jennings Beauview estate and the Eaglemont estate were established and a number of modernist architects were working actively in the area from the 1930s onwards. By the late 1930s Ivanhoe's commercial and shopping precinct was well established, and the Heidelberg Council responded by relocating their offices there in 1937. Development of the commercial centre of Ivanhoe and its residential precincts kept pace with the increasing population after post WWII.

Charles Walker, a tanner, built this house in 1933 for an estimated 2,361 pounds. At his death, Walker was noted as one of a pioneer family of Ivanhoe and a member of the Bowling and Homing Clubs. He may have been connected to Thomas Walker, grantee to the Crown Portion of this subdivision (Butler 1985; Certificate of Title, Vol. 3898, Fol. 476). After his death in 1949 the house was sold to Percival Law Smith.

Law-Smith was a grazier from Camperdown and owned an estate there called *Chocolyn*. Following his death in 1959, the property at Rose Street passed to John Richard Law-Smith, who was probably his son. John Law-Smith owned the place until 1990 (Certificate of Title, Vol. 3898, Fol. 476).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Butler, Graeme (1985), *Heidelberg Conservation Study*, prepared for the City of Heidelberg, Victoria.

Certificate of Title, Vol. 3898, Fol. 476.

<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

Afton is a large single storey Classical revival villa located on a large corner site. Built of clinker brick construction with contrasting rendered upper walls and a hipped cement tiled roof, the house is unusually large and has a high level of integrity. The projecting entrance porch is supported on barley twist columns with Corinthian capitals and a frieze bearing the name of the house in raised lettering. Windows are double hung sashes and the rendered chimney stacks have simple moulded cappings. The clinker brick and rendered front fence is original. A corner gateway with pergola entrance is a notable streetscape element.

Comparative Analysis

Afton at 16 Rose Street Ivanhoe is one of a number of interwar houses of interest in Ivanhoe, however it is unusually intact. The Banyule Heritage Review has also considered 190 Elder Street Greensborough as a good example of Post War building. 100 Old Eltham Road, Lower Plenty is also an example of this particular period. Previous heritage studies in Banyule have noted a number of fine post war buildings such as those on the Beauview and Beaumont Estates in Ivanhoe. 16 Rose Street is comparable to those although it is less architecturally innovative.

Statement of Significance

What is significant?

The house, fence and gateway structure at 16 Rose Street, Ivanhoe constructed in 1933, is significant.

How is it significant?

16 Rose Street is of local aesthetic and historic significance to the City of Banyule.

Why is it significant?

Afton, at 16 Rose Street, is aesthetically significant as an unusually large and highly intact example of the Classical Revival style in Banyule. It displays key design elements including rendering to the upper walls and chimney, and a porch with barley twist columns with Corinthian capitals and a frieze bearing the name of the house in raised lettering. Afton occupies a large corner block, with the fence and gateway structure to the property forming a notable streetscape element that enhances the aesthetic significance of the place as a whole. (Criterion E)

Afton is historically significant as the former residence of Charles Walker, a tanner who built the house in 1933 and was a descendent of a pioneer family in Ivanhoe. The property was later owned by grazier Percival Law-Smith, whose family were prominent members of the Western District aristocracy. (Criteria A & H)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|---|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | Yes The fence and pergola entrance are of particular interest and should be retained. |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|------------------------|---------------------------------|
| Name | Keddington Flats | |
| Address | 25 Rose Street IVANHOE | Significance Level Local |
| Place Type | Flat | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | | | |
|--|---------------------|----------------------------|---|
| Recommended Heritage Protection | VHR No HI No PS Yes | | |
| Designer / Architect | Jenkins, James | Architectural Style | Federation/Edwardian Period (1902-c.1918) Domestic Queen Anne |
| Maker / Builder | Bellamy, J | | |

History and Historical Context

By the 1850s a village at Ivanhoe had emerged, though it was not until 1853 that the name was in popular usage. The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19) The farmland around the fledgling township was considered to be of exceptional fertility and by the 1850s larger holdings had begun to make way for smaller farms, market gardens and orchards. The railway was extended to Heidelberg and adjacent townships in 1888. By the early 1900s Ivanhoe was home to both a girls and boys grammar school, as well as state and denominational schools (<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>).

By contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision rather than from a government survey. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of

HERITAGE CITATION REPORT

Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s further south near the corner of Waterdale and upper Heidelberg Roads where a small school had been established in 1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and some shops. (Allom Lovell, 1999:26)

The Shire of Heidelberg was proclaimed in 1871. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

Rapid subdivision and residential development occurred in and around Ivanhoe between 1910 and the 1930s, continuing in the post war years. Several significant housing estates, including the A. V. Jennings Beauview estate and the Eaglemont estate were established and a number of modernist architects were working actively in the area from the 1930s onwards. By the late 1930s Ivanhoe's commercial and shopping precinct was well established, and the Heidelberg Council responded by relocating their offices there in 1937. Development of the commercial centre of Ivanhoe and its residential precincts kept pace with the increasing population after post WWII.

Title over lots 5 and 6 of section 3 in the Parish of Keelbundora was acquired in the name of Bertha Jenkins, wife of James Jenkins, on the 7th October 1904 (Certificate of Title, Vol. 3019, Fol. 641). Two mortgages were taken out over the property - the first in 1905 was probably a means of raising funds for acquisition of the land. A second mortgage was taken out in 1911, probably to finance construction of the residence (Certificate of Title, Vol. 6070, Fol. 831).

James Jenkins was a surveyor, and it is likely he designed the house for the use of his family circa 1911. A tender notice for the construction of a substantial residence for him by builder J. Bellamy for the sum of 1,383 pounds was published around this time and may refer to this house (Miles Lewis Index).

Jenkins moved to Malvern soon after and leased *Keddington* to Matthew Johnson, before selling to Florence Stephenson on the 2nd October 1923 (Butler 1985). Florence became a joint proprietor with family members Grace and Violet Stephenson, who were presumably her sisters, in 1936 (Certificate of Title, Vol. 6070, Fol. 831). Around this time the house was converted to flats (Sands and MacDougall Directory, 1936).

After Violet's death in 1948, part of her portion was passed to Harold Lindsay Ellson. By 1949, Florence Stephenson was again the sole proprietor of the property. She owned the place until 1958, when it was sold to Clementino Lazzarone. She held the title until her death in 1969 (Certificate of Title, Vol. 7353, Fol. 481).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Butler, Graeme (1985), *Heidelberg Conservation Study*, prepared for the City of Heidelberg, Victoria.

Certificates of Title, Vol. 3019, Fol. 64; Vol. 7353, Fol. 481.

Sands and MacDougall Directory, 1936

Mile Lewis Index online: <http://fmpro.abp.unimelb.edu.au/fmi/iwp/cgi?-db=Australian%20Architectural%20index&-loadframes>

<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

Keddington Flats is a large, asymmetrically planned two-storey red brick house with double-hung sash windows, rendered string courses at window sill and head levels and hipped and gabled corrugated iron roofs. The gable end facing the street is half-timbered, and the two-storey return verandah has turned timber posts with unusual carved brackets and simple timber balustrading and frieze. Door entryways and windows are narrow with rendered detailing above. The tall red brick chimney stacks have rendered moulded cappings.

Alterations to the building include the construction of external concrete stairs at front and rear providing access to the upper levels, and a glazed extension at ground floor level. The house is neglected but shows in its gable colour scheme the original finishes used. It represents an unusual building type in Heidelberg, being two storeyed and basically 19th century in form. Although altered by being converted to flats it has a high degree of integrity externally.

Comparative Analysis

Flats in Banyule include the post war developments at 93-95 Banksia Street, and at 83-85 The Boulevard, East Ivanhoe. Keddington Flats, whilst a conversion of an older building does provide a demonstration of an alternative way of providing flats for a burgeoning suburb. The Banyule Heritage Review has not assessed any other two storey Queen Anne buildings of this type.

Statement of Significance

What is significant?

Keddington Flats, formerly a single residence built in 1911 for James Jenkins and later converted to flats, is of significance.

How is it significant?

HERITAGE CITATION REPORT

Keddington Flats is of local aesthetic significance to the City of Banyule.

Why is it significant?

25 Rose Street represents a relatively uncommon building type in Ivanhoe. Although there are a number of examples of the Federation or Queen Anne Style, this form of two storey house is less common in Banyule. It also represents a change from single family homes to flats, indicating one aspect of housing development that sought to create more density in the largely low density suburb of Ivanhoe. Keddington Flats, formerly known as Keddington, is a representative example of the two-storey Queen Anne style. This style of building is not well represented in Banyule. Keddington provides a good example of adaptation of a large residence to flats with little impact on the exterior of the building. (Criteria B & D)

Recommendations 2009

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------------|---------------------------------|
| Name | Ivalda Masonic Temple | |
| Address | 40-42 Salisbury Avenue IVANHOE | Significance Level Local |
| Place Type | Hall Masonic | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | | |
|--|---------------------|--|
| Recommended Heritage Protection | VHR No HI No PS Yes | |
| Designer / Architect | Reynolds, BD | Architectural Style Interwar Period (c.1919-c.1940) |
| Maker / Builder | Bailey, William | |

History and Historical Context

By the 1850s a village at Ivanhoe had emerged, though it was not until 1853 that the name was in popular usage. The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19) The farmland around the fledgling township was considered to be of exceptional fertility and by the 1850s larger holdings had begun to make way for smaller farms, market gardens and orchards. The railway was extended to Heidelberg and adjacent townships in 1888. By the early 1900s Ivanhoe was home to both a girls and boys grammar school, as well as state and denominational schools (<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>).

By contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision rather than from a government survey. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s further south near the corner of Waterdale and upper Heidelberg Roads where a small school had been established in

HERITAGE CITATION REPORT

1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and some shops. (Allom Lovell, 1999:26)

The Shire of Heidelberg was proclaimed in 1871. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

Rapid subdivision and residential development occurred in and around Ivanhoe between 1910 and the 1930s, continuing in the post war years. Several significant housing estates, including the A. V. Jennings Beauview estate and the Eaglemont estate were established and a number of modernist architects were working actively in the area from the 1930s onwards. By the late 1930s Ivanhoe's commercial and shopping precinct was well established, and the Heidelberg Council responded by relocating their offices there in 1937. Development of the commercial centre of Ivanhoe and its residential precincts kept pace with the increasing population after post WWII.

The Alphington (No. 230), Ivanhoe (No. 295), Darebin (No. 306) and Ivanhoe Mark (No. 58) Lodges of the Order of Masons combined to construct the Ivalda Temple. The foundation stone for the Ivalda Masonic Temple was laid by Brother F.T. Hickford, MA LLB, Pro Grand Master, in a ceremony held on the 8th December 1923. Mr. B. D. Reynolds designed the building and its name incorporated the syllables of the Ivanhoe, Alphington and Darebin craft lodges (*The Argus*, 30/10/1923, p. 9).

The builder, William Bailey is mentioned by Butler (1985) as a prominent builder in the Ivanhoe area. He is also associated with Forest Lodge at 16 Hopetoun Grove Ivanhoe.

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Butler, Graeme (1985), *Heidelberg Conservation Study*, prepared for the City of Heidelberg, Victoria.

The Argus, 30/10/1923, p. 9.

AHC Themes

8.5 Forming associations

HV Themes

8.4 Forming community associations

Local Themes

Establishing townships and villages

Description

Physical Description

HERITAGE CITATION REPORT

'Neo-Greek' in style, Ivalda Masonic Temple is designed in textured stuccoed brick, on traditional Pantheon 'temple' lines. The building has a Tuscan Order pedimented portico, smooth stuccoed quoins at the corners, and a secondary parapet-entablature, above the pediment. A copper-clad dome is placed centrally. Stylised elements include the tripartite windows, their decorative symbolism, and the simplified fanlight and double entrance-door combination.

A modern extension has been added to the rear of the temple.

Comparative Analysis

There are no comparable places assessed as part of the Banyule Heritage Review.

Statement of Significance

What is significant?

The Ivalda Masonic Temple, which was constructed in 1923 and 1924, is of significance.

How is it significant?

The Ivalda Masonic temple is of local historic, aesthetic and social significance in the City of Banyule.

Why is it significant?

The Ivalda Masonic Temple is socially and historically significant for its longstanding associations with the Masons, having been erected by the combined Lodges of Ivanhoe, Alphington and Darebin from which initials the unusual name of the building is derived. The building was designed by D.B. Reynolds and built by prominent Ivanhoe builder W.H.J.Bailey. The Ivalda Masonic Temple has been continually occupied and used by the Masonic community since 1924. (Criteria A & G)

Ivalda Masonic Temple is aesthetically significant as a building that is typically neo-Greek in style, an aesthetic commonly adopted by Masonic Orders. This Lodge is distinguished by the use of a domed roof and the highly symbolic decorative windows. It is an unusual building type and has no comparison in Banyule. (Criteria D & E)

Recommendations 2009

External Paint Controls

| |
|----|
| No |
| No |
| No |
| No |
| No |
| - |
| No |

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

HERITAGE CITATION REPORT

| | | |
|----------------------|----------------------------|---------------------------------|
| Name | Uniting Church | |
| Address | 1-19 Seddon Street IVANHOE | Significance Level Local |
| Place Type | Church | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | | |
|--|---------------------|--|
| Recommended Heritage Protection | VHR No HI No PS Yes | |
| Designer / Architect | Jenkins, John S | Architectural Style Interwar Period (c.1919-c.1940) |
| Maker / Builder | Gay, GS | |

History and Historical Context

By the 1850s a village at Ivanhoe had emerged, though it was not until 1853 that the name was in popular usage. The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19) The farmland around the fledgling township was considered to be of exceptional fertility and by the 1850s larger holdings had begun to make way for smaller farms, market gardens and orchards. The railway was extended to Heidelberg and adjacent townships in 1888. By the early 1900s Ivanhoe was home to both a girls and boys grammar school, as well as state and denominational schools (<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>).

By contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision rather than from a government survey. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s further south near the corner of Waterdale and upper Heidelberg Roads where a small school had been established in

HERITAGE CITATION REPORT

1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and some shops. (Allom Lovell, 1999:26)

The Shire of Heidelberg was proclaimed in 1871. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

Rapid subdivision and residential development occurred in and around Ivanhoe between 1910 and the 1930s, continuing in the post war years. Several significant housing estates, including the A. V. Jennings Beauview estate and the Eaglemont estate were established and a number of modernist architects were working actively in the area from the 1930s onwards. By the late 1930s Ivanhoe's commercial and shopping precinct was well established, and the Heidelberg Council responded by relocating their offices there in 1937. Development of the commercial centre of Ivanhoe and its residential precincts kept pace with the increasing population after post WWII.

The Uniting Church was built to replace the former Church building which is now used as a Sunday School. The former Church building was constructed in 1903 with the assistance of trustees John Jenkin, Abraham Fenton, A.H. Scott and Thomas Latham. (Latham, his relative Abraham Fenton, Walter Brooks, Horatio Larcher and a Miss Lowe were among those who ran the first Methodist services at the Ivanhoe State School in 1890 (Cummins, 1971, 54).

Additions were made to the former church building in 1909 and a porch was finally added in 1925 (*Pictorial History of Heidelberg*).

Architect and trustee John Jenkin, designed the present, red brick and stucco church building which was estimated to cost 7,000 pounds. The foundation stone was laid by Thomas Latham in July 1925. Builder, George Gay, completed it for its dedication in October 1925 (*The Heidelberg News*, 25/07/1925). The Church displaced the School Hall of 1914, which now stands at the rear (*The Heidelberg News*, 25/07/1925).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Pictorial History of Heidelberg, Heidelberg Historical Society

The Heidelberg News, 27/07/1925, 25/07/1925.

AHC Themes:

8.6 Worshipping

8.6.4 Making places for worship

HV Themes:

8.1 Maintaining spiritual life

Local Themes:

Establishing towns and villages

Description

Physical Description

The complex of buildings at 1-19 Seddon Street consists of an interlinked group with a substantial frontage to Seddon Street. A building of contemporary date is also well designed in face brickwork to match and is located to one side of the church. Styling varies across the buildings, however they are all linked by similar use of face brick and the use of Gothic design elements in a transitional and free style. The Uniting Church at 1-19 Seddon Street is a prominent landmark in Seddon Street and occupies a large site with carparking to the rear. The complex occupies a substantial part of the street with buildings from several different stages of development. The area is undergoing change as the Ivanhoe Shopping Centre expands into side streets such as Seddon Street.

The main church is designed in a free composition in red brick and render. The front elevation comprises two gable end elevations flanking a central square tower. Each of the gable end elevations are of a different design reflecting their construction in 1903 and 1909. The 1903 building displays a central arched window that combines both ecclesiastical and domestic design intent. The gable is decorated with rough cast render and timber strapping and the eaves overhang the walls and are supported on corner brackets. Much of the detailing is borrowed from the domestic idiom. The tower has a castellated parapet and employs traditional arch-headed window and door detailing in render. Unusually the entry is located in the tower. The gable end elevation to the left of the tower is similar in styling but omits the large church window, substituting a smaller arch headed window high up in the wall. The church adopts a cruciform roof plan and the adjoining buildings to the side and rear have gable roofs of complementary form with roof cladding of either tile or slate. The conifer at the corner of the site complements the scale of the buildings.

Comparative Analysis

The Uniting Church at 15-19 Seddon Street may be compared with that at 8 Noel Street Ivanhoe which is a similar example of early twentieth century suburban church design. It is a larger complex containing several stages of building, and is more intact than the Noel Street Church.

Statement of Significance

What is significant?

The Uniting church at 1-19 Seddon Street consisting of buildings or elements of buildings from 1903, 1909, 1914 and 1925 and later, and the conifer at the corner of the site, are significant. The contemporary building and the carpark are not significant.

How is it significant?

The Uniting Church is of historical, aesthetic, social and spiritual significance to the City of Banyule.

HERITAGE CITATION REPORT

Why is it significant?

The Uniting Church has an association with Ivanhoe since the first Methodist Services were held in 1890 at the Ivanhoe State School. The Uniting Church (formerly Methodist) is of historical significance for its evolution and continuing association on this site since 1903 after moving from temporary accommodation in the Ivanhoe State School. It has associations with Thomas Latham whose Italianate house still stands in Latham Street, Ivanhoe. (Criterion A)

The buildings comprise an unusual complex of both ecclesiastically and domestically styled architecture, featuring a cruciform roof plan with a tower, and an adjoining building of similar design. The whole complex forms a distinctive grouping of Gothic Inter war church architecture. The whole group of buildings form an important component of Seddon Street, and includes the large conifer at the corner of the site. Whilst the site has evolved over a period of time it has a similarity of styling and use of red brick and render that links all the buildings together in a harmonious composition. The contemporary building, although well designed, is not considered significant. (Criteria D &E)

The Uniting Church has social and spiritual significance for the community and the congregation as an on-going place of worship. (Criterion G)

Recommendations 2009

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|-------------------------|---------------------------------|
| Name | Lakemba | |
| Address | 29 Studley Road IVANHOE | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

Architectural Style Interwar Period (c.1919-c.1940)
Spanish Mission

History and Historical Context

Rapid subdivision and residential development occurred in and around Ivanhoe between 1910 and the 1930s, continuing in the post war years. Several significant housing estates, including the A. V. Jennings Beauview estate and the Eaglemont estate were established and a number of modernists architects were working actively in the area from the 1930s onwards. By the late 1930s Ivanhoe's commercial and shopping precinct was well established, and the Heidelberg Council responded by relocating their offices there in 1937. Development of the commercial centre of Ivanhoe and its residential precincts kept pace with the increasing population after post WWII. (Allom Lovell 1999:26)

Lakemba was built for Richard John Hoffman, a musical director, circa 1930. Hoffman acquired the land from Margaret Grimster on the 1st June 1923, and took out a series of mortgages between 1924 and 1962, presumably to finance the acquisition of the land and the construction of the residence there (Certificate of Title, Vol. 2855, Fol. 820). In 1935, he took out a mortgage to the trustees of the Methodist Church Ministers and Ministers Widows Fund, which suggests he

HERITAGE CITATION REPORT

may have been a minister, though no further evidence of this was found (Certificate of Title, Vol. 2855, Fol. 820).

Hoffman owned the house, and probably lived there until his death in 1962. Probate was thereafter granted to Irene Hucknell, a nurse, in 1972, who sold to Kenneth Provan, a company director soon after. Provan sold the property on to John and Helen Usher soon after he had acquired it (Certificate of Title, Vol. 2855, Fol. 820 2nd edition).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Certificates of Title, Vol. 2855, Fol. 820 2nd edition; Vol. 2855, Fol. 820.

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

Lakemba is a distinctive domestic example of the Californian derived Spanish Mission style. Elements include the roughcast rendered walls, arcaded entrance loggia supported on barley twist or salmonic Corinthian columns and wrought iron balustrading. Double-hung sash windows are arranged in groups of two or three, separated by barley twist columns supporting arches containing low relief, fan-shaped ornament. The upper sashes have Greek Revival patterned leadlighting. The main roof is hipped and clad with Marseilles patterned terracotta tiles. The central projecting section has a gambrel profile.

The terraced garden has original clinker brick retaining walls. The sub-basement garage has a pergola entrance supported on clinker brick piers. A low roughcast and decorative wrought iron fence that mimics the materials and decorative elements used in the house, fronts the property. The large deciduous tree in the front garden is of interest.

Comparative Analysis

Banyule is noted for its post war residential and the Spanish Mission Style of which Lakemba is a good example. It may be compared with 190 Elder Street Greensborough as another intact example of post war design, however Lakemba displays a number of stylistic features that distinguish it as an excellent representative example. 19 Fairy Street Ivanhoe is another Spanish Mission house (it was not assessed as part of the Banyule Heritage Review).

HERITAGE CITATION REPORT

Statement of Significance

What is significant?

Lakemba, at 29 Studley Road, Ivanhoe, its gardens and front fence, are of significance.

How is it significant?

Lakemba is of local aesthetic significance to the City of Banyule.

Why is it significant?

Lakemba is of local aesthetic significance as an example of a Spanish Mission style residence with a high level of decorative expression. The Spanish Mission style, although an important part of Post War residential design, is not particularly well represented. Lakemba is a highly intact example of this popular style of residential architecture. (Criterion D)

The intricate decorative expression of the building including patterned brickwork, barley twist columns, diagonal patterned balustrading, wrought iron grille and fence panels, bevelled glass and flywire doors, and surrounding fence and garden elements is notable, as is the large deciduous tree in the front garden. (Criterion E)

Recommendations 2009

External Paint Controls

| |
|--|
| Yes |
| No |
| Yes Large deciduous tree in the front garden(Liquidambar) |
| Yes Front fence of rendered masonry and wrought iron panels. |
| No |
| - |
| No |

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

HERITAGE CITATION REPORT

| | | | |
|----------------------|--------------------------|---------------------------|-------|
| Name | Sparks Reserve | | |
| Address | 10 The Boulevard IVANHOE | Significance Level | State |
| Place Type | Reserve | | |
| Citation Date | 2009 | | |
| Assessment by | Context PL | | |



Recommended Heritage Protection **VHR** Yes **HI** No **PS** Yes

History and Historical Context

Sparks Reserve was named after Councillor H.T. Sparks (1943-57) (Toomey, 1999).

Sparks Reserve forms part of the flood plain of Darebin Creek. Prior to European settlement, this area was occupied by clans of the Woiwurrung language group.

Shortly after European settlement of the area, a road into the Ivanhoe area was established by the first occupants of sheep stations in Heidelberg and beyond. This road, which was known as the 'Turnpike Road', crossed the Darebin Creek through what is now Sparks Reserve, and then cut across toward the village reserve. The road and its bridge across the Creek were funded through public subscription and were constructed by February 1840 (Garden, 1972).

The Turnpike Road continued to provide access to the Ivanhoe area until 1863, when the road was realigned to cross Darebin Creek further downstream (Thompson Berrill Landscape Design P/L, 2008).

HERITAGE CITATION REPORT

The rich flood plain environment of Sparks Reserve made it productive, and Chinese market gardens were established here for a time (Allom Lovell & Associates, 1999, Vol. 3).

The Turnpike Road continued to feature on an MMBW plan of the area as late as the 1960s (MMBW, Index Plan 11F). The line of the road was eventually grassed, except for the small sealed section leading into the Reserve from The Boulevard.

References

Allom Lovell & Associates, 1999, Banyule Heritage Places Study, Volume 1: An urban history [held by City of Banyule]

Allom Lovell & Associates, 1999, Banyule Heritage Places Study, Volume 3: Landscape citations [held by City of Banyule]

Banyule City Council Significant Trees Register, Environmental Significance Overlay - Schedule 4, August 2007

Garden, Don, 1972, *Heidelberg - the land and its people, 1838 -1900*,

MMBW, Melbourne Sewerage Plans 1890s-1950s, Index Plan 11F, Image No: bw0064 [held by State Library of Victoria]

Thompson Berrill Landscape Design P/L, January 2008, Summary report: Lower Darebin Creek Trail Concept Design, prepared by, for Parks Victoria

Toomey, Carol, 1999, *Beautiful Banyule: a register of our City's Natural Assets*, Warringal Conservation Society Inc., Rosanna

University of Melbourne, Centre for Urban Studies, 2000, City of Banyule Significant Tree and Vegetation Study, at http://www.banyule.vic.gov.au/Assets/Files/Banyule%20Sig%20Tree%20Register_Part%201.pdf, p.57

AHC themes

3. Developing local, regional and national economies

3.5 Developing primary production

4. Planning urban settlements

HV themes

2. Peopling Victoria's places and landscapes

4. Building settlements towns and cities

Local themes:

Public and private planting

HERITAGE CITATION REPORT

Establishing townships and villages

Early settlement

Farming the land

Description

Physical Description

Sparks Reserve has an area of 2.6 hectares and consists of open areas of mown grass, mixed tree plantings and a small children's playground. Darebin Creek forms its southern boundary.

An interrupted line of mature elms and osage orange trees (*Maclura pomifera*) delineate the line of the original Turnpike Road, and strongly suggest that an elm-lined avenue, augmented by an osage orange hedge, once bordered the road.

Two osage orange trees in Sparks Reserve were identified in the City of Banyule Significant Tree and Vegetation Study conducted by the University of Melbourne, Centre for Urban Studies (2000) and subsequently included on the Banyule City Council Significant Trees Register, Environmental Significance Overlay - Schedule 4 (August 2007).

These trees are also recognised by Heritage Victoria on its Heritage Inventory listing under the name of Darebin Creek 12 VHI H7922-0112 (Thompson Berrill Landscape Design P/L, 2008)

However a number of additional trees (both elm and osage orange) of equal age and importance, have not been included in these listings. These are located within a dense tangle of vegetation which runs from the listed trees at the north of the Reserve towards the Creek, and demonstrate the continuation of the original Turnpike Road planting.

Osage Orange was imported into Victoria from North America in the mid 1800s for use as a tight, spiny hedge. With the invention of barbed wire later in the century it fell from use. Very few mature specimens remain in Victoria today. Of those which do, most are isolated specimen trees. Rows or avenues of osage orange are particularly rare, making the Sparks Reserve interrupted line of osage orange of State significance.

Remnant vegetation possibly associated with the farming history of the Reserve include Monterey pines (*Pinus radiata*) in the north-eastern section of the Reserve, bordering The Boulevard, and hawthorn hedge remnants on the flats near the Creek edge. The age of the pines is not clear, however they were photographed in 1934 by local identity Chris Bailey and so date to before this time (Toomey, 1999).

Statement of Significance

What is significant?

Sparks Reserve consisting of 2.6 hectares of open parkland containing mature remnant elm, osage orange, hawthorn and pine plantings is significant.

How is it significant?

Sparks Reserve is of local historic and aesthetic significance to Banyule City. The plantings of osage orange are of

HERITAGE CITATION REPORT

historic and scientific State significance.

Why is it significant?

Sparks Reserve is of local historic and aesthetic significance as the site of a section of the 1840 access road into the Ivanhoe area - the earliest access road in the area's history. A small sealed length of this road, once known as Turnpike Road, remains. The line taken by the remaining section of road, now lost, is evident solely because of an extant but interrupted row of mature elms and osage orange specimens which once bordered it and which run down to Darebin Creek. This makes a particularly evocative statement in the landscape.

Sparks Reserve is of historic and scientific State significance for its interrupted row of Osage Orange trees (*Maclura pomifera*), a species planted for hedging in the mid 19th century throughout Victoria and now highly uncommon. Rows or avenues of this species are particularly rare today.

Sparks Reserve is also of local historic significance for its association with the Chinese as an early market garden, with remnant vegetation, including hawthorns and pines, from this period.

Recommendations 2009

| | |
|---|---|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | Yes The plantings of Osage Orange hedging is extremely rare. The elm avenue is significant. |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|------------------------------|---------------------------------|
| Name | Wilson Reserve | |
| Address | 78-100 The Boulevard IVANHOE | Significance Level Local |
| Place Type | Reserve | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The land which now comprises Wilson Reserve was originally part of an expansive land selection named 'Chelsworth' purchased in the 1840s by Captain Brunswick Smyth, formerly of Her Majesty's 50th Regiment. This was then purchased in 1846 by Patrick Stevenson and operated as a dairy farm and orchards (Toomey, 1999; the *Leader* 12 May 1900).

In the early twentieth century, spurred by the opening of the direct rail link between Heidelberg and Melbourne (1901), a number of nineteenth century estates were subdivided as residential estates. Chelsworth 'Estate' was amongst the earliest of these. The northern section of the estate, comprising all of the streets south-east of Studley Road, east of Marshall Street, north of Lower Heidelberg Road and west of Hopetoun Grove, was subdivided in 1902 by surveyor Peter Wilhelm Tuxen (Allom Lovell 1999: Vol.1,54). The southern area, including today's Wilson Reserve, remained largely rural. The early Chelsworth residence, known as 'Chelsworth House' was retained as part of the club house for adjacent Ivanhoe Golf Club - also part of the original Chelsworth Estate (Toomey, 1999).

In the early decades of the twentieth century the area of today's Wilson Reserve adjacent to the Yarra River was a

HERITAGE CITATION REPORT

popular swimming place, with sandy beaches along the river and a diving platform. It was also a popular spot for recreational boating, especially canoeing (Toomey, 1999).

In 1910 the first training camp for Victoria's 25 scout leaders was held in Wilson Reserve, on the site of the 1945 concrete building extant today. A plaque to commemorate this event was unveiled in 1988 (Draper, 2008). The British scout movement, initiated by Lord Baden-Powell in 1908, quickly gained a following in Australia. The 1st Ivanhoe Troop was formed in October 1908 in Ivanhoe, and was one of the earliest scouting troops in Victoria (Draper, 2008).

An early development in British scouting was the formation of a Sea Scout branch in England in 1910, and in Victoria in 1912 at Albert Park Lake. As the 1st Ivanhoe Troop conducted most of its outdoor activities at what is now Wilson Reserve, including boating, and swimming in the popular 'Sand Hole' of the Yarra River, the General Secretary of the Boy Scout Association suggested around 1914 that the troop combine with the Sea Scouts, and this was realised in 1918 (Draper, 2008).

In 1924, when the land on which the 1st Ivanhoe Sea Scouts had built their boathouse (c. 1910) was to be sold by the owner Mr A.H. Scott, the 'Sandbank Reserve Appeal', organised by H.D. 'Skipper' Wilson, was launched in order to raise the 300 pounds needed to purchase the land. Financed by public subscription of 2/6 (approximately 25 cents) per share by hundreds of contributors, parcels of this river-frontage land, amounting to about 7 acres, was purchased. It was then given over to the Heidelberg Shire Council in 1924 for 'the Youth of Ivanhoe' (Draper, 2008).

In 1927 the Ivanhoe Swimming Pool Reserve, as it was then called, was renamed 'Wilson Reserve' to publicly recognise the work of 'Skipper' Wilson, who was closely involved with the youth of Ivanhoe and was the inaugural scout leader of the Troop from its inception in 1908-09. A plaque commemorates his contribution thus:

'Erected in memory of "Skipper" Harry Dawson Wilson, Scoutmaster of the 1st Ivanhoe Troop of Boy Scouts from 1908 - 1949. By his efforts this reserve was acquired for the youth and citizens of the district. Died 1949 aged 81 years. A friend to youth - an example to all'.

This plaque was erected in 1952 after his death in 1949 (Draper, 2008).

In 1945 a 'Memorial Den' of hand-poured concrete was erected beside the c.1910 boat house to commemorate the 13 members of the Troop who were killed in the war, and in 1949 a plaque was unveiled on the wall of the Memorial Den listing the 17 Troop members killed in both world wars. Noted local landscape designer Ellis Stones donated a 45 ft (13.5 metre) flagpole with 'swivelled crosstrees' to be erected at the site (Draper, 2008).

During 1948 the land between the Memorial Den and the Golf Links, known as Scouts Meadow, was levelled for 'minor sports and games' (Draper, 2008).

Over the ensuing years the billabongs and the sandy beaches disappeared, a rubbish dump was created in the reserve, and access to the river blocked (Toomey, 1999). Environmentalists, including prominent landscape designer and local resident Ellis Stones, were active in Wilson Reserve from the 1950s (see entry on neighbouring Chelsworth Park, Ivanhoe).

By mid 1967 the Ivanhoe Progress Association was petitioning the Council for improved park facilities at Wilson Reserve. It requested that Ellis Stones 'be consulted about preservation of the natural bush setting and planting of native trees and shrubs', and requested picnic tables and play equipment. Consequently, Ellis Stones prepared a playground plan, and personally supervised its construction in 1968, charging no fee for this work. Stones was particularly interested in playground design, and his surviving plan for the playground, based on the use of natural building materials, was in many ways pioneering (Latreille, 1990).

HERITAGE CITATION REPORT

In 1996 a Friends group was created, walking tracks constructed, and revegetation works undertaken (Friends of Wilson Reserve, n.d.).

References

Allom Lovell & Associates, 1999, Banyule Heritage Places Study, Volume 1: An urban history [held by City of Banyule]

Draper, Bruce (compiler), 2008, First Ivanhoe Sea Scouts: a centenary history 1908-2008, reproduced in The Heidelberg Historian - newsletter of the Heidelberg Historical Society, December 2008, and at http://wikinorthia.net.au/index.php/First_Ivanhoe_Sea_Scouts:_1908-2008

Friends of Wilson Reserve, n.d., at <http://www.freshwater.net.au/community/friends-of-wilson-reserve.htm>

Latreille, Anne, 1990, *The natural garden: Ellis Stones: his life and work*, Ringwood, Victoria

Toomey, Carol, 1999, *Beautiful Banyule: a register of our City's Natural Assets*, Warringal Conservation Society Inc., Rosanna

AHC themes:

8.1 Organizing recreation

8.1.3 Developing public parks and gardens

HV themes:

6. Building towns cities and the garden state

6.3 Shaping the suburbs

Local themes:

Early settlement

Establishing townships and villages

Rise of the environmental movement

Description

Physical Description

Wilson Reserve comprises 2.8 hectares of parkland of predominantly riparian and grassy woodland. It is bordered along its southern edge by the Yarra River, and is accessed via a number of informal paths. It contains a recent children's playground which largely replaces an earlier (1968) playground designed and implemented by noted landscape designer and local resident Ellis Stones. The placement of a long slide set into the hillside, together with a number of eucalypts including Spotted Gum (*Corymbia maculata*) in the playground / car park area, are remnants of his playground design.

HERITAGE CITATION REPORT

The large infestation of Wandering Jew (*Tradescantia* sp.) in the Reserve is believed to have been introduced by 'Skipper' Wilson as an ornamental border planting around the c.1910 Sea Scout Hall (also known as the boathouse), and fishermen digging for worms were responsible for its spread throughout the Reserve (Friends of Wilson Reserve, n.d.). The approximate location of the now lost Sea Scout Hall is marked by another building - the extant 1945 'Memorial Den'. This is a simple low concrete structure with a flat roof. It has a storage area attached to one side, accessed by a cyclone wire gate.

In addition to its indigenous vegetation, Wilson Reserve also contains a number of mature exotic trees such as poplars and oaks associated either with the Chelsworth Estate or the Sea Scouts' early use of the Reserve. A number of memorials, in the form of plaques, cairns and obelisks associated with the Sea Scouts are located within the Reserve.

Statement of Significance

What is significant?

Wilson Reserve, containing 2.8 hectares of riparian and grassy woodland, remnants of a 1968 Ellis Stones playground (including plantings), 1945 Ivanhoe Sea Scouts Memorial Den, commemorative cairn, obelisk and plaques, and mature exotic trees, is significant.

How is it significant?

Wilson Reserve is of local historical, aesthetic and social significance to the City of Banyule.

Why is it significant?

Wilson Reserve is of local significance as the site of the first training camp for scout leaders in Victoria, and for its long association with one of Victoria's first scout troops - 1st Ivanhoe Troop (1908) - later becoming the Ivanhoe Sea Scouts (1918). This significance is demonstrated by the concrete building constructed on the site of the camp in 1945 as a memorial to the sea scouts who died in World War Two, and associated plaques and commemorative structures in the reserve. (Criterion A)

Wilson Reserve is of historical significance for its exotic oak and poplar plantings dating back associated with the area's early European history. (Criteria A & E)

Wilson Reserve is of social significance for its long association with early community and environmental groups from the 1920s until the present day. It is also significant for the close and enduring involvement of noted landscape designer and environmentalist Ellis Stones in various construction works including memorial cairn (1940s), remnant rock works, slide placement and plantings associated with his pioneering playground design from 1968. (Criteria G, H, E)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|---|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | Yes |
| Fences & Outbuildings | Yes Retention of the Sea Scout den of 1945 and the remnants of the Ellis Stones playground are recommended. |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | |
|----------------------|-----------------------------|---------------------------------|
| Name | Flats | |
| Address | 83-85 The Boulevard IVANHOE | Significance Level Local |
| Place Type | Flat | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

Until after World War 2 ended there were still large areas of Ivanhoe, Ivanhoe East and Heidelberg that still remained remarkably untouched by the advancing suburbs. The Yarra Valley had always been valued for its scenery. Much of the land with views over the valley had been sub-divided before 1934 but few houses had been built there. In the late 1940s and early 1950s the hillsides started to fill with houses. (Loder & Bailey, McBriar, 1985:123)

Rapid subdivision and residential development occurred in and around Ivanhoe between 1910 and the 1930s, continuing in the post war years. Several significant housing estates, including the A. V. Jennings Beauview estate and the Eaglemont estate were established and a number of modernist architects were working actively in the area from the 1930s onwards. By the late 1930s Ivanhoe's commercial and shopping precinct was well established, and the Heidelberg Council responded by relocating their offices there in 1937. Development of the commercial centre of Ivanhoe and its residential precincts kept pace with the increasing population after post WWII. The construction of the Beauview Estate and the shopping centre at Ivanhoe East from 1939 focussed development toward Ivanhoe East, and the relatively

HERITAGE CITATION REPORT

undeveloped areas closer to the Yarra River.

Elizabeth Allanson and James Alexander Allanson, a gentleman, acquired Lot 5 of subdivision 7496, which formed part of Crown Portion 1 in the Parish of Keelbundora, on the 2nd July 1923 (Certificate of Title, Vol. 4723, Fol. 532).

James Allanson died in the mid 1930s, though Elizabeth Allanson continued to hold title over the flats until the early 1940s. Elizabeth Allanson sold the property to Rose Krieger on the 13th January 1941, who took out a number of mortgages over the property in the subsequent decade (Certificate of Title, Vol. 4723, Fol. 532). The flats were built by Krieger in 1941. Krieger sold to Robert and Lily Gardiner in 1959 who owned it until the 1970s. It was then converted into a guest house by later owners Cornelius and Elisabeth Van Veenendaal (Certificate of Title, Vol. 4723, Fol. 532).

References

McBriar, M. Loder and Bayley, (1985), *Heidelberg Conservation Study Part 2, Historic Riverland Landscape*, prepared for the City of Heidelberg, Victoria.

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), *Banyule Heritage Places Study: an urban history*, Banyule City Council.

Certificate of Title, Vol. 4723, Fol. 532.

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

The Boulevard in Ivanhoe East is narrow in width and the land falls steeply to the Yarra River. The land along the Boulevard presents challenges for the design of buildings because of the steep grade. 83-85 The Boulevard skilfully utilizes the slope to advantage, building a single tall block that rises high above the road level. The flats at 7 & 7A Scotts Parade are not included in the citation.

The flats are designed in the moderne style with a combination of pitched and flat roofed forms, curved corners and contrasting bands of cream and brown brickwork. The corners have curved glass windows set in metal frames. The chimney forms a pivotal point in the composition and there is a degree of detail in the patterning of small openings in the brickwork to the curved corner. Metal screens are included to the porches. The access stairs to the flats are one of the most striking features of this building as they form a dynamic sweep up the slope to the entry. Further wrought iron

decoration is provided to the stairs. The garaging is provided at the road level adjacent to the stairs. The building is intact from the exterior, including garages. The slope has been landscaped with rockeries and terracing.

83-85 The Boulevard is a example of the moderne styling applied to the construction of a multi-unit building exploiting the challenging aspects of a sloping site.

Comparative Analysis

Multi residential buildings tended to be formed from older larger houses such as Keddington (also assessed for this study). 93-95 Banksia Street development of multi-residential buildings are also purpose built flats in the modernist style, but are constructed later than 83-85 The Boulevard. Other comparable buildings include houses at 16 Maltravers Road Ivanhoe (also assessed for this study), and 7 Thomas Court Eaglemont.

Statement of Significance

What is significant?

The flats at 83 - 85 The Boulevard including the stairs and garages, constructed c. 1941, and not including the flats at 7 & 7A Scotts Parade are of local significance.

How is it significant?

The flats at 83 - 85 The Boulevard is of local historic and aesthetic significance to the City of Banyule.

Why is it significant?

The flats at 83 - 85 The Boulevard represent an early and unusual form of development along The Boulevard. Built during the Second World War in 1941 by Rose Krieger, it predates much of the development in this area. As a purpose designed block of flats it is unusually early in Banyule, and represents a new way of housing people that was to become much more common after World War 2. (Criteria A & H)

The place is associated with the post war wave of architectural innovation particularly amongst European emigres. The flats are of local significance for their association with post-war architectural experimentation, and the development of flats as a new form of accommodation. The moderne design is boldly composed and utilizes the steep landform to advantage. The flats are notable for the sweeping staircase built into the hillside, the garaging and the general exterior intactness including face brick walls in contrasting cream and brown panels. (Criteria B, E)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

Other Recommendations

The map for this place excludes 7 & 7A Scotts Parade.

HERITAGE CITATION REPORT

| | | |
|----------------------|-----------------------------------|---------------------------------|
| Name | Coles Store | |
| Address | 117 Upper Heidelberg Road IVANHOE | Significance Level Local |
| Place Type | Shop | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | | |
|--|---------------------|--|
| Recommended Heritage Protection | VHR No HI No PS Yes | |
| Designer / Architect | Norris, Harry A | Architectural Style Interwar Period (c.1919-c.1940) |

History and Historical Context

The Ivanhoe Shopping Centre has been the site of commercial activity since the Ivanhoe Hotel commenced trading in 1854. By contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision rather than from a government survey. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s further south near the corner of Waterdale and upper Heidelberg Roads where a small school had been established in 1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and some shops. (Allom Lovell, 1999:26)

The Shire of Heidelberg was proclaimed in 1871. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

HERITAGE CITATION REPORT

Rapid subdivision and residential development occurred in and around Ivanhoe between 1910 and the 1930s, continuing in the post war years. Several significant housing estates, including the A. V. Jennings Beauview estate and the Eaglemont estate were established and a number of modernists architects were working actively in the area from the 1930s onwards. By the late 1930s Ivanhoe's commercial and shopping precinct was well established, and the Heidelberg Council responded by relocating their offices there in 1937. Development of the commercial centre of Ivanhoe and its residential precincts kept pace with the increasing population after post WWII. (Allom Lovell 1999:66)

In 1935, the land on which the Coles Store was built was owned by Anthony. H. Scott and occupied by May Woodnorth and A. E. Woodley amongst others (Rate Books 1935). In 1939, the land was valued at 3,600 pounds. (*Heidelberg Valuers Cards*, PA 8/6/1939).

G. J. Coles Pty Ltd constructed this two-level shop and offices, presumably to the design of architect, Harry Norris in 1939-40. Norris was a successful commercial architect whose enduring professional relationships with a number of wealthy, high profile clients, notably, the Nicholas family, and G. J. Coles, contributed to his success. The design of the store was based on an archetype created by Norris in the 1930s and used in a number of stores, notably, the Coles No. 6 Store, Swanston Street adjacent to the State listed Nicholas Building, also by Norris.

The architectural firm of Harry A. Norris was established in Melbourne, 1919. In 1929 Norris was engaged by retail giant G.J. Coles to travel to Europe and America to study the design of chain stores, and produced many commercial designs for Colesstores over the ensuing years (Modern in Melbourne website). The practice's inception, success and enduring profile ran parallel with the emergence of the 'Modern' era for Melbourne, an era that would confront and transform the established architectural and urban design ideology.

Following his fitout for Coles Store No 6 in the *Nicholas Building*, Norris was engaged numerous times by the retail giant to preside over design, construction and remodelling of Coles Stores throughout Victoria, NSW and South Australia, and in 1929 Coles sent Norris to the United States to study the latest in retail design.(Modern in Melbourne website).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (*July 1999*), *Banyule Heritage Places Study: an urban history*, Banyule City Council.

Heidelberg Valuers Cards, PA 8/6/1939.

City of Heidelberg Rate Books, 1935.

Modern in Melbourne website, RMIT, <http://users.tce.rmit.edu.au/e03159/ModMelb/>

AHC Themes

3.12.5 Retailing foods and beverages

HV Themes

5.3 Marketing and retailing

HERITAGE CITATION REPORT

Local Themes

Retail development

Esstablishing townships and villages

Description

Physical Description

The character of Upper Heidelberg Road is dominated by the austere commercial style that predominated around the first World War. The Ivanhoe shopping centre is a traditional shopping centre sited on one of the two earliest throughfares through Banyule and represents a range of commercial building from the 1915-1940 period.

The commercial building designed for G.J.Coles in Upper Heidelberg Road is an example of the modern style expressed in the facade treatment, double entrance doors and shopfront windows. The interior is lit by a bank of small clerestory windows to the front and side elevations. There is restrained incised detailing in the facade and the original shop front windows are streamlined with rounded corners. The verandah canopy has been altered and there is advertising signage that detracts from the building.

The Coles Store at Ivanhoe has two double-door entrances flanked by intact curved glass and tiled show windows and paved with geometric patterned terrazzo. The double door entrances were a particular feature of suburban Coles variety stores. Inside the curves continue with the impressive curved coves of the monitor roof-light and its fibrous plaster decorative grooves and vent slots. Removed features include the curved timber veneered counters with chrome edging and curved glass. Comparable Coles stores are in Station Street, Fairfield and High Street, Northcote.

The Ivanhoe shopping centre forms a commercial precinct (HO90). The Coles building is a significant building within the precinct.

Comparative Analysis

Other commercial areas in Banyule include Silverdale Road Eaglemont and the Beauview Shopping Centre in East Ivanhoe. Both of these are smaller and more homogenous in built form, being developed over a shorter time frame. The Ivanhoe Shopping Centre is more intact than the Burgundy Street Heidelberg commercial area that has undergone a lot of changes. Montmorency Shopping Centre represents a later era of post war commercial activity.

117 Upper Heidelberg Road is a rare survivor of a suburban Coles variety store in the Melbourne suburbs.

Statement of Significance

What is significant?

The former Coles Store at 117 Upper Heidelberg Road, designed by architect Harry Norris for G.J Coles in 1939-40 is significant.

How is it significant?

HERITAGE CITATION REPORT

117 Upper Heidelberg Road is of historic and aesthetic significance to the City of Banyule.

Why is it significant?

The Coles Store at 117 Upper Heidelberg Road is historically significant for its association with the prominent Melbourne architect Harry Norris. Norris who was well-known for his commercial and industrial architectural work, the designs of which were innovative for their time. The design of the store in Upper Heidelberg Road is based on an archetype created by Norris for the Coles retail empire, and is one of a number of Coles Stores in this style designed and built by Norris throughout Australia. Norris' association with G.J.Coles and Alfred Nicholas afforded him many opportunities to build in the commercial arena, and his name is synonymous with the emergence of 'Modern' design in Melbourne. This store is representative of the work Norris was undertaking for Coles at the time. (Criterion A)

117 Upper Heidelberg Road is an aesthetically significant building within the Ivanhoe Shopping Centre Precinct (HO90).

It is an excellent example of inter-war austere commercial style and has further significance as a representative Coles Store of the 1930s in Banyule. The curved glazing to the shopfront windows and the double entry doors are an original and significant feature. (Criterion D &E)

The store is of significance for its modernist facade featuring curved glass windows, tiling and terrazzo finishes to the shopfront, its intact modern styling to the parapet, and the monitor roof-light with its fibrous plaster decorative grooves and vent slots. The bank of four windows above the verandah are a distinctive feature of the front facade. (Criterion E).

Recommendations 2009

External Paint Controls

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|-----|
| Yes |
|-----|

Internal Alteration Controls

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|----|
| No |
|----|

Tree Controls

| |
|----|
| No |
|----|

Fences & Outbuildings

| |
|---|
| - |
|---|

Prohibited Uses May Be Permitted

| |
|----|
| No |
|----|

Incorporated Plan

| |
|---|
| - |
|---|

Aboriginal Heritage Place

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|----|
| No |
|----|

Other Recommendations

The Coles Store would benefit from more restrained signage should there be an opportunity to change the current advertising to the verandah and panel above the windows.

HERITAGE CITATION REPORT

Name Commercial Bank of Australia (former)
Address 145-147 Upper Heidelberg Road IVANHOE **Significance Level** Local
Place Type Bank
Citation Date 2009
Assessment by Context PL



Recommended VHR No HI No PS Yes
Heritage Protection

Architectural Style Federation/Edwardian Period
 (1902-c.1918) American
 Romanesque

History and Historical Context

By the 1850s a village at Ivanhoe had emerged, though it was not until 1853 that the name was in popular usage. By contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision rather than from a government survey. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s further south near the corner of Waterdale and upper Heidelberg Roads where a small school had been established in 1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and some shops (Allom Lovell, 1999:26).

The railway was extended to Heidelberg and adjacent townships in 1888. By the early 1900s Ivanhoe was home to both a girls and boys grammar school, as well as state and denominational schools (<http://web.archive.org/web>).

The Shire of Heidelberg was proclaimed in 1871. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

The Ivanhoe Shopping Centre has been the site of commercial activity since the Ivanhoe Hotel commenced trading in 1854. The former Commercial Bank of Australia has been in Heidelberg since the 1870s when Thomas Leech managed a branch in Burgundy Street. It opened at Ivanhoe in 1917 and one year later, a one-storey brick and stucco bank was constructed for 540 pounds, by local builder, William Hannah, at the Waterdale Road corner of Upper Heidelberg Road. This is the lower storey of today's building. A second level was added by another local builder, C. R. Bailey (qv) in 1923-24 for 2,000 pounds (Butler 1985).

Alterations done in the 1950s have not affected the bank's exterior except in the alteration of trim and stucco colours (Butler 1985).

The former Commercial Bank of Australia is an important corner element to the Upper Heidelberg Road Commercial Streetscape and it is likely that this was to the design of renowned architect, Walter. R. Butler who designed other Commercial Bank of Australia banks during this period (Butler 1985).

The former Commercial Bank of Australia was one of the foremost financial institutions in Victoria from its establishment in 1866 until its merger with the Bank of New South Wales in 1982 to become Westpac (Guide to Australian Business Records 2006). The building has since been converted for use as a retail premises.

References

Allom Lovell and Associates (1999) *Banyule heritage places study: an urban history*, Banyule City Council.

Butler, Graham (1985) *Heidelberg Conservation Study*, City of Heidelberg.

Guide to Australian Business Records (2006) *The Commercial Bank of Australia Ltd (1866-1982)*, Archive Research Consultancy, viewed online 29 Jan 2010, <<http://www.gabr.net.au/biogs/ABE0245b.htm>>

AHC Themes:

3.18.2 Banking and lending

HV Themes:

5.5 Banking and finance

Local Themes:

Establishing townships and villages

Retail development

Description

Physical Description

The Ivanhoe Shopping Centre is a traditional shopping centre sited on one of the two earliest thoroughfares through Banyule and represents a range of commercial building from the 1915-1940 period.

The former Commercial Bank of Australia at Ivanhoe is of a Neo Classical style and remains a prominent corner feature of the Upper Heidelberg Road commercial streetscape.

The building has a balustraded parapet, heavy bracketed cornices and a minor pediment over the entrance. The red brickwork is banded at the corners to suggest quoining (Butler 1985). A further distinctive feature is the raised lettering embedded in the entablature above the ground level windows and doors reading, 'Commercial Bank of Australia Ltd'.

The integrity of the ground level facade has been compromised somewhat by the installation of large plate glass windows for shop displays.

Comparative Analysis

Other commercial areas in Banyule include Silverdale Road Eaglemont and the Beauview Shopping Centre in East Ivanhoe. Both of these are smaller and more homogenous in built form, being developed over a shorter time frame. The Ivanhoe Shopping Centre is more intact than the Burgundy Street Heidelberg commercial area that has undergone a lot of changes. Montmorency Shopping Centre represents a later era of post war commercial activity.

Statement of Significance

What is significant?

The former Commercial Bank of Australia building at 145-147 Upper Heidelberg Road is significant.

How is it significant?

The former Commercial Bank of Australia building is of local aesthetic and historic significance to the City of Banyule.

Why is it significant?

The former Commercial Bank is a significant building within the Ivanhoe Shopping Centre Precinct (HO90).

The Neo Classical design of the former Commercial Bank of Australia is of local aesthetic significance. It was very likely

HERITAGE CITATION REPORT

designed by well-known architect Walter R. Butler, who designed a number of Commercial Banks during the early twentieth century. This connects the building architecturally and historically with a number of other significant former banks across Melbourne. The building is also an important corner element in the Upper Heidelberg Road commercial streetscape. (Criterion D)

The former Commercial Bank of Australia is of local historic significance for its contribution to the commercial life of Ivanhoe for an extended period across the twentieth century, and as a remnant of one of Victoria's leading financial institutions. (Criterion A, H)

Recommendations 2009

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

Other Recommendations

Face brickwork should not be painted.

HERITAGE CITATION REPORT

| | | |
|----------------------|-----------------------------------|---------------------------------|
| Name | Brooklyn | |
| Address | 285 Upper Heidelberg Road IVANHOE | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Federation/Edwardian Period (1902-c.1918)

Maker / Builder Hamilton, James

History and Historical Context

By the 1850s a village at Ivanhoe had emerged, though it was not until 1853 that the name was in popular usage. The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19) The farmland around the fledgling township was considered to be of exceptional fertility and by the 1850s larger holdings had begun to make way for smaller farms, market gardens and orchards. The railway was extended to Heidelberg and adjacent townships in 1888. By the early 1900s Ivanhoe was home to both a girls and boys grammar school, as well as state and denominational schools

By contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision rather than from a government survey. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s further south near the corner of Waterdale and upper Heidelberg Roads where a small school had been established in

HERITAGE CITATION REPORT

1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and some shops. (Allom Lovell, 1999:26)

The Shire of Heidelberg was proclaimed in 1871. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

Rapid subdivision and residential development occurred in and around Ivanhoe between 1910 and the 1930s, continuing in the post war years. Several significant housing estates, including the A. V. Jennings Beauview estate and the Eaglemont estate were established and a number of modernist architects were working actively in the area from the 1930s onwards. By the late 1930s Ivanhoe's commercial and shopping precinct was well established, and the Heidelberg Council responded by relocating their offices there in 1937. Development of the commercial centre of Ivanhoe and its residential precincts kept pace with the increasing population after post WWII.

Herbalist James Hamilton Snr built this house on a 337' by 170' by 170' block in 1903-04. He had acquired the lot from Walter Edney and James Piper, both farmers, on the 10th May 1883 (Certificate of Title, Vol. 2142, Fol. 253).

William Gibson bought the house on the 26th July 1929 (Certificate of Title, Vol. 5563, Fol. 564). Gibson was a machinist and wood turner and presumably worked in the local area. In 1952, he became the joint proprietor of the property with Joyce Gibson, a spinster, who was probably his sister. Following his death, she became the sole proprietor in 1967 (Certificate of Title, Vol. 5563, Fol. 564).

The property was sold to John and Lois Couzens, who lived there for a number of years (Certificate of Title, Vol. 5563, Fol. 564).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Butler, Graeme (1985), *Heidelberg Conservation Study*, prepared for the City of Heidelberg, Victoria.

Certificate of Title, Vol. 2142, Fol. 253

www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html.

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

Brooklyn is a transitional red brick late Federation/Queen Anne style house, with a number of Gothic derived elements. The house has a hipped slated roof capped by a terracotta finial, and tall red brick chimneys surmounted by terracotta pots. The projected gabled section facing the street has a trefoil shaped half timbering and a moulded pedimented hood above paired, pointed, arched, leadlighted sash windows. The verandah features a gothic trefoil motif in the timber frieze. Brooklyn is sited on a large block, with a number of large trees visible from the road. A modern garage and pergola are situated at the rear of the property, and express similar colour schemes and patterns to the original building. The house is partially concealed from the street by a tall front fence.

283 Upper Heidelberg Road comprising outbuildings and a swimming pool is not included in the citation.

Statement of Significance

What is significant?

Brooklyn, the house at 285 Upper Heidelberg Road built in 1903-4, is of significance. The front fence and later alterations at the rear, including pergola and garage, are not significant. The part of the site described as 283 Upper Heidelberg Road comprising a pool and outbuildings is not significant.

How is it significant?

Brooklyn is of local architectural significance to the City of Banyule.

Why is it significant?

Brooklyn is of aesthetic significance as an intact example of a transitional late Victorian/Queen Anne style residence that also expresses Gothic features, representing an unusual combination of architectural styles. It displays an unusual architectural detailing, including gable end decoration of trefoil shaped half-timbering, and paired pointed arch-headed windows with a moulded pediment above. The verandah decoration repeats the shape of the windows in a fretwork motif and contributes to a harmony between the elements of a remarkably varied decorative scheme. (Criteria D & E)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

Other Recommendations

The citation excludes the part of the site at 283 Upper Heidelberg Road which is outside the mapped area.

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------------------|---------------------------------|
| Name | Ivanhoe Public Golf Course Clubhouse | |
| Address | 1 Vasey Street IVANHOE | Significance Level Local |
| Place Type | Golf Course | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The land which now comprises Chelsworth Park was originally part of an expansive land selection named 'Chelsworth' purchased in the 1840s by Captain Brunswick Smyth, formerly of Her Majesty's 50th Regiment. This was then purchased in 1846 by Patrick Stevenson and operated as a dairy farm and orchards (Toomey, 1999; the *Leader* 12 May 1900).

After acquisition by the Chelsworth Estate Company Pty Ltd in 1904, Charles B. Irvine of Orbost purchased the remaining 170 acres and homestead of the former Chelsworth Estate. The land was not suitable for residential subdivision (being river flats) and anxious to acquire parkland next to the river the Heidelberg Shire Council began buying parts of Chelsworth in the late 1920s. The public golf course was established there in 1934 (Shire of Heidelberg Rate Books, 1934-35). The golf course was purchased by Council in 1948 (Cummins 1971: 61).

The most prestigious estates were on the Yarra and the houses were sited to pictorial effect. Chelsworth was built close to the Yarra, unlike a number of the other early homesteads such as Banyule and Charterisville that were built higher up. Chelsworth is thought to have been constructed c.1860, however by 1900 the back rooms of the stone and timber homestead, were rented by a farmer/grazier and his family, and the garden, orchard trees and dairy structures were

HERITAGE CITATION REPORT

abandoned and unkempt (the *Leader*, 12 May 1900). In the early twentieth century, Chelsworth Estate was broken up into a number of small dairy farms. The Stevenson residence, known as 'Chelsworth House' was retained as part of the club house for adjacent Ivanhoe Golf Club (Toomey, 1999).

References

Cummins, Cyril ed. (1971), *Heidelberg since 1836: a pictorial history*, Heidelberg Historical Society, Heidelberg, Vic. City of Heidelberg Rate Books, 1934-35

Toomey, Carol, 1999, *Beautiful Banyule: a register of our City's Natural Assets*, Warringal Conservation Society Inc., Rosanna

Relevant Historical Australian Themes

AHC Themes

8.1 Organising recreation

8.1.1 Playing and watching organised sports

HV Themes

9.1 Participating in sport and recreation

Local themes

Private and public planting

Description

Physical Description

The clubhouse for the Ivanhoe Golf Course is the much altered building of Chelsworth, a large homestead situated at the end of Vasey Street. The large building features an 'H' shaped plan with an intersecting hipped roof. The front is symmetrically composed with a pair of faceted bay windows and a central entrance. A verandah sits between the pair of projecting bay windows. The building has been extended, reroofed, the windows altered and a porch entry built to the side. The masonry walls have been painted. The form of the house is recognizable as a mid nineteenth century homestead, however the extent of alterations has obscured all of the original materials and detail.

The immediate locality of the building is now dominated by a carpark and roadway and a small amount of garden. Some large trees remain adjacent to the homestead and to one side there is an avenue of planting that screens the view of the golf course. These plantings give the adjacent surroundings a sense of enclosure.

Comparative Analysis

Other early properties in the area include Banyule Buckingham Drive Heidelberg (1846) and Charterisville at 77 Burke Road North (1845). Both these properties are located in suburban locations and are more intact than Chelsworth.

HERITAGE CITATION REPORT

Statement of Significance

What is significant?

The clubhouse for the Ivanhoe Public Golf Course, formerly known as Chelsworth and built c.1860 is significant. The immediate surroundings including the mature specimen trees and the screen planting contributes to the setting. The golf course, carpark and roadway are not significant.

How is it significant?

The clubhouse for the Ivanhoe Public Golf Course is of local historic and aesthetic significance to the City of Banyule.

Why is it significant?

The clubhouse of the Ivanhoe Public Golf Course, formerly the homestead Chelsworth built c.1860 is of historic significance for its early establishment as a farming property in Banyule. The origins of the property can be traced to the 1846 when Patrick Stevenson ran a dairy farm in the vicinity. The homestead is significant for its early date of construction and its association with the first settlement in the area. Its location close to the river is rare as other homesteads were built further away from the potential flood risk on higher ground. It is the only early homestead in the Ivanhoe and Heidelberg area that retains a rural setting. (Criterion B)

The house retains some indication of its early date of construction in the hipped roof form arranged in long intersecting wings which typically illustrate the early to mid Victorian period of residential design. The integrity of the building is reduced by the number of changes that have taken place to the exterior. The mature exotic trees in the vicinity of the Clubhouse contribute to the setting and provide an important buffer between the building and the road, carpark and golfcourse. (Criterion E)

Recommendations 2009

External Paint Controls

| |
|----|
| No |
|----|

Internal Alteration Controls

| |
|----|
| No |
|----|

Tree Controls

| |
|--|
| Yes The trees within the mapped area of this place contribute to its setting and their conservation is encouraged. |
|--|

Fences & Outbuildings

| |
|----|
| No |
|----|

Prohibited Uses May Be Permitted

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|----|
| No |
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Incorporated Plan

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Aboriginal Heritage Place

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Other Recommendations

If external alterations to the Clubhouse are proposed they should be based on research into the earlier appearance of the place.

HERITAGE CITATION REPORT

| | | |
|----------------------|----------------------------|---------------------------------|
| Name | Thelma | |
| Address | 137 Waterdale Road IVANHOE | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Federation/Edwardian Period (1902-c.1918)

History and Historical Context

By the 1850s a village at Ivanhoe had emerged, though it was not until 1853 that the name was in popular usage. The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19) The farmland around the fledgling township was considered to be of exceptional fertility and by the 1850s larger holdings had begun to make way for smaller farms, market gardens and orchards. The railway was extended to Heidelberg and adjacent townships in 1888. By the early 1900s Ivanhoe was home to both a girls and boys grammar school, as well as state and denominational schools. By contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision rather than from a government survey. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s further south near the corner of Waterdale and upper Heidelberg Roads where a small school had been established in 1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and

HERITAGE CITATION REPORT

some shops. (Allom Lovell, 1999:26)

The Shire of Heidelberg was proclaimed in 1871. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

Rapid subdivision and residential development occurred in and around Ivanhoe between 1910 and the 1930s, continuing in the post war years. Several significant housing estates, including the A. V. Jennings Beauview estate and the Eaglemont estate were established and a number of modernists architects were working actively in the area from the 1930s onwards. By the late 1930s Ivanhoe's commercial and shopping precinct was well established, and the Heidelberg Council responded by relocating their offices there in 1937. Development of the commercial centre of Ivanhoe and its residential precincts kept pace with the increasing population after post WWII.

The house at 137 Waterdale Road was probably built circa 1905 for John and Margaret Calhoun. John Calhoun was a clerk in the civil service. The Calhouns purchased residential lots 41 and 42 on the 8th June 1906 from Richard Donnelly, a retired civil servant. Donnelly had himself bought the allotments from the Bank of Victoria in September 1895 (Certificate of Title, Vol. 2280, Fol. 937).

Margaret Calhoun lived at 137 Waterdale Road until her death in 1960. Ownership then passed to Alice and George Flemming, who lived there until the late 1980s (Certificate of Title, Vol. 3056, Fol. 123).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Butler, Graeme (1985), Heidelberg Conservation Study, prepared for the City of Heidelberg, Victoria.

Certificate of Title, Vol. 3056, Fol. 123; Vol. 2280, Fol. 937.

<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

HERITAGE CITATION REPORT

Physical Description

Thelma is a late example of the Victorian double-fronted villa type. The house is of weatherboard construction and has a hipped corrugated iron roof with bracketed eaves. Typical of this period is the bullnose profile verandah supported on turned timber posts, and double-hung sash windows grouped in pairs. The two parallel chimneys are of red brick with rendered cappings and terracotta pots. The window bay on the north side of the front elevation has a zig-zag style decorative timber gabled roof that is unusual. Other decorative elements include the intricate iron filigree fringe attached to the verandah roof, and timber brackets between the eaves of the main building and the verandah roof. Thelma has a high level of integrity that is rare in a suburb where many of the houses have been renovated.

Statement of Significance

What is significant?

Thelma, the house at 137 Waterdale Road built c.1905, is of significance.

How is it significant?

Thelma is of local aesthetic significance to the City of Banyule.

Why is it significant?

Thelma is of aesthetic significance as a late but intact example of the Victorian double-fronted villa, a building form uncommon in Banyule. While the double-fronted villa is typical of residential development in Northcote and Brunswick, the style is more of a rarity in Heidelberg and Ivanhoe. Thelma displays elements of Late Victorian styling in the distinctive face brick chimneys with rendered cornices, the return verandah with cast iron frieze and the paired sash windows with external architraves. The zig-zag decoration to the gable end and barge boards is unusual, and the intricate and original overall decorative scheme contributes to the aesthetic appeal of the house. Thelma sits on an elevated site overlooking the street and displays an unusual degree of integrity. (Criteria E & D)

Recommendations 2009

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------|---------------------------------|
| Name | House | |
| Address | 6 Waterdale Road IVANHOE | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | | |
|--|---------------------|--|
| Recommended Heritage Protection | VHR No HI No PS Yes | |
| Designer / Architect | Scarfe, ER | Architectural Style Federation/Edwardian Period (1902-c.1918) |

History and Historical Context

By the 1850s a village at Ivanhoe had emerged, though it was not until 1853 that the name was in popular usage. The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on their way to the goldfields (Allom Lovell 1999: 19). The farmland around the fledgling township was also considered to be of exceptional fertility and by the 1850s larger holdings had begun to make way for smaller farms, market gardens and orchards. The railway was extended to Heidelberg and adjacent townships in 1888. By the early 1900s Ivanhoe was home to both a girls and boys grammar school, as well as state and denominational schools (<http://web.archive.org/web/20060825232423/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/ivanhoe.html>).

In contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s further south near the corner of

HERITAGE CITATION REPORT

Waterdale and upper Heidelberg Roads where a small school had been established in 1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and some shops. (Allom Lovell, 1999:26).

Heidelberg's rural nature and the landscapes and scenery that surrounded the small township attracted artists to the district in the 1880s, notably members of the Heidelberg School, including Arthur Streeton and Tom Roberts. Even after the arrival of the railway in 1888, the rural landscapes remained a feature of the area as settlement was largely concentrated in and around the main road and the railway line (Allom Lovell 1999: 54). During the early part of the 20th Century the area's artistic tradition was revived in the Fairy hills district of Ivanhoe when Norman Macgeorge (a teacher and artist) asked the prominent architect Harold Desbrowe Anear to design a home for him and his wife, May Hepburn (granddaughter of the pioneering pastoralist Captain John Hepburn) at 25 riverside Road, Ivanhoe. Ballangeich, as the House became known, rapidly became the new artistic centre of the district and was the venue for numerous dinners and parties.

One of those who moved to the area around this time was draftsman and artist, Herbert E.R. Scarfe. On 19 March 1911, Scarfe and his wife, Edith bought an allotment which had previously formed part of a forty acre holding purchased by Charles Steele in 1907 (Certificate of Title, Vol. 3188, Fol. 548). They took out a mortgage to Richard Guthridge soon thereafter, presumably to finance construction of their home (Certificate of Title, Vol. 3495, Fol. 843). Herbert Scarfe designed the house himself and was also responsible for the stained glass windows that feature in the property. Edith Scarfe died in 1948 (The Argus, 22 June 1948), and Herbert Scarfe became the sole surviving proprietor. He lived there until his death in 1964, and ownership of the property then passed to Edith Chipchase (Certificate of Title, Vol. 3495, Fol. 843).

References

The Argus, 22 June 1948

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Butler, Graeme (1985), *Heidelberg Conservation Study*, prepared for the City of Heidelberg, Victoria.

AHC Themes

4.1.2 Making suburbs

8.10.2 Creating visual arts

HV Themes

6.3 Shaping the suburbs

9.3 Achieving distinction in the arts

6.7 Making homes for Victorians

Local Themes

HERITAGE CITATION REPORT

Residential Banyule

Description

Physical Description

6 Waterdale Road is an assymetrical Federation house of roughcast render with a weatherboard dado. It has a Marseilles pattern tile hipped roof with terracotta ornamentation along its apex and on the roof of a small dormer window facing the street. The tall corbelled chimney is of redbrick with a terracotta pot. Windows are leadlight casements with distinctive stained glass designs which were redesigned by the owner. The gable end facing the street is half timbered and shingled. The verandah is supported on plain timber posts with curved timber brackets.

Statement of Significance

What is significant?

The house at 6 Waterdale Road, built in 1911 by Herbert Scarfe, is of significance.

How is it significant?

6 Waterdale Road is of historic and aesthetic significance to the City of Banyule.

Why is it significant?

6 Waterdale Road is historically significant for its links to the artistic community of the Ivanhoe Fairy Hills area through the original owner Herbert Scarfe, who designed and lived in the House. (Criteria G & H)

The stained glass windows designed by Scarfe are a distinctive feature of the House. (Criterion E)

Recommendations 2009

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------------|---------------------------------|
| Name | Leatarn | |
| Address | 413 The Boulevard IVANHOE EAST | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

Rapid subdivision and residential development occurred in and around Ivanhoe between 1910 and the 1930s, continuing in the post war years. "Leatarn" at 413 The Boulevard was originally part of a subdivision in Ivanhoe East developed as "Charteris Estate". 106 acres had been purchased in Crown Portion 2 of the Parish of Keelbundora in 1889 by the Trustees Executors and Agency Company of London. While large sections of this land were subdivided and sold off, it was not until October 1952 that a Melbourne-based branch of the Trustees Executors and Agency Company and Francis de Castella of the "Charterisville" mansion acquired the land now containing 413 the Boulevard (Certificates of Title, Vol. 2142, Fol. 233; Vol. 8094, Fol. 402).

By 1952, lots were being auctioned with a required £100 per lot deposit, and auctioneers Edward Houghton Pty Ltd and W.H. Swift were advertising the proximity of the location to "two buses" and the Ivanhoe Public Golf Course. (Maps - 820 bje 1880-?) On 14 February 1956 Leonard Peter Waldron, a draper from Preston, purchased Lot 30 in the subdivision. In April 1960, Thelma Elizabeth Waldron, a married woman who was presumably Leonard's wife, became a

HERITAGE CITATION REPORT

co-proprietor (Certificate of Title, Vol. 8134, Fol. 665). The property was mortgaged in December 1959 and August 1961, most likely to fund construction of a house (Certificate of Title, Vol. 8134, Fol. 665). This early 1960s construction date is substantiated by the appearance of L.P Waldron as an occupier at 413 The Boulevard in the Sands and McDougall Victoria Directory of 1965.

In the period following World War II, most areas of the former municipality of Heidelberg retained their status as high quality residential areas, and became home to a new wave of architecturally distinctive residential buildings. In the 1950s the Ivanhoe and Heidelberg areas were popular with some of Melbourne's more innovative architects, including Frederick Romberg, John la Gerche and John MacDonald who all built residences there, while others such as Peter McIntyre and Robin Boyd designed houses in the Keam Street area. Graeme Butler has described the influences on the work of these architects in the early 1950s.

Their architecture was affected by the utilitarian buildings and technological innovation they had seen and experienced during the war. These new attitudes were reflected in the rising post-war industrial complexes which generated their own type of architecture and the influence of the revived American skyscraper which generally followed the Functionalist axioms of the Bauhaus. As a consequence their buildings were undecorated, discrete geometrical shapes made up of distinguishable two-dimensional planes with clear or opaque wall surfaces bridging the gap between the roof and floor planes. (Butler 1985:34)

The Waldons commissioned Modernist architects John Hipwell Charles Weight and Peter Mason to design a house on their block in 1960. Hipwell, Weight and Mason were an architectural firm active in Melbourne during the 1950s and early 1960s; like many of their contemporaries, they specialised in the 'Modernist' style. The deaths of Weight and Mason (both had died by 1963) ended the partnership, but John Hipwell continued to design distinctive Modernist structures. Amongst Hipwell's other designs are the 'Hipwell House' in Warrandyte (c1953-54) and the Warrandyte Uniting Church (1963) which he designed after the original - designed by Hipwell, Weight and Mason had burned down in the 1962 bushfires. (Adapted from *Survey of Post-War Built Heritage in Victoria*, 136).

Leatarn was featured in Neil Clerehan's Best Australian Homes in 1963 as an example of leading design of the time. It is considered to be the best known work of the partnership of Hipwell, Weight and Mason. (*Survey of Post -War Built Heritage in Victoria*:164). The Waldrons sold the property to Alma Gertrude, Rosemary Ann and Francis Julian Donovan in 1977. It stayed in the Donovan family up until the mid 1990s (Certificate of Title, Vol. 8134, Fol.665). In 1994 the Caples purchased the property and continue to live there in 2011 (Owners 2011).

References

Butler, Graeme (1985), *Heidelberg Conservation Study*, prepared for the City of Heidelberg, Victoria.

Certificates of Title: Vol. 8134, Fol. 665; Vol. 2142, Fol. 233; Vol. 8094, Fol. 402.

Maps - 820 bje 1880-?

Owners, the Caples, 2011.

Sands and McDougall, Victoria Directory, 1965.

Heritage Alliance, Survey of Post War Built Heritage in Victoria, Heritage Victoria, 2008.

AHC Themes:

4.1 Planning urban settlements

8.10 Designing and building fine buildings

8.12 Living in and around Australian homes

HV Themes:

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes:

Residential development

Description

Physical Description

Leatarn sits on an elevated block overlooking The Boulevard and across a field toward the Yarra River. The house is of modern International Style design sited across the block to in order to capture the river view from each front window. It is a two storey construction whose upper level facade is composed almost entirely of floor to ceiling windows and includes a wide cantilevered balcony in an unusual curved form. This appears to be an alteration to the original form of the house which was strictly rectilinear. The most striking quality of the house is the large cantilevered undercroft that supported the continuous deck across the front. The lower level houses a large carport that contains some brick walling around a stair or lower level room. A landscaped garden fronts the house and is characterised by rock retaining walls, some of which were part of the original landscaping, open lawn and the presence of three mature trees.

Comparative Analysis

Leatarn at 413 The Boulevard, Ivanhoe East is one of a number of modernist houses in this area of Banyule. It is one of two houses designed by Hipwell Weight and Mason, the other being 209 Main Road, Lower Plenty which is also a bold modernist design.

Statement of Significance

What is significant?

The house at 413 The Boulevard, built in c1960, known as "Leatarn", is of significance.

How is it significant?

Leatarn is of historic, architectural and aesthetic significance to the City of Banyule.

Why is it significant?

Leatarn is of historic significance as a reminder of the development of Ivanhoe in the years following World War II,

HERITAGE CITATION REPORT

when a series of prominent Modernist architects constructed homes in the area. It is considered to be one of the best works of architects Hipwell Weight and Mason, and was featured in Neil Clerehan's *Best Australian Houses* in 1963 as an example of leading design of the time (Criteria A,D & H).

Leatarn is of architectural significance as a largely intact example of a 1960s era Modernist residential structure (Criterion F). The house incorporates a number of features characteristic of the period- the cantilevered deck supported on exposed beams, the narrow columns/windows across the front elevation, and the curved retaining walls are three of the most striking (Criterion F). The setting of the house above road level in a landscaped garden overlooking parkland and the Yarra River also contributes to its aesthetic value, while the elevated site gives Leatarn a dominant presence on the Boulevard, which is exploited to the full by the cantilevered structure (Criterion E).

Recommendations 2009

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes The curved retaining wall bordering the driveway is of interest.

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|------------------------------|---------------------------------|
| Name | Warncliffe Road Treescape | |
| Address | Warncliffe Road IVANHOE EAST | Significance Level Local |
| Place Type | Tree groups - street | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Warncliffe Road runs between The Boulevard and Lower Heidelberg Road. In 1930 Warncliffe Road was unmade and afforded access to the then newly constructed Ivanhoe East Primary School (Ivanhoe East Primary School web page, n.d.).

Heidelberg Council had undertaken a deliberate programme of street tree planting from around 1910, and by June/July 1912 there had been 140 street trees planted in Ivanhoe alone (Butler, 1985). Heidelberg Council favoured trees such as Plane, Elm, Poplar and Oak in most streets. It used natives only in recreation reserve plantings, particularly those in Ivanhoe (Butler, 1985).

However, the popularity of native trees for street planting increased after the publication in 1935 of the National Herbarium's 'Native trees of Australia', and it appears that this influenced the choice of street tree planted, probably in the late 1930s or 1940s, along Warncliffe Road. A complete avenue comprising the highly decorative variety of native Yellow Gum, *Eucalyptus leucoxylon* 'Rosea' was planted, and over the ensuing decades this has been maintained and

HERITAGE CITATION REPORT

replacement plantings added where necessary. Whether by accident or design, a small number of other species have been planted in the avenue, however the overall effect of the avenue is that of an homogenous whole.

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), *Banyule Heritage Places Study: an urban history*, Banyule City Council.

Audas, James W. (1935), *Native trees of Australia*, Whitcombe and Tombs Pty Ltd, Melbourne.

Butler, Graeme (1985), *Heidelberg Conservation Study*, prepared for the City of Heidelberg, Victoria.

Ivanhoe East Primary School website:

file:///Users/leeandrews/Documents/Projects/Ivanhoe%20East%20Primary%20School%20-%20School%20History.webarchive, Accessed 20th October 2009.

AHC Theme

4 - Building settlements, towns and cities

HV Themes

6 - Building Towns Cities and the Garden State

6.3 - Shaping the Suburbs

1.6- Appreciating and protecting Victoria's natural wonders

Local themes

Local government and suburban development

Public and private planting

Description

Physical Description

The avenue in Warncliffe Road between The Boulevard and Lower Heidelberg Road consists of some 59 trees. With a few exceptions, the mature trees are the pink-flowered Yellow Gum (*Eucalyptus leucoxylon* 'Rosea').

A number of replacement plantings of varying ages indicate a commitment to maintaining the integrity of the avenue, however a few replacements are of different eucalypt species, including Sugar Gum (*Eucalyptus cladocalyx*), and others of as yet unconfirmed identity.

Comparative Analysis

Banyule contains a number of significant treescapes including Grandview Grove (Invermay Grove to Darvall Street),

HERITAGE CITATION REPORT

Belleview Avenue Roasanna, Mount Street, Marshall Street, Carlsberg Road, Summit Drive and the Panorama and Devon Street. Many of these are nineteenth century treescapes containing exotic plantings, however the practice of street planting continued well into the 20th century with selected native tree plantings. Grandview Grove is comparable to Warncliffe Road but less intact.

Statement of Significance

What is significant?

Warncliffe Road Treescape between The Boulevard and Lower Heidelberg Road, comprising some 59 eucalypt street trees, mainly pink-flowered Yellow Gum, is significant.

How is it significant?

Warncliffe Road Treescape is of historical and aesthetic value to the City of Banyule.

Why is it significant?

Warncliffe Road Treescape is of historical significance as a fine example of the deliberate street planting policy of the then Heidelberg Shire Council. While the street planting policy was implemented from around 1910 and favoured exotic plantings, Warncliffe Road Treescape represents a 1930s- 40s manifestation of the policy. It is of particular significance for the unusual choice of native rather than exotic tree species, and is an early example of the growing interest in and appreciation of native tree species which arose from the 1930s. (Criterion A & B)

Warncliffe Road Treescape is of aesthetic value for the striking visual impact created by the predominantly mature and healthy pink-flowered Yellow Gum specimens along its length. This effect is further enhanced because this is a species not commonly seen in mature street plantings within the Heidelberg / Ivanhoe area. (Criterion H)

Recommendations 2009

| | |
|---|--|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | Yes A management plan should be prepared to guide the replacement and care of the trees. |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------------------|---------------------------------|
| Name | Ivanhoe East Primary School No. 4386 | |
| Address | 35 Warncliffe Road IVANHOE EAST | Significance Level Local |
| Place Type | School - State (public) | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

Architectural Style Interwar Period (c.1919-c.1940)
Georgian Revival

History and Historical Context

By the 1850s a village at Ivanhoe had emerged, though it was not until 1853 that the name was in popular usage. The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19) The farmland around the fledgling township was considered to be of exceptional fertility and by the 1850s larger holdings had begun to make way for smaller farms, market gardens and orchards. The railway was extended to Heidelberg and adjacent townships in 1888. By the early 1900s Ivanhoe was home to both a girls and boys grammar school, as well as state and denominational schools (<http://web.archive.org/web>).

By contrast to Heidelberg, the small settlement of Ivanhoe developed from a private subdivision rather than from a government survey. The first commercial building in the area was the Ivanhoe Hotel constructed in 1854-5, on part of Greenaway's Ivanhoe Estate in Upper Heidelberg Road. Another pocket of development occurred in the mid-late 1850s

HERITAGE CITATION REPORT

further south near the corner of Waterdale and upper Heidelberg Roads where a small school had been established in 1853. For most of the nineteenth century however, Ivanhoe comprised a small collection of houses, the school, hotel and some shops (Allom Lovell, 1999:26).

The Shire of Heidelberg was proclaimed in 1871. Heidelberg and the townships of the district fell by the wayside during the rapid expansion of Victorian rail systems that took place in the 1880s, and it was not until 1888 that the line to Heidelberg was opened.

Rapid subdivision and residential development occurred in and around Ivanhoe between 1910 and the 1930s, continuing in the post war years. Several significant housing estates, including the A. V. Jennings Beauview estate and the Eaglemont estate were established and a number of modernist architects were working actively in the area from the 1930s onwards. By the late 1930s Ivanhoe's commercial and shopping precinct was well established, and the Heidelberg Council responded by relocating their offices there in 1937. Development of the commercial centre of Ivanhoe and its residential precincts kept pace with the increasing population after post WWII.

The site for the school (of just over three acres) was offered for sale in 1925 for approximately 2700 pounds. A price "not to be considered excessive, in view of the site's excellent position, and the class of property in the area" according to the Secretary of Public Works (<http://www.ivanhoeeastps.vic.edu.au/Pages/Info/profile/history.html>).

The site was duly purchased in 1926. A two-storey brick school was erected in 1929-30, at a cost of 10,875 pounds. The school opened in June of that year. Some 100 students were relocated from Ivanhoe school, and East Ivanhoe commenced with an enrolment of more than 300 students. In 1933 it was made a central school, including grades 7 and 8 and by 1957, enrolments had expanded to 735 students. An Art room was added to the School in 1968, (Peterson 2003) and the library was constructed in 1977 (<http://www.ivanhoeeastps.vic.edu.au/index.html>).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Peterson, Richard (2003), 'The Schools of Heidelberg' in *Heidelberg Historian No. 215*, April 2003

<http://www.ivanhoeeastps.vic.edu.au/index.html> (Accessed 17/07/09).

AHC Themes

6.2 Establishing schools

HV Themes

8.2 Educating people

Local Themes

Establishing towns and villages

Description

Physical Description

HERITAGE CITATION REPORT

East Ivanhoe Primary School is a two storey brick construction of red face brick with a tiled roof. The original building of 1929-30 consists of a 'T' shaped hipped roof which now forms the centre of a much larger building, having been extended to the rear and at each end. It faces the end of Veitch Street and is a landmark building when viewed from this street.

Ivanhoe East Primary School is designed in the Inter War Georgian Revival style and has a central porch with rendered parapet and inscribed lettering. The door is set in an arched opening and flanked by a pair of windows. All of the windows are of the Georgian revival multi-pane design and are arranged in banks of three across the facade. The front privet hedge and gates are a later addition, but are consistent with the design of the building. It is representative of a particular style of school building of several schools of this period, including Essendon High School and University High School in Parkville. It has similarities with Brunswick South-West Primary School.

Later buildings on the site including the art room of 1968 and a library of 1977 are not of interest.

Comparative Analysis

No other schools of the Inter War period have been assessed as part of the Banyule Heritage Review. Ivanhoe East Primary School represents a later period in the development of buildings for State education than that demonstrated by Ivanhoe Primary School.

Statement of Significance

What is significant?

The central red brick building with tiled roof of East Ivanhoe Primary School, designed in 1929 -30, is significant. The extensions to the red brick building and later buildings on the site are not significant.

How is it significant?

East Ivanhoe Primary School is of local historic, aesthetic and social significance to the City of Banyule.

Why is it significant?

East Ivanhoe Primary School is historically significant as it demonstrates the growth of Ivanhoe as a suburb in the Inter war period, resulting in the need for an additional primary school in the area formerly served by Ivanhoe Primary School. For a period of time from 1933 Ivanhoe East served as a central school taking Grades 7 and 8 which were normally part of the High School system. Central Schools were relatively uncommon in the State system but did also operate in Malvern and Gardenvale. (Criterion A)

The 1929 -30 building is aesthetically significant for its landmark quality in Warncliffe Road at the intersection of Veitch Road. The building of 1929-30 is complemented by the Warncliffe Road street tree planting. The red brick building demonstrates elements of the Georgian Revival style in the multi-pane timber sash windows and projecting central porch with arch headed doorway. The 'T' shaped hipped roof on the central wing is still legible, despite the later additions to the end and rear of the central building that are not significant. (Criterion D)

It is of social significance as a primary school still serving the local community of Ivanhoe East. (Criterion G)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|---------------------------------|---------------------------|-------|
| Name | Odyssey House Suspension Bridge | Significance Level | Local |
| Address | Bonds Road LOWER PLENTY | | |
| Place Type | Foot Bridge | | |
| Citation Date | 2009 | | |
| Assessment by | Context PL | | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

History and Historical Context

Following the survey of the parish of Keelbundora, Government surveyor Robert Hoddle gave Assistant Surveyor T. H. Nutt the task of completing the survey of land on the east side of the Plenty River. The parish was given the name of Nillumbik, which is thought to have been a local Aboriginal word. Land in the parish of Nillumbik was much harder to sell than that of Keelbundora, though by the 1840s some of the better quality allotments in the Montmorency and Lower Plenty areas had been surveyed and sold (Allom Lovell 1999: 7). The harsh soils meant there were few early attempts to graze or cultivate the land.

In 1840 Captain Benjamin Baxter purchased 950 acres in the Parish of Nillumbik. His land extended from the Plenty River to the Nillumbik Village Reserve, later the township of Eltham (Allom Lovell 1999: 7).

The area was incorporated into the Heidelberg Road Trust, which was established in November 1841. The trust's jurisdiction covered a broad area and members were theoretically responsible for the construction of roads from Melbourne through to the parish of Nillumbik (Allom Lovell 1999: 31). The discovery of gold at Anderson's Creek,

HERITAGE CITATION REPORT

Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields (Allom Lovell 1999: 19).

By 1874 the population warranted the construction of a school, though residential development was slow and hampered by isolation from the Eltham railway line. The area remained largely rural until well into the twentieth century, though much of the land had been subdivided into smaller allotments. The Heidelberg Golf Club was established on a large estate opposite the small town centre in 1929 (<http://web.archive.org/web>).

The rural character of the Lower Plenty was overtaken with suburban expansion in the post war period. Land was available relatively cheaply, and many of the houses built in the area were quite simple (Allom Lovell 1999: 69). While much of the area land around the Yarra River remained dominated by parkland, a number of residences in the modernist style were designed and built by architects working in the area in the 1950s and 1960s.

The Odyssey House Suspension Bridge was constructed as a footbridge in 1955 to the designs of engineers Collier and Klaer (Heritage Alliance 2008). It is one of three suspension bridges crossing the Yarra, the others being the Kaners Bridge at Studley Park, constructed in 1929, and the Westgate Bridge, constructed in the 1970s. Comparisons with the Kaners Bridge are more apt as the Westgate Bridge is to carry a major freeway.

The 1950s were a period of exploration and innovation in building and structure design and construction. The footbridge reflects the difficulty of access to Lower Plenty at the time of its construction and demonstrates the technology and design used for cable supported structures in 1950s Victoria. The Odyssey House suspension footbridge is considered a landmark in the local area (Bick 1992).

References

Allom Lovell & Associates (1999) *Banyule Places Heritage Study*, Banyule City Council.

Bick, D.V. (1992) *Shire of Eltham Heritage Study*, Shire of Eltham.

Heritage Alliance (2008) *Survey of post-war built heritage in Victoria*, Heritage Victoria.

AHC Themes:

4. Building settlements, towns and cities

HV Themes:

3. Connecting Victorians by transport and communications

3.1 Establishing pathways

Local Themes:

Connecting Banyule

Public and private planting

Description

Physical Description

Odyssey house in Lower Plenty occupies a large rural allotment adjacent to the Yarra River. It consists of a number of large neo-classical buildings dating from the 1940s to the 1990s. Odyssey House is listed as HO95 in the Banyule Planning Scheme. The footbridge is located in the grounds of Odyssey House and is reached by a ramped footpath from the carpark. There is a bluestone embankment constructed at the foot of the bridge. The area is characterized by Parkland associated with the Yarra Trail and has a range of exotic and native tree species. The area is managed by Parks Victoria.

The Odyssey House Suspension Bridge crosses the Yarra River between Odyssey House on Bonds Road, Lower Plenty, and Finns Reserve in Templestowe. The bridge incorporates a hybrid structure, combining cables, stays and suspension cables (Allom Lovell 1999). The footway is laid with wooden planks, although whether or not these are original is unclear, while wire mesh stretches across the railing either side. The bridgedemonstratesan established engineering system of footbridge construction.

Comparative Analysis

The footbridge across the Yarra River at Bonds Road in the grounds of Odyssey Housewas constructed at a much later date than the 1929 Kane's footbridge in Studley Park, Kew. It is unique in the City of Banyule.

Statement of Significance

What is significant?

The Odyssey House suspension footbridge across the Yarra River between Bonds Road in Lower Plenty and Finns Reserve in Templestowe, is of significance.

How is it significant?

The Odyssey House suspension footbridge is of local scientific and historic significance to the City of Banyule.

Why is it significant?

The Odyssey House suspension footbridge is of local scientific significance as an excellent example of the design and technology utilised in the construction of suspension bridges during the 1950s, reflecting a period of exploration and innovation. It is unique in the City of Banyule and has further rarity as one of two footbridge suspension bridges crossing the Yarra River. It is a significant built element on the Yarra Trail and complements the surrounding parkland. (Criterion D, F)

The Odyssey House suspension footbridge has local historic significance for its reflection of the difficulty of access to Lower Plenty during the 1950s, despite residential booms in surrounding areas, and remains a local landmark. (Criterion A)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|----|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|----------------------------|---------------------------------|
| Name | House | |
| Address | 209 Main Road LOWER PLENTY | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | | |
|--|-------------------------|---|
| Recommended Heritage Protection | VHR No HI No PS Yes | |
| Designer / Architect | Hipwell, Weight & Mason | Architectural Style Postwar Period (1945-1965) |

History and Historical Context

In 1840 Captain Benjamin Baxter purchased 950 acres in the Parish of Nillumbik. His land extended from the Plenty River to the Nillumbik Village Reserve, later the township of Eltham. (Allom Lovell 1999: 7)

The area was incorporated into the Heidelberg Road Trust, which was established in November 1841. The trust's jurisdiction covered a broad area and members were theoretically responsible for the construction of roads from Melbourne through to the parish of Nillumbik (Allom Lovell 1999: 31). The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields. (Allom Lovell 1999: 19)

By 1874 the population warranted the construction of a school, though residential development was slow and hampered by isolation from the Eltham railway line. The area remained largely rural until well into the twentieth century, though much of the land had been subdivided into smaller allotments. The Heidelberg Golf Club was established on a large

HERITAGE CITATION REPORT

estate opposite the small town centre in 1929

(<http://web.archive.org/web/20060825230741/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/lwrplenty.html>).

The rural character of the Lower Plenty was overtaken with suburban expansion in the post war period. Land was available relatively cheaply, and many of the houses built in the area were quite simple. (Allom Lovell 1999: 69). While much of the area land around the Yarra River remained dominated by parkland, a number of residences in the modernist style were designed and built by architects working in the area in the 1950s and 1960s.

Edith Maude Warren, of London, owned 588 acres by the Plenty River in the late 1890s, which she gradually subdivided and sold off over time (Certificate of Title, Vol. 2758, Fol. 496). Walker remained at the house until 1979, when he sold it to Graham and Ann Douglas (Certificate of Title, Vol. 8164, Fol. 389).

By 1927, the land upon which 209 Main Road was later built was a four acre allotment owned by Francis Henry Capper, a local plumber. Capper owned the property until the mid 1950s, after which time it changed hands a number of times before it was acquired by Vernon Walker, a storekeeper in May of 1957. The house at 209 Main Road was constructed circa 1960. (Certificates of Title, Vol. 5315, Fol. 875; Vol. 8164, Fol. 389).

The house was built for Vernon Walker, owner of the Healesville Hardware Store (comm. Jack Blyth) and designed by architects Hipwell, Weight and Mason (comm. Simon Reeves). Hipwell, Weight and Mason was a prominent post war modernist architectural firm in Melbourne and completed a number of buildings for private clients during the 1950s and 60s (Survey of Post War Built Heritage in Victoria 027-120). John Hipwell had previously worked for architect Fritz Janeba, and was later co-founder of Hipwell, Weight and Mason. (Survey of Post-War Built Heritage in Victoria 027-066). Part of the house was destroyed by fire in the mid to late 1960s (comm, Jack Blyth). The widow of Vernan Walker, died in this fire and the house remained derelict for several years (comm, Jack Blyth). There have been several owners since that time. The current owners, the Blyths, first rented the house in 1987 before purchasing it in 1995 (comm, Jack Blyth).

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

Certificates of Title, Vol. 5315, Fol. 875; Vol. 8164, Fol. 389; Vol. 2758, Fol. 496

Heritage Alliance (2008) *Survey of post-war built heritage in Victoria: Stage 1*, Vol. 2 Citations, prepared for Heritage Victoria.

Personal communication with Simon Reeves, Built Heritage

Personal communication with Jack Blyth, current property owner.

<http://web.archive.org/web/20060825230741/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/lwrplenty.html>, Accessed 22nd April 2009.

http://heritage.vic.gov.au/admin/file/content2/c7/PWSCit_8C_Residential.pdf

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

209 Main Road, Lower Plenty demonstrates the bold and innovative residential architecture taking place in the suburbs of Melbourne in the 1950s and 60s. The house at 209 Main Road, Lower Plenty is a highly unusual example of modernism. Built of cream brick with a metal roof, its trapezoidal form includes sloping outer walls with a 'folded' roof. The composition of the structure includes bold planes of glass and face brick with carefully designed window treatment reflecting the hierarchy of spaces. The garage sits forward of the house and has a deck on the roof. The balustrade is a later addition.

Statement of Significance

What is significant?

The house built c. 1960 for Vernon Walker at 209 Main Road Lower Plenty is significant.

How is it significant?

The house is of aesthetic (architectural) significance to the City of Banyule.

Why is it significant?

Designed by architects Hipwell, Weight and Mason in the period following the war, this modernist house is representative of the most advanced architectural thinking of its time, and part of the significant movement in modernist architecture in Melbourne. (Criterion E)

It is highly unusual in the use of the trapezoidal elevation and the composition of window wall and face brickwork. The folded roof foreshadows architectural trends in the contemporary era. It is a highly unusual house and a notable example of the work of Hipwell Weight and Mason. (Criteria C, H)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------------|---------------------------------|
| Name | Heidelberg Golf Clubhouse | |
| Address | 8 Main Road LOWER PLENTY | Significance Level Local |
| Place Type | Community Club/ ClubhouseHouse | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | | |
|--|---------------------|---|
| Recommended Heritage Protection | VHR No HI No PS Yes | |
| Designer / Architect | Norris, Harry A | Architectural Style Victorian Period (1851-1901) Italianate |

History and Historical Context

Following the survey of the parish of Keelbundora, Government surveyor Robert Hoddle gave Assistant Surveyor T. H. Nutt the task of completing the survey of land on the east side of the Plenty River. The parish was given the name of Nillumbik, which is thought to have been a local Aboriginal word. Land in the parish of Nillumbik was much harder to sell than that of Keelbundora, though by the 1840s some of the better quality allotments in the Montmorency and Lower Plenty areas had been surveyed and sold (Allom Lovell 1999: 7). The harsh soils meant there were few early attempts to graze or cultivate the land.

In 1840 Captain Benjamin Baxter purchased 950 acres in the Parish of Nillumbik. His land extended from the Plenty River to the Nillumbik Village Reserve, later the township of Eltham (Allom Lovell 1999: 7).

The area was incorporated into the Heidelberg Road Trust, which was established in November 1841. The Trust's

HERITAGE CITATION REPORT

jurisdiction covered a broad area and members were theoretically responsible for the construction of roads from Melbourne through to the parish of Nillumbik (Allom Lovell 1999: 31). The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eager prospectors passed through on the way to the fields (Allom Lovell 1999: 19).

By 1874 the population warranted the construction of a school, though residential development was slow and hampered by isolation from the Eltham railway line. The area remained largely rural until well into the twentieth century, though much of the land had been subdivided into smaller allotments. The Heidelberg Golf Club was established on a large estate opposite the small town centre in 1929 (<http://web.archive.org/web>).

The rural character of the Lower Plenty was overtaken with suburban expansion in the post war period. Land was available relatively cheaply, and many of the houses built in the area were quite simple (Allom Lovell 1999: 69). While much of the area of land around the Yarra River remained dominated by parkland, a number of residences in the modernist style were designed and built by architects working in the area in the 1950s and 1960s.

The nineteenth century building at 8 Main Road functions as the Club House of the Heidelberg Golf Course. The land for the golf course had previously been a 177 acre farming property known as 'Bryn Teg' and included a house sometimes known as 'Preston Hall', which was constructed in 1887 for Mrs Mary Thomas (Allom Lovell & Associates 1999: 54).

The land and the house were purchased by Heidelberg Golf Club in 1926, to be used as a golf course and club house respectively (Allom Lovell & Associates 1999: 54). The golf course links were officially opened on 23rd June 1928 by the Prime Minister of the time, Mr. Stanley Bruce (The Argus 1928: 15). In January 1935 *The Argus* reported that extensive alterations and additions were being carried out on the Golf House, under the direction of Melbourne architect Harry Norris. Notable amongst the changes mentioned include the installation of three large 12ft plate glass windows providing views over the course, and extensions to the caretaker's quarters. (The Argus 1935: 14) Norris (1888-1966) was a significant figure within Melbourne and had a tangible impact upon the development of the City. Amongst his most important projects were the Nicholas Building, Swanston Street, Melbourne (1925), Majorca Building, Degraes Street, Melbourne(1928-29), Coles Store, Bourke Street, Melbourne(1929), Burnham Beeches, Sherbrooke, Victoria (1930) and Mitchell House, Elizabeth Street, Melbourne (1936). Norris was noted for his versatility as an architect and his buildings reflect a willingness to adopt and adapt new ideas and styles.

The building continues in its use as the Heidelberg Golf Club House today.

References

Allom Lovell & Associates (1999) *Banyule heritage places study: an urban history*, Volume 1, Banyule City Council.

The Argus (1928) 'Mr Bruce at Heidelberg', 22 June, p.15.

The Argus (1935) 'Heidelberg Golf Course - Extensive Additions', 3 January, p. 14.

AHC Themes:

3.5 Developing primary production

8.1 Organising recreation

8.5 Forming associations

HV Themes:

4.4 Farming

8.4 Forming community organisations

9.1 Participating in sport and recreation

Local Themes:

Farming the land

Establishing townships and villages

Description

Physical Description

The Victorian Italianate house at 8 Main Road (now the clubhouse for the Heidelberg Golf Club) has been altered yet retains some original features. There few other buildings of this age and style in the Lower Plenty area.

The building is of single storey construction with a tiled roof, stucco exterior and timber detailing. Notable features include an arched entry way leading into a porch area, which supports a balustrade above. Either side of the porch a verandah with skillion roof on timber posts extends around the building. Two half timbered gables with timber finials sit at a diagonal to the left of the balustrade, and are set in a tier one above the other on the building and verandah roof.

The surroundings of the clubhouse include a bowling green built immediately in front, and a car park adjacent. These alterations have changed the context from a semi-rural place to a semi-urban one.

Statement of Significance

What is significant?

The Italianate house built in 1887, formerly known as Bryn Teg or Preston Hall, and now the clubhouse for the Heidelberg Golf Club at 8 Main Road, Lower Plenty is significant.

How is it significant?

The building is of historic, architectural, aesthetic and social significance to the City of Banyule.

Why is it significant?

The building at 8 Main Road is of historic significance for its early construction date in the area, and its association with the farming history of Lower Plenty (Criterion A). Significance can also be attributed to its having hosted Australian Prime Minister Stanley Bruce at an event to celebrate the opening of Heidelberg Golf Course in 1928 (Criterion H).

The Club House is of aesthetic significance as an example of the under represented Victorian Italianate style in Banyule

HERITAGE CITATION REPORT

(particularly in the northern part of the municipality). The alterations to the building and its conversion from a home to a club house, by the notable architect, Harry Norris, reflected the building's new role, as well as the changing needs of the local community. (Criterion A)

Norris' involvement with this project is an indication of his versatility as an architect (many of his other projects involved the design of large scale commercial buildings) and also, perhaps, his love of golf- he was a member of the Peninsula Golf Club, the Victoria Golf Club and the Kew Golf Club. (Criteria F & H)

While the building has been extensively altered and extended, it is also of social and historic significance for its continued use as a Club House by the Heidelberg Golf Club since the late 1920s. As a clubhouse, it has played an important part in the social lives of local golfers for over 80 years. (Criteria G & H)

Recommendations 2009

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|---------------------------|---------------------------------|
| Name | Macleod Park | |
| Address | 50 Chapman Street MACLEOD | Significance Level Local |
| Place Type | Urban Park | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

The suburb of Macleod was named after Malcolm Macleod who acquired land in the area in 1903. In return for allowing a spur rail line to the newly planned (c. 1914) Mont Park hospital nearby to cross his land, Macleod secured a railway station named after himself (Macleod history, 2001).

Some years later the land was subdivided and the area became known as 'Macleod'.

Macleod Park was established as part of the development of the Golf Links Estate by Freehold Assets Pty Ltd in 1921 (Allom Lovell & Associates, Vol.1). The Park, centrally located in what would become the heart of the Macleod Village Shopping Centre and running along the railway line to Macleod Station, was developed to provide recreational facilities for the residential subdivision.

The 'sales plan' for land in the suburb of 'MacLeod' notes the following:

HERITAGE CITATION REPORT

'For private sale by order of H. W. Gepp, Esq. ... MacLeod will be one of the garden suburbs of Melbourne because the building land adjoining the Railway Station on either side has been scientifically planned, and right at the station on the east is a large municipal garden reserve, providing areas for sports grounds, tennis courts, bowling greens and shady tree plantations, and these will be right in the town centre. It will make possible the "suburb beautiful" in a form never attempted and not possible in most suburban centres of the metropolis' (National Library of Australia catalogue entry on Golf Links Hill Estate, MacLeod).

The 'City Beautiful' movement on which this concept was based was one of the most influential town planning models of the late 19th and early 20th centuries ('City Garden and City Beautiful Movements', n.d.). The aims of the concept were fully realised, with the Macleod Village Shopping Centre and Macleod Park being described in 2004 as a:

'safe and easily accessible meeting place for the whole community. It enjoys a unique natural environment with its major feature being the Macleod Park, which provides an idyllic outlook for the shopping centre. The Park also houses the Macleod Hall, Macleod Preschool Centre, a children's playground and barbeque facilities. Beyond this area ... are the Macleod Railway Station and the YMCA Centre And the clear message coming from the community and businesses is that they value the existing character of the Macleod Village Shopping Centre and the Macleod Park, its compactness, its friendliness, and its range of businesses.' (Macleod Village Shopping Centre document, 2004)

The Warringal Conservation Society was involved in planting indigenous species in the Park (Toomey, 1999), and in 2006 a new playground providing disabled access was constructed in the Park for \$60,000 (Banner: the newsletter for Banyule City, Beale Ward, Sept 2006).

References

Toomey, Carol (1999), *Beautiful Banyule: a register of our City's Natural Assets*, Warringal Conservation Society Inc., Rosanna.

Banner: the newsletter for Banyule City Beale Ward, Sept 2006 at <http://www.banyule.vic.gov.au/Assets/Files/Banner-%20September%202006.pdf>.

'City Beautiful and City Garden Movements', by the National Archives of Australia, the National Capital Authority and the National Library of Australia, at http://www.idealcity.org.au/town_planning-4-garden_city.html, Accessed 19th October 2009.

Macleod history, 28/11/2001, originally at <http://www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/macleod.html> but no longer on this site - but printed version in 'Vertical File - Macleod' held by Prahran Mechanics' Institute Library, Prahran.

Macleod Village Shopping Centre document c. 2004, at <http://www.banyule.vic.gov.au/Assets/Files/Macleod.pdf>

National Library of Australia catalogue entry on Golf Links Hill Estate, MacLeod, at <http://catalogue.nla.gov.au/Record/4225341>, Accessed 19th October 2009.

AHC Themes

8.1.3 Developing public parks and gardens

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Public and private planting

Description

Physical Description

Macleod Park is a largely linear reserve of 4.9 hectares which runs parallel to the Melbourne - Hurstbridge railway line.

It is a very popular and well used park, and is roughly divided into two main areas. The northern section, centred around Macleod Station and the shopping strip, contains two rotundas, Macleod Community Hall, Macleod Preschool Centre, children's playground and barbeque facilities. Many mature trees, both exotic and native, have been planted in the Park, and open swathes of lawn provide for passive recreation.

The southern section contains tennis courts, sporting oval and walking track along Salt Creek, which emerges from its underground piping to run through part of the Park. The Creek supports a number of mature river red gums. These trees are important as they provide a link between Gresswell Forest, LaTrobe University Wildlife Reserve and Mont Park.

Statement of Significance

What is significant?

Macleod Park, comprising approximately 5 hectares of parkland including sporting and community facilities, designed garden and riparian habitat, is of significance.

How is it significant?

Macleod Park is of historic, social, aesthetic and scientific (environmental) value to the City of Banyule.

Why is it significant?

Macleod Park is of historic significance as an early example of provision by developers of recreational facilities in residential subdivisions. The Macleod Park example, based on the British City Garden movement, predates bureaucratic moves (in the form of the Melbourne Town Planning Commission c. 1924) to urge this consideration. (Criterion A)

Macleod Park is of social value to the local community. Together with the adjacent shopping village it forms an important hub around which community life, both spontaneous and planned, centres. (Criterion G)

Macleod Park is of aesthetic value for the contrast afforded by sporting fields, riparian plantings and designed gardens, and for its collection of exotic and native mature trees. (Criterion E)

Macleod Park is also of scientific (environmental) significance for its small length of natural creek supporting indigenous

HERITAGE CITATION REPORT

river red gums, functioning as a wildlife corridor and flight path between Gresswell Forest, LaTrobe University Wildlife Reserve and Mont Park.

Recommendations 2009

| | |
|---|-----|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | Yes |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|-------------------------|---------------------------------|
| Name | House and Shop | |
| Address | 3 Cherry Street MACLEOD | Significance Level Local |
| Place Type | HouseShop | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

Macleod was named after Malcolm Macleod who acquired land in the area in 1903 and the area remained largely rural for a number of years. In 1914 the State Government acquired the nearby Mont Park site for the construction of a hospital and asylum and built a spur railway line to connect it to the main Hurstbridge line, passing over Macleod's land. A station opened in 1911 and was subsequently named for him and a fledgling township emerged.

The house at 3 Cherry Street is located on parts of Crown portions 9 and 10 in the Parish of Keelbundora. Michael Burke, an auctioneer of Melbourne, acquired this portion in December 1921. He subdivided his 97 acres into residential allotments and on the 11th August 1926 sold Lot 45 of that subdivision to Amadie John L'Huillier of Westgarth (Certificate of Title, Vol. 4526, Fol. 170).

L'Huillier probably built the house at 3 Cherry Street circa 1926. He retained ownership of the property until 1961, when it was sold to Henry James and Violet Peggy Mitchell, both shopkeepers. They sold it on to Gordon Stanley Carlyon, a

HERITAGE CITATION REPORT

secretary of Northcote, who took out a number of mortgages over the property and continued to live there until the early 1980s (Certificate of Title, Vol. 5170, Fol. 932).

References

<http://web.archive.org/web/20060824204855/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/macleod.html>, Accessed 22nd April 2009.

Certificates of Title, Vol. 5170, Fol. 932; Vol. 4526, Fol. 170.

Plan of the Parish of Keelbundora, K 25(6), Additions 1972

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Establishing towns and villages

Retail development

Description

Physical Description

3 Cherry Street, Macleod is situated opposite the railway line and the Harry Pottage Reserve. The building is an attached residence and shop built in the interwar bungalow style. Situated on a prominent corner this building has a landmark quality. The shop front has an original entrance recessed between tiles stallboards below the window. The parapet is rendered and has a stepped profile. Behind this the terra cotta style hipped roof is visible and this matches that of the house. The house has typical solid tapered piers supporting the porch roof and has high integrity. There is no front fence. The canopy verandah is missing from the shop.

The shopping area of Macleod has been consolidated on the east side of the railway line and this building is a reminder of what might have been a larger group of shops to the west of the line.

Comparative Analysis

No other buildings of this type (shop and residence) have been assessed as part of the Banyule Heritage Review.

HERITAGE CITATION REPORT

Statement of Significance

What is significant?

The house and shop, built in 1926 at 3 Cherry Street, Macleod is significant.

How is it significant?

3 Cherry Street is of local historic and aesthetic significance to the City of Banyule.

Why is it significant?

3 Cherry Street is opposite the station and the main shopping area of Macleod, and predates commercial development in this area. It is associated with the extension of the railway line to Hurstbridge and Eltham. (Criterion A)

3 Cherry Street is one of relatively few buildings in Macleod dating from the interwar period and is particularly prominent on the corner of Cherry Street and Wungan Street and adjacent to the Harry Pottage Reserve. (Criterion E)

3 Cherry Street is a form of shop and residence which is uncommon in Macleod, and not common in other parts of Banyule. Apart from the missing canopy to the shop, and the front fence, the building has a high level of integrity. (Criterion B)

Recommendations 2009

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|---------------------------|---------------------------------|
| Name | Strathalan | |
| Address | 2-34 Erskine Road MACLEOD | Significance Level Local |
| Place Type | Retirement Village | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

Architectural Style Federation/Edwardian Period (1902-c.1918)

History and Historical Context

This portion of land was owned by the McLean family, Scottish migrants, from the 1840s. They named their estate "Strathalan". Although the family returned to Scotland in the 1850's they remained the owners of Strathalan until 1892, leasing the property out after their departure (Garden 1975: 22).

During 1888 the property was sought by a development company headed by Charles Henry James and Thomas Bent (the former Premier of Victoria). Bent ultimately decided against pursuing purchase of the land; however, James persisted and, in 1892, after protracted negotiations purchased most of portion 9 and part of portion 10.

James was, however, declared bankrupt in 1897 and the land passed into the hands of the mortgagor, the Commercial Bank of Australia. The Bank divided the land, and sold the northern part to Edith and Malcolm Macleod and the remaining 247 acres to the grazier, Michael Le Grand. The present house was built by Le Grand and his wife, Annie, in

HERITAGE CITATION REPORT

1906-07. (Garden 1975: 108). Michael Le Grand died in 1914, leaving Annie with nine children and substantial debts. In order to meet her financial obligations, Annie sold 97 acres of land to the west of the railway line. In 1920, the house and a further 144 acres of land (between Greensborough Road and the railway line) was sold, to the Freehold Assets Company Ltd. Later owners of the house included Herbert W. Gepp (1920- 36) who eventually sold to create the Macleod Golf Links Estate (City of Heidelberg Rate Books, 1906). Gepp was General Manager of Australian Electrolytic Zinc. In 1944 Strathalan was acquired by the Baptist Church. Major additions were made in 1957- 58. The property has since been developed by the Baptist Church as an aged care facility. Despite substantial changes to the property, some of the outbuildings from the farm complex are said to remain. These were not located on site.

The suburb of Macleod was named after Malcolm Macleod who acquired land in the area in 1903 and the area remained largely rural for a number of years. In 1914 the State Government acquired the nearby Mont Park site for the construction of a hospital and asylum and built a spur railway line to connect it to the main Hurstbridge line, passing over Macleod's land. A station opened in 1911 and was subsequently named for him and a fledgling township emerged.

The area was incorporated into the Heidelberg Road Trust, which was established in November 1841. The trust's jurisdiction covered a broad area and members were theoretically responsible for the construction of roads from Melbourne through to the parish of Nillumbik (Allom Lovell 1999: 31).

References

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City of Heidelberg Rate Books.

<http://web.archive.org/web/20060824204855/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/macleod.html>, Accessed 22nd April 2009.

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

AHC Themes

9.6.2 Looking after the infirm and the aged

HV Themes

8.3 Providing health and welfare services

Local Themes

Residential Banyule

Farming the land

Description

Physical Description

This Queen Anne style house, with its half-timbered gables, and encircling verandah, is one of few Federation era buildings in Macleod. The house demonstrates typical planning, form and detailing of the Queen Anne style, with face red brick walls, timber framed sash windows, and chimneys of red brick and render. It has undergone some changes associated with the development of the aged care buildings attached. Some architectural detail has been removed including the balustrading and a verandah frieze. The Marseilles - pattern tile roof has been replaced with concrete tiles. Many of the original windows have been replaced. The chimneys are notable for their brick and render detailing and slender proportions.

The development of the Aged Care facility around this house has compromised its integrity, particularly in the understanding of the garden around the house, however it remains as one of few Federation style buildings in Macleod.

There are pine trees at the entrance to Erskine Road and a mature red gum immediately to the south of the house. (*E. Camaldulenesis*). These mature trees provide a setting to the house and the entrance to the driveway.

Statement of Significance

What is significant?

The house Strathalan, built in 1906 -7 for Michael Le Grand, is significant. The later buildings surrounding the house and built for aged care are not significant. The mature pine trees at the entrance to the driveway and the red gum are significant.

How is it significant?

Strathalan is of local historic and aesthetic significance to the City of Banyule.

Why is it significant?

Strathalan is historically significant for its association with several phases of development in Macleod. The property was part of a substantial estate in the 19th century known as 'Strathalan'. The house is the only assessed building in Macleod that demonstrates previous large scale landholdings prior to suburban development. The property was previously owned by Edith and Malcolm Macleod and the house was built by the Le Grand family, who sold part of their estate between Greensborough Road and the railway line in the early 20th century, thereby assisting suburban development in Macleod. (Criterion A)

Strathalan has further historic as well as aesthetic significance as the only known example of a Federation era house in Macleod and is notable for its face red brick masonry, half timbered gables to the roof, chimneys and encircling verandah.. The property retains remnant pine trees that illustrate its former life as a residence in a garden setting, prior to the aged care development. (Criteria B &E)

The pine trees at the entrance to the driveway and the red gum are contributors to the setting of the house and act as landmarks in the suburban context. (Criterion E)

HERITAGE CITATION REPORT

Recommendations 2009

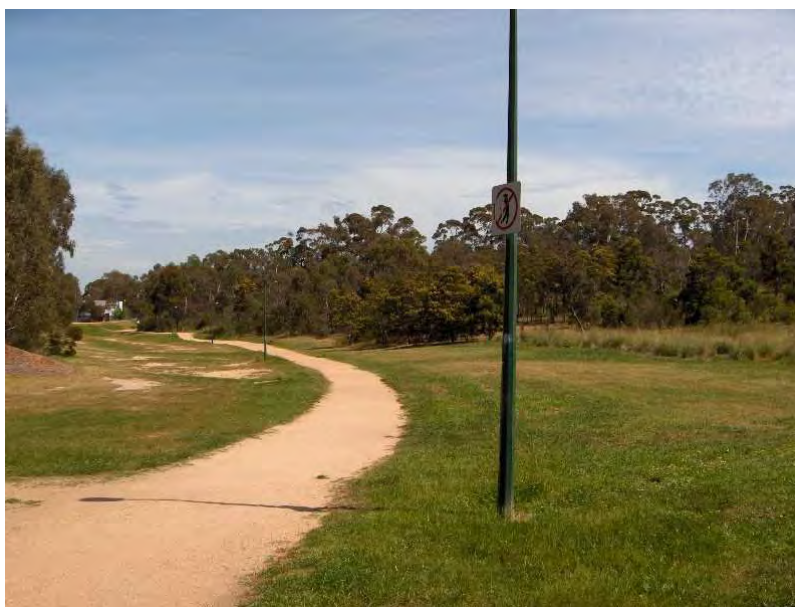
| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | Yes |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

Other Recommendations

HO mapping for this place includes two separate areas - the house and red gum as one area and the pine trees at the entrance to the driveway as another.

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------------|---------------------------------|
| Name | Harry Pottage Memorial Reserve | |
| Address | 128-150 Wungan Street MACLEOD | Significance Level Local |
| Place Type | Reserve | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Harry Pottage Memorial Reserve was originally part of a parcel of some 400 acres of the 1833 Strathalan Estate, purchased from the McLean family by the Macleod family around 1900.

The rural nature of the area made it attractive as a location for a new asylum, and in 1911 the State Government purchased the nearby Mont Park site for such a purpose. To facilitate access to the asylum, the government proposed building a spur rail line from the Heidelberg to Hurstbridge line (opened in 1902) to the facility. In return for allowing passage of the spur line across his land, Malcolm Macleod, by this time a local councillor, secured construction of a new railway station between today's Rosanna and Watsonia Stations. Heidelberg Council named the new station after him (Macleod Progress Association, n.d.).

The spur line to Mont Park, funded by the State Health Department, was built, and opened in 1911. This line ran from the western side of the new Macleod Station in a north-westerly direction along the outer edge of what is now Harry Pottage Memorial Reserve, to terminate within the grounds of the asylum (Dornan & Henderson, 1979, Melway, 1966).

HERITAGE CITATION REPORT

Construction of Macleod Station greatly facilitated subdivision of the area, with the first development occurring to the east of the Heidelberg to Hurstbridge rail line from 1910 (Macleod Progress Association, n.d.). However, the area to the west of the railway, bordered by the rail line and the hilly rises of the Mont Park Asylum and Gresswell Forest, remained largely untouched by development until the late 1960s and '70s.

Prior to pre-European settlement the area including Harry Pottage Reserve was open land with a sparse covering of trees. Aerial photographs of the site and its surrounds in 1931, 1954 and 1972 show few trees in the landscape, contrasting strikingly with both the Gresswell Forest to the north and Mont Park to its west. This was due to the area's underlying broad basalt plain, which naturally supports grassland but few trees. Indeed Harry Pottage Reserve contains a highly important basalt grass plains habitat which is a continuation of the adjacent Cherry Street Grasslands Reserve (Toomey, 1999).

The pressure of development threatened the area however in the 1960s and 70s. The Mont Park spur line was officially closed on 30 June 1964 (Victorian Railways Timeline, n.d.), but the tracks were not lifted until the late 1960s or early 1970s, when work gangs worked to remove the rail tracks in the cutting to prevent them being buried by the landowner in readiness for housing construction (Railpage Australia Forums, 2005).

The open space now known as Harry Pottage Reserve was threatened when it was proposed that the whole area be made a Housing Commission development. As a local councillor in the 1960s and 1980s, Harry Pottage was instrumental in preventing this happening, and the reserve was named in recognition of his efforts (Toomey, 1999).

Although the tracks were removed, the now disused easement which runs along the west side of the Reserve is still appreciable. In 1997 remnants of a few of the line's overhead railway stanchions were still visible (Railpage Australia Forums, 1997, 1998), however in 2009 the only remnant of the railway line is the railway embankment along the western boundary of Harry Pottage Reserve (Australian Heritage Places Inventory web page).

In 2005 Harry Pottage Reserve was reported to contain approximately 25 individual specimens of Matted Flax-lily - an endangered species in Victoria (DSE Draft Flora and Fauna Guarantee Action Statement, 2007). In addition, the grassland community found in Harry Pottage Reserve was included in the City of Banyule's Schedule 4 to the Environmental Significance Overlay in 2007.

References

Aerial photograph 1931: 1931 Melbourne Menvirons, Run 17, Film 60, Photograph 3333, November 1931, held by Land Victoria.

Aerial photograph 1954: 174 Melbourne and Metropolitan Project No. 3, Run 18, Film 966, Photograph 35, March 1954, held by Land Victoria.

Aerial photograph 1972: 985 Melbourne 1972, Run 28, Film 2635, Photograph 200, April 1972, held by Land Victoria.

Australian Heritage Places Inventory: Mont Park Psychiatric Hospital Precinct, at <http://www.heritage.gov.au/cgi-bin/ahpi/record.pl?RNE100229>

City of Banyule, 2007: Banyule Planning Scheme, Schedule 4 to the Environmental Significance Overlay, 16 August 2007, at dosedocs.obsidian.com.au/public/Banyule/42_01s04_bany.doc

Department of Sustainability and Environment (DSE), 2007, Draft Flora and Fauna Guarantee Action Statement: Matted Flax-lily (*Dianella amoena*, previously *D. longifolia*) at

HERITAGE CITATION REPORT

[http://www.land.vic.gov.au/CA256F310024B628/0/E9FE17E4DD22FF95CA2573A200826ABA/\\$File/matted+flax-lily+october+2007.pdf](http://www.land.vic.gov.au/CA256F310024B628/0/E9FE17E4DD22FF95CA2573A200826ABA/$File/matted+flax-lily+october+2007.pdf)

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Macleod Progress Association, n.d., Plaque adjacent to Band Rotunda, Macleod Park.

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Railpage Australia Forums (Railway Archaeology), 24 August 2005, at <http://www.railpage.com.au/f-p342643.htm>

Toomey, Carol, 1999, *Beautiful Banyule: a register of our City's Natural Assets*, Warringal Conservation Society Inc., Rosanna

Victorian Railways Timeline, at <http://www.victorianrailways.net/vr%20history/history.html>

AHC Themes

4. Building settlements towns and cities

HV Themes

01 - Shaping Victoria's environment

1.2 Evolution of flora and fauna

06 - Building towns, cities and the garden state

6.3 Shaping the suburbs

Local Themes:

Establishing townships and villages

Local government and suburban development

Public and private planting

The railway

Description

Physical Description

HERITAGE CITATION REPORT

Harry Pottage Reserve consists of 5.6 hectares of remnant grassy woodland, mown grass planted with native trees, and a children's playground. Infrastructure consists of a picnic shelter, seats and walking paths.

Along the Reserve's western boundary is the remains of the Mont Park spur rail line, constructed to bring goods to the then adjacent Mont Park Asylum.

The Reserve contains a 'highly important basalt grass plains habitat', with 'good understorey similar to the adjoining Cherry Street Reserve' (Toomey, 1999, p.80). This grassland is included on the City of Banyule's Schedule 4 to the Environmental Significance Overlay. In 2005 the Reserve also contained approximately 25 individual specimens of Matted Flax-lily - an endangered species in Victoria. An area of the Reserve, along its western perimeter has been fenced to protect the vegetation.

Indigenous trees and grasses have been planted by the City of Banyule (Toomey, 1999).

Salt Creek flows in piping beneath the Reserve, and a gully has been formed as a retarding basin to prevent flooding in nearby Rosanna (Toomey, 1999).

Statement of Significance

What is significant?

Harry Pottage Memorial Reserve, Macleod, comprising approximately 5.6 hectares of parkland, including indigenous trees and basalt plains grassland, is significant. The Reserve also contains a remnant rail embankment and alignment which are significant.

How is it significant?

Harry Pottage Memorial Reserve, Macleod, is of historic, scientific, aesthetic and social value to the City of Banyule.

Why is it significant?

Harry Pottage Memorial Reserve, Macleod, is historically significant as the site of the last remnant of the Mont Park rail line, that being the railway embankment along the western boundary of the Reserve. (Criterion A)

The Reserve is socially significant as a passive recreation ground for the local community, being Macleod's only large area of public open space west of the Heidelberg to Hurstbridge railway line. (Criterion G)

The Reserve is aesthetically significant for its area of grassland habitat, evocative of the natural landscape supported by the broad basalt plain which underlies this region. This is enhanced by its contrast with the close residential development which forms two of the Reserve's boundaries. (Criterion E)

The Reserve is scientifically significant for its basalt plain grassland habitat and its small but significant colony of the endangered Matted Flax-lily. (Criterion F)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|----|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|-------------------------------|---------------------------------|
| Name | Shop and Residence | |
| Address | 8-12 Binns Street MONTMORENCY | Significance Level Local |
| Place Type | Shop | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

History and Historical Context

Following the survey of the parish of Keelbundora, Government surveyor Robert Hoddle gave Assistant Surveyor T. H. Nutt the task of completing the survey of land on the east side of the Plenty River. The parish was given the name of Nillumbik, which is thought to have been a local Aboriginal word. Land in the parish of Nillumbik was much harder to sell than that of Keelbundora, though by the 1840s some of the better quality allotments in the Montmorency and Lower Plenty areas had been surveyed and sold (Allom Lovell 199: 7).

The settlement was named for the Montmorency Estate, which itself was named after the town where French philosopher Jean Jacques Rousseau lived (<http://web.archive.org/>). A number of small orchards and poultry farms were established in the late 1800s, though the lack of local facilities prevented much residential development.

Montmorency did not develop as a township until following the construction of the railway line through to Eltham in 1902. A Presbyterian church was built in 1917 in the midst of small rural landholdings. A primary school opened in 1922 and after ten years of lobbying, a railway station finally established in 1923 (Allom Lovell 1999: 62). The railway

HERITAGE CITATION REPORT

brought a population boost to the township and prompted further development. Surrounding the residential centre, however, most of Montmorency consisted of orchards, dairying and poultry farms until after WWII (<http://web.archive.org>).

Despite the construction boom of the 1880s that had impacted the pace of development in nearby Heidelberg, Ivanhoe and Eaglemont, Montmorency remained primarily rural in character during the early years of the twentieth century. The land at 8-12 Binns Street formed part of a huge allotment acquired by A. G. Outhwaite Esq on the 11th July 1916 for the purposes of subdivision and resale as smaller residential allotments. Outhwaite's land covered more than 465 acres and formed part of Crown Portion 3 in the Parish of Nillumbik (Certificate of Title, Vol. 2997, Fol. 382).

There was substantial post WWII residential development and there are a number of examples of modernist architecture in the area. By 1950 Montmorency boasted some six hundred residents and facilities been extended with the addition of two churches, a public hall and sporting facilities. The population increased substantially by the end of the decade as modern shopping facilities and a number of factories were established. The high school was opened in 1969 (<http://web.archive.org/web>).

On the 9th March 1923, George Guthrie McColl acquired one of Outhwaite's lots - a 10 acre and 27 perches allotment (Certificate of Title, Vol. 4677, Fol. 302). In the 1920s Montmorency was beginning to develop as a commercial centre. McColl sold to Henry Woolf, a barrister, on the 9th September 1941. Woolf sold the place after a short time to Paul Jones, a student (Certificate of Title, Vol. 6507, Fol. 240). In 1948, Jones sold to Marie Brooklyn L'Huillier. Gavin Clarke, an engineer, bought the site from her the following year, and he sold to Ronald Guymer, a plumber, in 1951 (Certificate of Title, Vol. 7242, Fol. 320). The building is presumed to have been built at some time in the 1950s.

Guymer appears to have occupied the shop and residence until he sold in 1963 to Leslie Docksey, a chartered accountant. Docksey sold to John Leslie and Patricia Howden in 1969. John Howden was also a plumber and presumably ran a business from the premises. He owned the property until at least 1993 (Certificate of Title, Vol. 7242, Fol. 320).

References

Certificates of Title, Vol. 2997, Fol. 382; Vol. 7242, Fol. 320.

(<http://web.archive.org/web/20060825213100/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/montmorency.html>)

AHC Themes:

3.19 Marketing and retailing

4.1 Planning urban settlements

HV Themes:

5.3 Marketing and retailing

6.3 Shaping the suburbs

Local Themes:

Establishing townships and villages

HERITAGE CITATION REPORT

Retail development

Description

Physical Description

The shop and residence at 8-12 Binns Street is situated opposite the railway line and is part of a group of places that are included in the Montmorency Shopping Village (HO93). The shop and residence at 8-12 Binns Street is typical of post war functionalist design. This narrow two storey building is asymmetrical in form, utilising a curved corner at the north-east elevation of the front facade in contrast with a sharp corner on the north-west.

Face brick features in the front facade, which is visually dominated by two large plate glass display windows framed by a projecting cement hood and sides that taper towards the ground. The two windows are separated by a recessed entryway leading towards double doors. The frontage is clad partly in slate as a contrast to the face brick. The ground level is larger than the upper storey, which is set back from the street front. The red face brick walls extend two thirds of the height of the building to create a balcony for the residence. The front facade of the upper level residence is comprised mainly of narrow vertical windows, above which the flat roof of the building projects at an angle towards the north-west corner of the building. 8-12 Binns Street is largely intact.

Statement of Significance

What is significant?

The shop and residence at 8-12 Binns Street, Montmorency, are of significance. Already a part of HO93, it has been noted for its particular contribution to the Montmorency Shopping Village.

How is it significant?

8-12 Binns Street, as part of the Montmorency Shopping Village is of local historic and aesthetic significance to the City of Banyule.

Why is it significant?

8-12 Binns Street, comprising a shop and residence is a key building in the Montmorency Shopping Village, and demonstrates the development of Montmorency following the railway, in particular during the 1950s when the suburb was developing rapidly. 8-12 Binns Street appears to have operated as a plumbing business during the 1950s, run by Ronald Guymer, and later John Howden from 1969, although other uses as an accountant's office interspersed this activity. (Criterion A)

The building is a good and intact example of post war functionalist design in Montmorency, and forms part of a group of buildings built at a similar time in Binns Street. It is a relatively unusual form of construction, combining a shop below and residence above. The two storey building has an unusual asymmetrical form, with both curved and square corners to the front facade, the use of tapered concrete window hoods and slate facing around the entrance. 8-12 Binns Street displays a high degree of integrity and has a distinctive architectural design. (Criteria B & E)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

Other Recommendations

The face brickwork and stone cladding should be retained and not painted.

HERITAGE CITATION REPORT

| | | |
|----------------------|--------------------------------|---------------------------------|
| Name | House | |
| Address | 1/11 Hughes Street MONTMORENCY | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection VHR No HI No PS Yes

Designer / Architect Woodburn, WJ

Architectural Style Mid-Twentieth Century (1940-60) International

Maker / Builder Woodburn, WJ

History and Historical Context

Montmorency did not develop as a township until following the construction of the railway line through to Eltham in 1902. A Presbyterian church was built in 1917 in the midst of small rural landholdings. A primary school opened in 1922 and after ten years of lobbying, a railway station was finally established, in 1923 (Allom Lovell 1999: 62). The railway brought a population boost to the township and prompted further development. Beyond the residential centre, however, most of Montmorency consisted of orchards, dairying and poultry farms until after World War II (<http://web.archive.org/web>).

Following World War II, there was substantial residential development. By 1950 Montmorency boasted some 600 residents. It was subsequently extended with the addition of two churches, a public hall and sporting facilities. By the end of the decade, the population had further increased and additional shops and a number of factories had also been established. The high school was opened in 1969 (<http://web.archive.org/web>).

HERITAGE CITATION REPORT

The land on which 1/11 Hughes Street was built formed part of a 28 acre allotment that was bought by Albert Henry Charles Price in 1926 and gradually subdivided and sold off over time (Certificate of Title, Vol. 5331, Fol. 033). Beryl Purnell acquired lot 16 in February 1946 before selling the land to William Woodburn in 1948.

Woodburn (an architecture student at the University of Melbourne) subsequently set about designing and developing a house. Woodburn and Betty built the house themselves, digging the clay on site, making the mud bricks, laying the reinforced concrete slab, constructing the walls and the remainder of the building. Woodburn also did the carpentry and constructed the furniture. The house, including furniture, cost £600, coming in £20 over budget (Bick & Kellaway 1992). Woodburn graduated from the University of Melbourne in 1951 (*The Argus*, 19 April 1951). At the time, Woodburn's house (and in particular its small size and use of unusual materials) was praised by Robin Boyd as a fine attempt to deal with the postwar housing crisis. (*Survey of Post War Built Heritage in Victoria*, 119).

Woodburn lived in the house until 1983, when it was sold to Famwood Pty Ltd (Certificate of Title, Vol. 6962, Fol. 350).

References

The Argus, 19 April 1951

Bick, David and Kellaway, Carlotta (1992), *Shire of Eltham Heritage Study*, prepared for the Shire of Eltham, Melbourne.

Certificates of Title, Vol. 5331, Fol. 033; Vol. 6962, Fol. 350.

Heritage Alliance, *Survey of Post-War Built Heritage in Victoria*, 119.

Heritage Victoria - Admin file

www.web.archive.org

AHC Themes

4.1.2 Making suburbs

8.10.4 Designing and building fine buildings

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

1/11 Hughes Street is an example of the International style of architecture, but is built with mud brick (adobe) side walls. The use of adobe is not normally associated with this style of architecture that tends to favour machine made or industrialized materials. The house consists of a long rectangular plan with a low pitched roof and a window wall that extends completely along one elevation. It is set in a bushland garden and the house is designed to provide a seamless transition between the inside and the outside. The mud brick walls subsequently have been rendered and painted, presumably to preserve their surface finish.

1/11 Hughes Street is one of two houses on adjacent sites that were largely experimental, and display an innovative construction system and design for the 1940s.

Comparative Analysis

11 Hughes Street is one of two houses on adjoining lots built by architecture students in the 1940s, and which display innovative construction methods for the time.

Statement of Significance

What is significant?

The house at 1/11 Hughes Street, designed in 1948 by then architecture student W. J. Woodburn and built by him for his family, is of significance.

How is it significant?

1/11 Hughes Street is of historic, aesthetic and architectural significance to the City of Banyule.

Why is it significant?

This mud brick building was designed and built by Melbourne University architecture student William Woodburn and his wife Betty using mud excavated from the site. The house was one of the first to use concrete raft slabs (a now common construction system). Its use of unusual materials was praised by prominent architect, Robin Boyd who cited it as a fine attempt to deal with the post war housing crisis. (Criterion F)

The house is of a simple design, and reflects the shortage of materials in the period following World War II, as well as the limited means of many of those who moved to Montmorency during the late 1940s. (Criteria A & H)

It forms an interesting comparison with the adjacent, and more elaborate, 9 Hughes Street, designed by Woodburn's fellow student, Sydney Smith. (Criterion E)

The house is also of significance for its long connection to the Woodburn family and W.J. Woodburn. The house was designed by Woodburn for his family in 1948-49 and Woodburn retained ownership of it until 1983. (Criteria H)

HERITAGE CITATION REPORT

Recommendations 2009

| | |
|---|----|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|-------------------------------------|---------------------------------|
| Name | House | |
| Address | 1/51 Mountain View Road MONTMORENCY | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

Architectural Style Federation/Edwardian Period (1902-c.1918) Bungalow

History and Historical Context

Following the survey of the parish of Keelbundora, Government surveyor Robert Hoddle gave Assistant Surveyor T. H. Nutt the task of completing the survey of land on the east side of the Plenty River. The parish was given the name of Nillumbik, which is thought to have been a local Aboriginal word. Land in the parish of Nillumbik was much harder to sell than that of Keelbundora, though by the 1840s some of the better quality allotments in the Montmorency and Lower Plenty areas had been surveyed and sold (Allom Lovell 199: 7).

The settlement was named for the Montmorency estate, which itself was named after the town where French philosopher JeanJacques Rousseau lived (<http://web.archive.org/>). A number of small orchards and poultry farms were established in the late 1800s, though the lack of local facilities prevented much residential development.

Montmorency did not develop as a township until following the construction of the railway line through to Eltham in

HERITAGE CITATION REPORT

1902. A Presbyterian church was built in 1917 in the midst of small rural landholdings. A primary school opened in 1922 and after ten years of lobbying, a railway station finally established in 1923 (Allom Lovell 1999: 62). The railway brought a population boost to the township and prompted further development. Surrounding the residential centre, however, most of Montmorency consisted of orchards, dairying and poultry farms until after WWII. (<http://web.archive.org>).

There was substantial post WWII residential development and there are a number of examples of modernist architecture in the area. By 1950 Montmorency boasted some six hundred residents and facilities been extended with the addition of two churches, a public hall and sporting facilities. The population increased substantially by the end of the decade as modern shopping facilities and a number of factories were established. The high school was opened in 1969 (<http://web.archive.org>).

1/51 Mountain View Road was owned by Dr Andrew Honman and his wife Minna Machenbach who was a German émigré. The house was once situated on a much larger parcel of land in semi-rural surroundings.. Dr Honman served as a medical practitioner in the Boer War, First and Second World Wars, and as part of colonial administration in New Guinea. His later work was as a pathologist pioneer at Bethesda Hospital. (pers.comm.Louise Honman)

Land around the house was subdivided as part of Montmorency Station Estate, a residential subdivision whose lots first went to auction in December 1924. Advertising material for auctioning of Lots in Montmorency Station Estate emphasises the proximity of the site to the new Montmorency Electric Railway Station, and describes Montmorency as a *"most promising suburb, where you can enjoy all the privileges of those living in the country yet be within easy access to business in the city"*. (Coghill & Haughton, Auctioneers 1924)

Of particular interest within this advertising material is the appearance of the house at No. 51 as an already extant building on the Estate Plan, situated on a large block in the north eastern corner of the subdivision. The advertisement also features a photograph of the house sitting in an already well-established garden, suggesting that the house had been there for some time prior to 1924 (Coghill & Haughton, Auctioneers 1924). A more precise construction date for the house is unknown, and may require further research to establish.

The advertising material for Montmorency Station Estate emphasises the proximity of the site to the new Montmorency Electric Railway Station, and describes Montmorency as a *"most promising suburb, where you can enjoy all the privileges of those living in the country yet be within easy access to business in the city"*.

Titles information suggests that the surveyor of the estate Carl Sidney Honman and public accountant Frederick Valentine Lewis, acquired the house and land of 51 Mountain View Road, along with at least one adjoining Lot, in December 1933 (Certificate of Title, Vol. 5877, Fol. 282). During the mid-1940s ownership of various parts of the property moved to-and-fro between Carl Sidney Honman and Raymond Robert Victor Collins. This concluded in August 1947 when a portion of land containing the house was transferred to Carl Sidney Honman and Margaret Helen Nurton, who acquired a number of additional lots at the same time. C.S. Honman and M.H Nurton were siblings (pers.comm. Louise Honman) (Certificates of Title: Vol. 6805, Fol. 837; Vol. 7113, Fol. 409).

This larger piece of land was subdivided from the mid 1950s, and the house changed hands numerous times in subsequent years (Certificates of Title: Vol. 7623, Fol. 049; Vol. 8109, Fol. 907).

References

Certificates of Title: Vol. 5877, Fol. 282; Vol. 6805, Fol. 837; Vol. 7113, Fol. 409; Vol. 7623, Fol. 049; Vol. 8109, Fol. 907

Coghill & Haughton, Auctioneers (1924) *Montmorency Station Estate*, advertising brochure.

HERITAGE CITATION REPORT

www.web.archive.org/web

Pers. comm. based on documents from family history of Louise Honman

AHC Themes:

4.1 Planning urban settlements

8.12 Living in and around Australian homes

HV Themes:

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes:

Residential Development

Description

Physical Description

The house at 51 Mountain View Road represents a transitional Federation/Bungalow architectural style and is very simple in its design and decoration. Sited at a diagonal on a large block, the house is of single storey construction, with a wide gable roof that features an additional decorative gable facing the street and two unadorned chimneys. The building has a roughcast and painted brick facade. Double-hung sash windows, with six panes in each sash, punctuate the exterior. Each window occurs either as a single feature, or in groups of two or three. A verandah runs around three sides of the house supported by timber posts placed in pairs at wide intervals. The verandah is raised above the ground and a timber lattice covers the space between floor and earth.

A c.1924 photograph of the house found in advertising material for Montmorency Station Estate shows that all of these features are original to the building, apart from the painted brick in the facade, which was previously left as an unpainted face brick. Another addition is the timber extension to the back of the building, which is visible from the road. While the house is currently situated on a sparsely vegetated block, the earlier picture features a well-established garden surrounding the house, including vines growing on some of the sub-verandah lattice and timber verandah posts. A timber addition to the building at the back of the property is visible from the road.

Although the lot has reduced considerably in size from its original acreage, 51 Mountain View Road still stands on a large parcel of land, and represents the development of houses in Montmorency immediately following the construction of the railway line to Eltham. It is a considerably earlier building than most in Montmorency.

Statement of Significance

What is significant?

HERITAGE CITATION REPORT

The house at 1/51 Mountain View Road is of significance.

How is it significant?

The house at 1/51 Mountain View Road is of local historic and aesthetic significance to the City of Banyule.

Why is it significant?

The house at 1/51 Mountain View Road is of local historic significance for its association with the trend of residential subdivision and Estate development occurring within Montmorency as a result of the railway line extension to Eltham. It is of an early construction date for Montmorency and represents a form of semi-rural residential development that has largely been subsumed by post war housing. 1/51 Mountain View Road was the home of Dr Andrew Honman, whose later work in medicine was as a pioneer in the field of pathology in the 1920s at Bethesda Hospital. (Criterion A)

The house at 1/51 Mountain View Road is of local aesthetic significance as a representative example of a transitional Federation/ Bungalow in Banyule. The simplicity of design and restrained decoration contribute aesthetic value to the property. The Bungalow style of house is not well represented in Montmorency, as most development took place in the Post-war period. (Criterion D)

Recommendations 2009

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|---------------------------|---------------------------------|
| Name | Joseph Simpson House | |
| Address | 35 Douglas Street ROSANNA | Significance Level Local |
| Place Type | House | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | | |
|--|---------------------|---|
| Recommended Heritage Protection | VHR No HI No PS Yes | |
| Designer / Architect | Boyd, Robin | Architectural Style Postwar Period (1945-1965) |

History and Historical Context

The first land sales in Banyule were alienated from the Crown in late 1837 and between June and September of that year government surveyors Robert Hoddle and William Wedge Darke laid out rural allotments between 640 and 1,260 acres between the Yarra and Plenty Rivers and the Darebin Creek. Warringal Village (later Heidelberg) was laid out as part of the survey (Allom Lovell 1999:4)

Sales commenced in Keelbundora in December 1838 and much of the land was taken up by speculators who quickly subdivided the land for resale. The discovery of gold at Anderson's Creek, Warrandyte, in 1851 impacted development in the region as a whole, as eagre prospectors passed through on the way to the fields. (Allom Lovell 1999: 19)

The land around Warringal village was subdivided into nine portions in 1838 and portion five sold to James Watson. He named it Rose Anna farm after his wife, Elizabeth Anna Rose. Watson subdivided and sold off small allotments from his estate, but retained the majority of it until the early 1890s

HERITAGE CITATION REPORT

(<http://web.archive.org/web/20060825213851/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/rosanna.htm> I). The railway from Heidelberg was extended to Rosanna in 1901, which prompted further subdivision of the nearby land.

Apart from the Rosanna Golf Club, which was originally established in 1910, Rosanna experienced little in the way of residential development until after WWII.

The house at 35 Douglas Street Rosanna was built on lot 39 of part of Crown Portion 5 which formed part of 841 acres of land acquired by the Heidelberg Land Company Ltd in 1883 (Certificate of Title, Vol. 1494, Fol. 692). By 1921 it was part of a much smaller 12 acre block bought by Alfred Stone, who subdivided the land into residential allotments and sold them off during the 1920s and 1930s (Certificate of Title, Vol. 4524, Fol. 748).

Lot 39 was bought by Walter John Irvine, a gentleman, who owned it until his death in 1948 (Certificate of Title, Vol. 6309, Fol. 632). The property changed hands a number of times in the early 1950s before being acquired by Joseph and Olive Simpson in 1955 (Certificate of Title, Vol. 6309, Fol. 632). The couple took out a mortgage in 1958, presumably to finance the construction of the house.

Joseph Simpson was an electrical engineer. Following his death in the mid 1990s, Olive Simpson became the sole surviving proprietor of the house (Certificate of Title, Vol. 6309, Fol. 632).

35 Douglas Street was designed by architect Robin Boyd. Robin Boyd CBE (1919-1971) was a renowned Victorian architect, author, commentator, critic, and public educator in the 1950s and 60s, a leader in Melbourne's modern architecture movement, a visionary in urban design, and outspoken proponent of the Australian identity as expressed by the built and natural environment of the suburbs.

References

Allom Lovell and Associates in association with John Patrick Pty Ltd, (July 1999), Banyule Heritage Places Study: an urban history, Banyule City Council.

(<http://web.archive.org/web/20060825213851/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/rosanna.html>).

Certificate of Title, Vol. 6309, Fol. 632; Vol. 4524, Fol. 748; Vol. 1494, Fol. 692.

AHC Themes

4.1.2 Making suburbs

HV Themes

6.3 Shaping the suburbs

6.7 Making homes for Victorians

Local Themes

Residential Banyule

Description

Physical Description

The house at 35 Douglas Street, designed by Robin Boyd is a representative example of the type of small house that Boyd and many of his fellow architects at the time were designing for individual families. The houses were firmly in the modernist tradition and frequently employed monopitch roofs with exposed rafters, large areas of window wall glazing facing north and open plan living areas. The Joseph Simpson House is one of the more intact Robin Boyd houses as their small size has often meant that they have been extended. It is not one of his more innovative structuralist design, nor does it display the unusual planning of his own Walsh Street house in South Yarra, however it is a good example of his domestic work and is largely intact.

35 Douglas Street, known as the Joseph Simpson House is built on a sloping site that allows a lower ground floor at the rear whilst the front of the house is single storey facing into a northerly garden. It is situated on an irregular site adjacent to a road intersection. A brick wall defines the boundary of the site at the front, allowing the house to have a private outlook towards the road. The house has a low pitched roof and exposed rafters beneath wide eaves. The rectangular house has brick side walls and timber front wall with a window wall. Large windows are also used on the rear elevation. The underfloor space at the rear has been bricked in and is a later alteration. The sloping garden at the rear is contained by a curved stone wall and there are a number of mature trees.

Comparative Analysis

35 Douglas Street Rosanna is a good and intact example of the work of Robin Boyd and has a higher integrity than 2 Mackennal Street Ivanhoe which has also been assessed by this study. A number of other modernist architects such as Douglas Alexandra, Hipwell Weight and Mason and Gerd and Renate Block all have small modernist homes in Banyule and these have also been assessed as part of the Banyule Heritage Review. Robin Boyd was responsible for a large number of residential commissions, however his houses are often at risk given their small size and select locations, and many have been demolished. Remaining Boyd houses are therefore increasingly rare.

Statement of Significance

What is significant?

35 Douglas Street, built in 1958 for Joseph Simpson and designed by architect Robin Boyd, is of significance.

How is it significant?

35 Douglas Street is of local aesthetic significance to the City of Banyule.

Why is it significant?

Robin Boyd (1919 - 1971) was one of the leading exponents of modern architecture in Melbourne during the 1950s and 60s, at a time of intense exploration of new housing types. Boyd is distinguished not only by his design work but also by

HERITAGE CITATION REPORT

his writing about urban design. (Criteria A & H)

35 Douglas Street is a representative example of the small residences built by Robin Boyd for private clients where he provided open plan living and passive solar designs at a time when this was rare in mainstream building. It is well designed for the sloping site and incorporates a lower ground floor at the rear, however this has been altered by additional glazing. The Joseph Simpson house is a relatively intact example of Boyd's design work and displays many of the typical features of his work. (Criteria B & D)

Recommendations 2009

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

Yes The courtyard wall is an important component of the design.

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | |
|----------------------|---|---------------------------------|
| Name | Rosanna Metropolitan Fire Brigade Station | |
| Address | 230 Lower Plenty Road ROSANNA | Significance Level Local |
| Place Type | Fire Station | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



| | |
|--|----------------------------|
| Recommended Heritage Protection | VHR No HI No PS Yes |
| Designer / Architect | Everett, Percy |
| Architectural Style | Postwar Period (1945-1965) |

History and Historical Context

Shire President, Cr. W. A. Fordham laid the foundation stone of this station and residence in 1953. The Chief Architect of the Public Works Department, Percy E. Everett, designed the building in a modernist style. B.S. Begg was the builder. Everett announced his retirement in the same month (Foundation Stone, 31.07.1953).

The station opened in June 1953 (*The Age*, 26 June 1953) and was in operation until it was briefly closed, then reopened as an interim station while the station at Bundoora was being built. The station was decommissioned in 1988 and purchased by Council for conversion to relocate the Viewbank Neighbourhood House. The building was subsequently known as the Rosanna Fire Station Neighbourhood House (Ferguson 2008: pp. 17-26).

Percy Everett was appointed as Chief Government Architect in 1934. He developed a department where a high standard of design was expected and the modern style was introduced into schools, courthouses, police stations and colleges. Born in Geelong in 1888, he was the first architectural graduate of the Gordon Technical College. Everett's works include Box

HERITAGE CITATION REPORT

Hill Girl's High School (1938), Essendon Technical College (1938), RMIT Building 9, Collingwood Technical College. He made a notable contribution to architecture in Geelong with the Court House and main building for the Gordon Technical College, both of which are stylish art deco influenced designs (users.tce.rmit.edu.au).

References

The Age, 26 June 1953

Ferguson, Helen, *The History of Rosanna Fire Station Community House 1988-2008*, Community House, 2008.

Foundation Stone, 31. 7.1953

<http://users.tce.rmit.edu.au/E03159/ModMelb/mm2/lect/30's%20&%2040's/html/30%27S%2640%27s.html#anchor36320> (Accessed 23/7/09)

AHC Themes

3.16.1 Dealing with hazards and disasters

HV Themes

8.3 Providing health and welfare services

Local Themes

Establishing towns and villages

Local government and suburban development

Description

Physical Description

The former Rosanna Fire Station is a landmark building on Lower Plenty Road. It is sited at an angle to the corner and is composed of a series of pavilions with flat roofs. The central part of the building was designed as accommodation for the fire trucks, has a raised roof and two sets of timber doors between rounded concrete pillars. The remainder of the building has a lower profile and contains accommodation for offices and a residence. Of cream face brick with timber framed modern windows, the building appears highly intact despite being adapted for a new use as a neighbourhood house. The building is composed of several parts with discrete low pitched roofs, and this combined with the angled siting give a very distinctive appearance to the building. It is an excellent example of the work of Percy Everett whose contribution to the design of public buildings in the Inter War period was exemplary.

Comparative Analysis

There are no comparable places assessed as part of the Banyule Heritage Review.

Statement of Significance

HERITAGE CITATION REPORT

What is significant?

The former Rosanna Fire Station at 230 Lower Plenty Road, designed by Percy Everett and built in 1953, is significant.

How is it significant?

The former Rosanna Fire Station is of historical, social and aesthetic significance to Banyule City.

Why is it significant?

The former fire station at Rosanna is a late work by the renowned Government Architect Percy Everett (1934-1953). (Criteria A & H)

Under the leadership of Everett, the Public Works Department assumed a high profile and completed a large number of innovative, modern and stylish buildings for courts, police, schools and technical colleges. Rosanna Fire Station is an excellent example of the work of Everett. The corner site and separate parts of the building under low pitched roofs provides an interesting composition, which is still highly intact. (Criterion E)

The building has some social significance as a fire station for over thirty years before adapting to a new community use as a neighbourhood house. (Criterion G)

Recommendations 2009

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

Other Recommendations

The wall surface should remain as face brick and not be painted.

HERITAGE CITATION REPORT

| | | |
|----------------------|----------------------------|---------------------------------|
| Name | Aminya Reserve | |
| Address | 28 Kenmare Street WATSONIA | Significance Level Local |
| Place Type | ReserveHall Public | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Watsonia was surveyed by Robert Hoddle in 1838 as part of the parish of Keelbundora, for subdivisational sale as farms. Watsonia was originally known as Grace Park and was owned by Frederick Nell. Nell later sold the land to Frank Watson, a former employee, who held it for a number of years before subdividing (Allom Lovell 1999:65).

The railway was extended through Watsonia in 1902, but a station was not established until local landowners financed its construction in 1924. The station, and subsequently the township, was named Watsonia. The area remained primarily rural, though local land holders subdivided and auctioned a number of estates, including Frank Watson's Grace Park Station Estate. (<http://www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/watsonia.html>).

Watsonia Military Camp was established during WWII and served as a training camp for military personnel. The camp covered an area of over 486 acres. After the end of the war the camp was handed to the State Housing Commission for low cost housing sites, many catering for migrants moving into the area post-war. The War Service Homes Commission was active in the area, and facilities accompanying the increasing population were established. The Watsonia Technical

HERITAGE CITATION REPORT

School (later Greensborough Secondary College) and Watsonia Primary School were opened in 1958 and 1959, and three further schools opened between 1965 and 1971 (<http://www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/watsonia.html>).

The area now known as Watsonia was first settled in the 1830s (Toomey, 1999). Until the 1870s much of Watsonia remained part of the large property holdings of John Brown. The Grace Park area as it was known was purchased in 1877 by Frederick Augustus Nell, and then by one of his property managers - Frank Watson - in the early twentieth century. Watson subdivided the property for housing in 1924, shortly after he and two other land owners, Donaldson and Black, had financed the construction of a railway station to service the area. The station and the surrounding area was named 'Watsonia' by Heidelberg Council in recognition of his efforts (Allom Lovell & Associates, Vol.1, 1999).

The land including and surrounding Aminya Reserve in 1931 was both sparsely populated and treed, and was used for farming purposes (Aerial photograph, 1931, Toomey, 1999). No buildings appear to have been erected at this point within the 2009 Aminya Reserve boundaries.

In 1934 the suburb received a boost with the opening of Watsonia Post Office and the first Jesuit Ministry Training College in Australia - Loyola College. The area remained largely rural however until the 1940s when property became more affordable (Allom Lovell & Associates, Vol.1, 1999).

By 1945 the Watsonia Community Hall had been constructed in Aminya Reserve (Aerial photograph, 1945, and Banyule City Council, 2007). At this time the Reserve was largely open ground, with a number of trees evident both within the Reserve's grounds and along its Kenmare Street and Lambourn Road boundaries.

In the 1950s Watsonia was subdivided for war service homes (Watsonia RSL sub branch website). A 1954 aerial of the Reserve reveals a substantial increase in housing in the general area, and while Aminya Reserve remained as open land, construction of housing had commenced along the southern boundary of the Reserve, on what would become French Street (Aerial photograph, 1954).

By 1972 the tight suburban development which surrounds the Reserve today was in place. The building which is used today as Watsonia Community Centre (also called Watsonia Neighbourhood House) had been erected in the north western corner of the Reserve, and trees populated the whole area (Aerial photograph, 1972).

Aminya Reserve has remained largely unchanged from this time. In 1999 it was reported to have retained 'some fine old fruit trees including quince and almond' - remnants from its farming days (Toomey, 1999, p. 51).

Aminya Reserve contains an environmental gardening area set aside by the City of Banyule for community development. This was restored and refurbished as one of the 'Work for the dole activities' approved in 2006 (Government website, 2006).

In 2006 a new playground was installed in Aminya Reserve at a cost of \$29,000 (*Banner*, 2006).

References

<http://www.banyule.vic.gov.au/Page.aspx?ID=26#2> , accessed 22nd April 2009.

<http://www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/watsonia.html>, accessed 22nd April 2009.

HERITAGE CITATION REPORT

Aerial photograph 1931: 1931 Melbourne Menvirons, Run 17, Film 60, Photograph 3333, November 1931, held by Land Victoria

Aerial photograph 1945: 5 Melbourne and Metropolitan Area Project, Run 36, Film 195, Photograph 60563, December 1945, held by Land Victoria

Aerial photograph 1954: 174 Melbourne and Metropolitan Project No. 3, Run 18, Film 966, Photograph 35, March 1954, held by Land Victoria

Aerial photograph 1972: 985 Melbourne 1972, Run 28, Film 2635, Photograph 200, April 1972, held by Land Victoria

Allom Lovell & Associates, 1999, Banyule Heritage Places Study, Volume 1: An urban history [held by City of Banyule]

Banner: the newsletter for Banyule City Beale Ward September 2006, at <http://www.banyule.vic.gov.au/Assets/Files/Banner-%20September%202006.pdf>

Banyule City Council: 09552 Watsonia Community Hall document, 10/8/2007, at <http://www.banyule.vic.gov.au/Assets/Files/09552%20Watsonia%20Community%20Hall.pdf>

Government website, 2006 at <http://www.workplace.gov.au/nr/rdonlyres/c5e4c405-4f0a-43da-9f87-b11be14e782e/0/wfdvicooctober2006.pdf>

Toomey, Carol, 1999, *Beautiful Banyule: a register of our City's Natural Assets*, Warringal Conservation Society Inc., Rosanna

Watsonia RSL sub branch website at <http://www.watsoniarsl.com.au/rsl/about-us#history>

Local Themes:

Early settlement

Establishing townships and villages

Local government and suburban development

Public and private planting

Description

Physical Description

Aminya Reserve is a rectangular site of 0.7 hectares. The Reserve can be divided into two areas. The northern section contains the Watsonia Community Hall, two parking areas and the Watsonia Community Centre, also called Watsonia Neighbourhood House. The latter includes a fenced rear garden area. A children's playground is located between the two community buildings.

Watsonia Hall is an interwar building that exudes an industrial 'feel' in its limited decoration and general uniformity of

HERITAGE CITATION REPORT

the materials used. The building is of single-storey, clinker brick construction. Its front facade is compact with very limited decoration aside from a low rectangular parapet, behind which a corrugated iron hipped roof rises. The rear section of the building has an unusual roof form, with a small gabled roof on the south west corner of the building, and a section of flat roof on the south east. It is possible that the rear of the building is an addition. A series of large, metal-framed, multi-paned windows appear along the length of the building. The Hall is sited facing the road in the north eastern corner of Aminya Reserve.

The southern section of the Reserve is largely parkland, featuring a variety of landscape examples. A section of cypress planting to the south of the Hall may be the remnant of a windbreak, and a small number of conifers scattered through the Reserve are suggestive of earlier farming activities. An intact boundary planting of Monterey Pine (*Pinus radiata*) remains along the Lambourn Road frontage - dating back to the construction of the Watsonia Community Hall in the 1940s. A few isolated specimens from this planting, which appears to have continued along Kenmare Street, also remain. Two remnant Photinias (*Photinia* sp.) near the (original) entry gates to the Hall appear to be survivors from a hedge planted at the entry.

A small number of mature remnant Swamp Gum specimens (*Eucalyptus ovata*) are likely to be those which appear in a 1931 aerial photograph of the site. Regeneration of this indigenous species was reported in 1999 (Toomey, 1999), and continues today within a fenced area of the Reserve. Aminya Reserve is well treed and grassed, and also features many fine native trees which have been planted within the last 40 to 50 years. These include Lemon-scented Gum (*Corymbia citriodora*) and Red Ironbark (*Eucalyptus sideroxylon*).

A single remaining fruit tree was noted in 2009. Adjacent dead trees may have been the fruit trees recorded in the Reserve in 1999.

Statement of Significance

What is significant?

Aminya Reserve, Watsonia, comprising approximately 0.7 hectares of parkland, including exotic and native trees, and the 1940s Watsonia Community Hall, is significant. Aminya Reserve also contains a second community building which is not significant in its own right.

How is it significant?

Aminya Reserve, Watsonia is of local historic, scientific, aesthetic and social significance to the City of Banyule.

Why is it significant?

Aminya Reserve, Watsonia is historically significant as a remnant section of land once used for farming and subsequently utilised as the site of Watsonia's Community Hall, built in the early 1940s. Its plantings of pine, cypress and a sole remaining fruit tree reinforce this early history. Aminya Reserve is historically significant as the location of Watsonia's Community Hall, one of the suburb's early community facilities. Gate pillars and boundary pine planting along Lambourn Road and Kenmare Street date back to this construction. (Criterion A)

Aminya Reserve is socially significant both as a passive recreation ground for the local community, and as a focus for community activities centred around the Watsonia Community Hall and the Watsonia Community Centre / Neighbourhood House. (Criterion G)

Aminya Reserve is aesthetically significant for its rich landscape featuring exotic and native tree plantings of mixed ages,

HERITAGE CITATION REPORT

remnant and regenerating indigenous trees, and grassy fields. This is further reinforced by the built landscape offering examples of 1940s public, and 1970s residential, building types. (Criterion E)

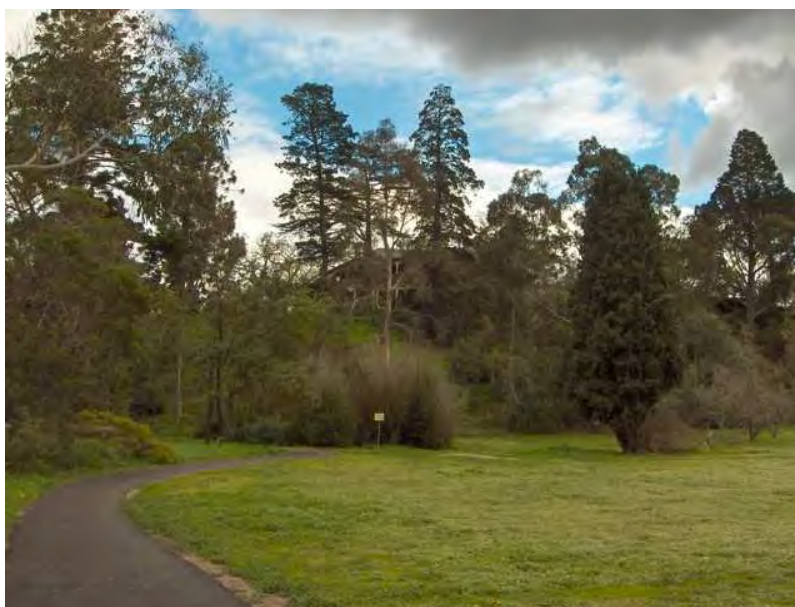
Aminya Reserve is scientifically significant for its remnant Swamp Gum specimens, and for its regenerating population of this species, indigenous to the site. (Criterion F)

Recommendations 2009

| | |
|---|------------------|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | Yes |
| Fences & Outbuildings | Yes Gate pillars |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | |
|----------------------|-------------------------|---------------------------------|
| Name | Yallambie Parklands | |
| Address | 2 Moola Close YALLAMBIE | Significance Level Local |
| Place Type | Park or Garden Precinct | |
| Citation Date | 2009 | |
| Assessment by | Context PL | |



Recommended VHR No HI No PS Yes
Heritage Protection

History and Historical Context

Yallambie Parklands was once part of Yallambie Park (or Estate), a property of 600 acres (240 ha) on the Plenty River established in the 1840s by Quaker pastoralist brothers, John and Robert Bakewell. The property was also known as Plenty Station. The Bakewell brothers purchased the parcel of land between 1840 and 1842, and erected a prefabricated timber homestead on the higher land and planted an orchard, garden and vineyard, much of it on the lower flat floodplain. The plantings were flourishing by 1842 (Garden, 1972).

A later owner, Thomas Wragge, built a substantial home on the property around 1872-75, adjacent to earlier buildings from the Bakewell period of ownership. After Wragge's death in 1908 Yallambie was divided into three portions and bequeathed to his children (Hermes entry No. 10302).

The larger part was subsequently purchased for the Watsonia Army Camp (Simpson Army Barracks) around 1942, and this site now occupies about half the suburb of Yallambie, which took its name from the estate. The remainder, including the homestead, was farmland until the 1960s when it was purchased for subdivision by A.V. Jennings (Hermes entry No.

HERITAGE CITATION REPORT

10302).

Some of the remnant orchard was removed in the 1980s, however a row of figs, some walnuts and other species survived along with a dam and a nearby old fence line (Hermes entry No. 10302).

References

Allom Lovell & Associates, 1999, Banyule Heritage Places Study, Volume 1: An urban history [held by City of Banyule]

Allom Lovell & Associates, 1999, Banyule Heritage Places Study, Volume 3: Landscape citations [held by City of Banyule]

Banyule City Council Significant Trees Register, Environmental Significance Overlay - Schedule 4, August 2007

Garden, Don, 1972, *Heidelberg - the land and its people, 1838 -1900*,

Hermes entry for Yallambie 1 Road and Orchard, Hermes No. 10302, Hermes Database

AHC themes:

3. Developing local, regional and national economies

3.5 Developing primary production

HV themes:

2. Peopling Victoria's places and landscapes

Local themes:

Early settlement

Farming the land

Description

Physical Description

Yallambie Parklands covers 18 hectares and is situated behind the original Yallambie homestead. Yallambie Parklands has retained many of the early ornamental trees from the nineteenth century, including Bunya Bunya Pine, Hoop Pine and oaks.

Two trees in the Parklands are on the National Trust of Australia (Victoria) Register of Significant Trees. These are T 11738: *Quercus robur*, English Oak, ranked of regional significance, and T11739 *Araucaria cunninghamii*, Hoop Pine, ranked of state significance.

The site also contains many more significant trees, and some of these are included in the Banyule City Council

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Significant Trees Register. In addition to the trees noted by the National Trust, above, these comprise an avenue of 16 English oaks (*Quercus robur*), 5 pears (*Pyrus* sp.), an apple (*Malus* sp.) and cherry or plum tree (*Prunus* sp.), a clump of Black Bamboo (*Phyllostachys nigra*), 2 additional English oaks (*Quercus robur*), 2 Lombardy cypress (*Cupressus sempervirens*), a stand of 17 maritime pines (*Pinus pinaster*), a Bunya Bunya pine (*Araucaria bidwillii*) and a specimen of Manna Gum (*Eucalyptus viminalis*).

Additional mature trees include Canary Island Pine (*Pinus canariensis*), Monterey Pine (*Pinus radiata*), Monterey Cypress (*Cupressus macrocarpa*) and Hawthorn (*Crataegus* spp.).

A row of figs, some walnuts and other species also survive, as does a dam and a nearby old fence line (Hermes entry for Hermes No. 10302).

A gravel path leading from Tarcoola Drive to the Plenty River Parklands also relates to the pre-subdivision estate (Allom Lovell & Associates, 1999, Vol. 3).

Statement of Significance

What is significant ?

Yallambie Parklands, comprising 18 hectares and containing a number of significant exotic trees associated with the Plenty Station of John and Robert Bakewell, is significant.

How is it significant?

Yallambie Parklands is of local significance for its historic, aesthetic and scientific values to the City of Banyule. A number of its trees are individually significant at a local and State level.

Why is it significant?

Yallambie Parklands is of local significance as part of a large remnant garden and orchard associated with a very early (1840) and prominent property in the area. A number of fine ornamental trees dating from the this time remain, including specimens of English Oak, Bunya Bunya Pine, Hoop Pine, Maritime Pine and Canary Island Pine. These remnant trees exist not only within the Parklands site but also in adjoining properties created during subdivision, thus illustrating the original setting of the house.

The remnant orchard trees and windbreak trees such as pears, apples, cherries (or plums), pines, cypress, and hawthorns, together with adam and old fence line on the river flat, are powerful reminders of the large scale agricultural use of the flood plain during the nineteenth century. The retention of the original Yallambie homestead at 14 Tarcoola Drive adds to the site's significance. The surrounding region known as Yallambie, is named after the estate. (Criteria A, E)

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Recommendations 2009

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| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | Yes |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |