

5 Creswick Street, Deepdene

Prepared by: GML Heritage

Address: 5 Creswick Street, Deepdene

Name: House	Survey Date: November 2021
Place Type: House	Architect: n.k.
Grading: Significant	Builder: Dunlop & Hunt Pty Ltd
Extent of Overlay: To title boundaries	Construction Date: 1919



Figure 1. 5 Creswick Street, Deepdene. (Source: Context 2021)

Historical Context

This place is associated with the following historic themes taken from the *Boroondara Thematic Environmental History* (2012):

6.0 Building Towns, Cities and the Garden State

6.3 Shading the suburbs

Locality History

Balwyn is a residential suburb 10 kilometres east of central Melbourne. To its south are Deepdene, Canterbury and Surrey Hills, and to the north is Balwyn North, which is separated from Balwyn by Belmore Road. Deepdene, historically part of Balwyn, became a separate suburb in 2008.

Development to 1914

The beginning of post-contact settlement in the Balwyn area dates back to 1841, when the land bounded by Burke Road, Canterbury Road, Warrigal Road and Koonung Creek was purchased by Henry Elgar under the short-lived 'special survey' provisions, whereby 5120 acres could be purchased at £1 per acre on the condition that survey was carried out by the purchaser. According to a map of May 1841, two squatters occupied the large area known as Elgar's Special Survey at the time that he purchased it: Charles Mullins in the southeast corner and Arundel Wright in the northeast. (Donald Maclean, cited in Built Heritage 2015:7). By 1847, the Port Phillip Directory listed eighteen people with the address of 'Elgar's Survey', including ten 'agriculturists', two farmers, two 'artificiers' and a grazier (Gwen McWilliam, cited in Built Heritage 2015:7).

In October 1853, residents of the area signed a petition calling for improvements to roads between Richmond Bridge and Bulleen. A subsequent petition specifically demanded 'a proper line of road to be laid down from the Koonung Creek to the west side of Elgar's Special Survey' (Gwen McWilliam, cited in Built Heritage 2015:7). Over the next few years, several new roads were marked out across the area, including Bulleen Road, Doncaster Road, Whitehorse Road and Belmore Road (Built Heritage 2015:7).

In September 1856, allotments of land in Elgar's Survey totalling more than 1000 acres were offered for sale in Melbourne as the Boroondara Estate. Increased settlement followed, including the establishment of the industries of viticulture and tree felling (Built Heritage 2015:8). One of the allotments for sale in the 1856 subdivision was purchased by Scots editor and journalist, Andrew Murray. He built a house near the site of the present-day Fintona Girls' School in Balwyn Road (Victorian Places 2015). Murray planted a vineyard on the slope of the hill and named his house 'Balwyn', meaning 'home of the vine', using a compound of the Scots Gaelic 'bal (baile)' and the Saxon 'wyn' (ADB 1974).

By the early 1860s the village of Balwyn, centred on the intersection of Balwyn and Whitehorse roads, comprised a Congregationalist chapel on the western side of Bulleen Road, opened in 1857; a modest Catholic school-house, near the corner of Balwyn and Belmore Roads, which existed by 1858; and the Athenaeum Hall, on the western side of Balwyn Road, built in the mid-1850s. A Common School opened in 1868, and in 1872 the St Barnabas Anglican Church opened on an adjacent site to the south. (The Anglican congregation had formerly met in the Athenaeum Hall, which was adapted for use as a post office c.1872.) By 1872 Balwyn comprised five public buildings and 14 residences in the area between Whitehorse Road and Koonung Creek (Built Heritage 2015:8-9).

During the 1880s two significant developments in public works spurred residential settlement. A mains water supply from Yan Yean Reservoir was constructed between 1880 and 1882, from Cotham Road along Whitehorse Road, as far as Balwyn Road. In addition, the construction of the Outer Circle Railway, passing through Ashburton, Camberwell, Deepdene and Kew East, commenced in 1887. As

a result, land in the Balwyn area became highly sought after by speculators who established residential estates. The subdivisions included Deepdene estate (1884), Belmore Park Estate in Deepdene (1888) and others further north, including the Kew Park Estate (1888), the Heights of Kew Estate (1888), and the Kew Vale Estate (1889) – all located on the south side of Doncaster Road in what is now Balwyn North, (Built Heritage 2015:9), and in Balwyn township itself (see Figure 1). A small number of mansion houses were erected in the more elevated parts of Balwyn in the late 1880s and early 1890s, taking advantage of fine views to the north and east.

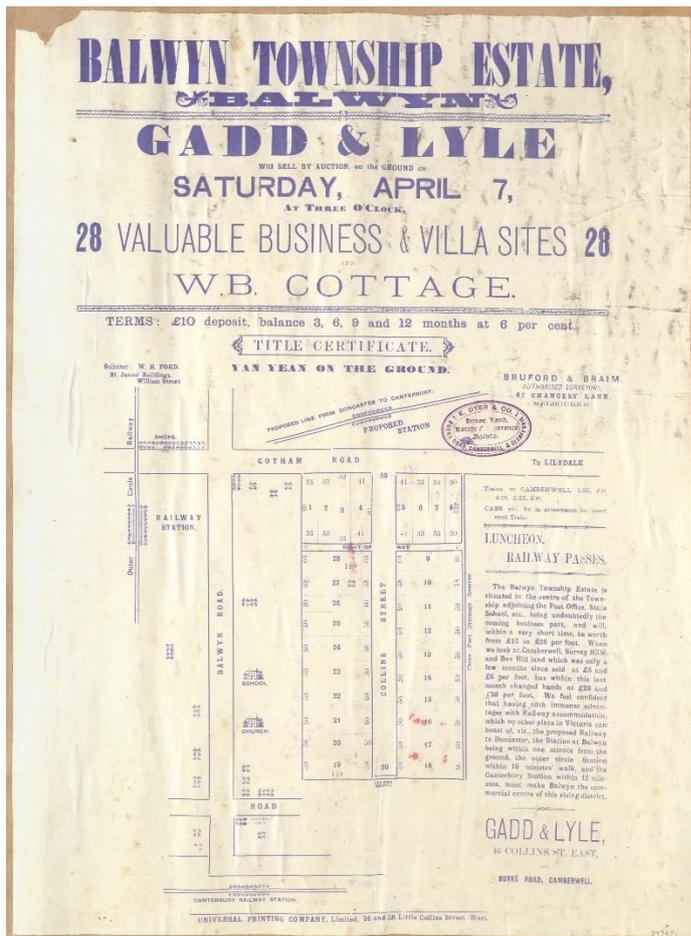


Figure 2. Advertisement for business and villa sites in the Balwyn Township Estate, 1888. (Source: State Library Victoria)

The northern section of the Outer Circle Railway – extending from East Camberwell to Fairfield and skirting Balwyn's southwest corner at Deepdene – was opened in 1891 but closed after only two years. Today only a few modest Victorian-era cottages remain in the Deepdene area that represent this period of development (Built Heritage 2015:10).

Interwar development

New public transport connections to the area that were established from the first decades of the twentieth century encouraged residential development in Balwyn and Deepdene. A short section of the Outer Circle Railway, between East Camberwell and Deepdene, was reopened in 1900 and was serviced by the 'Deepdene Dasher' steam train until 1927; part of the line remained open as goods-

only service until 1943. Close to the Deepdene Railway Station, a hotel operated in Deepdene in the early 1900s. The Prahran & Malvern Tramways Trust extended its electric tramway service from Malvern along Glenferrie Road and Cotham Road to Deepdene in 1913. Near the tram terminus the new Deepdene State School was erected in 1914. In 1916, the tram line reached Mont Albert, but was not through-routed to the city by the Melbourne & Metropolitan Tramways Board until 1929. The Burke Road tram reached Camberwell Railway Station in 1917, and in 1918 reached Cotham Road, Deepdene. In 1920 sewerage and electricity were established, with sewerage extending to Balwyn by 1927, and reaching North Balwyn in 1938 (Built Heritage 2015:10).

After scattered development in the early 1910s, residential development in Balwyn and Deepdene increased after World War I. A number of small farms and orchards in Balwyn were carved up for suburban housing in the late 1920s and 1930s. Many new home-buyers erected affordable detached timber bungalows during this period under the credit foncier scheme provided by the State Savings Bank of Victoria. Californian Bungalows, English Revival and other interwar styles, which were built to designs provided in the State Bank pattern books, predominated across large areas of Balwyn, including that bounded by Whitehorse Road, Belmore Road, Burke Road and Balwyn Road. Most houses in that part were modest timber (and less often brick) homes built for those seeking an affordable home in the suburbs. Alongside the proliferation of State Bank houses in Balwyn, other building companies active in the area included Dunlop & Hunt. An elevated area on the north side of Whitehorse Road was developed in the 1930s as the prestigious Reid Estate, which permitted only brick construction. With its concrete roads and large double-storey homes on large allotments, this area attracted more discerning home-buyers of a high socio-economic standing who were seeking a better-quality home. In effect, Whitehorse Road delineated the two distinctly different areas of housing in Balwyn. Other areas of Balwyn, including the area north of Gordon Street and the area east of Balwyn Road, were also built up largely in the interwar period. The lower area north of Gordon Street, west of Balwyn Road, included a large area of war widows' housing.

Improvements in infrastructure coincided with several successive changes in municipal status. The former Shire of Boroondara (as it had been known since 1871) was renamed the Shire of Camberwell and Boroondara in May 1902, then upgraded to a Borough in April 1905, a Town in May 1906, and finally the City of Camberwell in April 1914 (Built Heritage 2015:10).

In 1925, Balwyn was described in *Australian Home Beautiful*.

Charming indeed is this new suburb of Balwyn, to the eastward of Melbourne, towards that spot where the morning sun rises over the top of the Dandenong Ranges to stretch its light across one of the most beautiful environs in the city. Here the land is undulating and the eye wanders for miles upon miles across farm and orchard land to the blue distance of the hills to the east, so to the northeast, where the Healesville and Warburton ranges lie – more distant still – in the faint blue of cloud-land. All this erstwhile farming land is revealing the urge of the expansion of the great city, and red-tiled roofs and new homes now dot (and in some places cover) the land of the Orchardist and the Farmer; but “the vistas” are there and there are miles upon miles yet to go before suburban settlement can reach the tall slopes of the Dandenongs. Just as the little farms and glades are varied, both in colour and form, so do the new houses show that pleasing variety which betokens individual interest in the problem of the new home. Gone are the old ideas of slate or iron roofs and party-coloured bricks and cast iron trimmings, and now, pleasing colour notes of red, brown and green nestle into the newly-formed gardens of these outer suburbs (cited in Built Heritage 2015:11).

The interwar period saw significant expansion in Balwyn and Deepdene. A weatherboard Church of Christ was built at the corner of Cherry Road (1922) and two brick Catholic church-schools were built in Whitehorse Road, Deepdene (1923), and in Brenbeal Street, Balwyn (1930). Around the same time, St Barnabas Anglican Church on Balwyn Road was extended. There was extensive commercial development, including shops and banks, along both sides of Whitehorse Road in Balwyn. A shopping strip developed along Whitehorse Road, Deepdene, while smaller strips appeared along Burke Road (at Belmore Road, and later at Doncaster Road), and near the junction of Bulleen and Doncaster roads. Other new churches appeared during this period, while some of the older existing church buildings were entirely rebuilt to cater for enlarged congregations, notably the Balwyn Baptist Church on Whitehorse Road (1937), and the Frank Paton Memorial Presbyterian Church on Burke Road in Deepdene (1941) (Built Heritage 2015:11). Fintona Girls' School, which had opened in Hawthorn in 1896, was relocated to David Syme's former mansion 'Tourmont' in Balwyn Road in 1936. The Anglican Mission of St James and St John opened a babies' home on Whitehorse Road, Balwyn, in 1934. Hotels were prohibited in Balwyn and Deepdene following the Local Option vote of 1920, a reflection of the strong temperance views of the local population, but other opportunities for leisure included three picture theatres that operated in Whitehorse Road in the 1930s and 1940s, one of which (the Balwyn Theatre) survives. Beckett Park was well patronised, as were the adjacent Maranoa Gardens. There was limited industrial development in Balwyn; an exception was the Oslo Bakery in Deepdene. The textile company Holeproof Ltd established a large factory in Whitehorse Road, Deepdene, in the early 1940s.

Place History

The property at 5 Creswick Street, Deepdene, comprising a double-storey brick dwelling built in 1919, is north of Whitehorse Road and east of Burke Road. The site occupies land that was part of Elgar's Special Survey.

John Graham of Creswick purchased approximately 11 acres of Elgar's Special Survey in 1912, which he subdivided the same year to form the Deepdene Township Estate. There was 'strong demand' for allotments in the estate due to its close proximity to the Deepdene railway station and the new 'electric tram terminus' which reached the corner of Cotham Road and Burke Road in 1913 (*Prahran Telegraph*, 23 November 1912:5). Before the arrival of the electric tramway, the Outer Circle railway had 'been the only means of communication with the city' (*Herald*, 29 April 1915:8). The tramway offered prospective purchasers a new convenience that was a key factor in the success of the Deepdene Township Estate.

In 1912 Coghill & Haughton advertised the sale of allotments in 'the Beautiful Deepdene Township Estate'. The estate comprised forty-eight 'splendid allotments' with frontages to Wolseley Crescent, Pretoria Street, Creswick Street, Whitehorse Road and Kitchener Street (Figure 3). The allotments sold in 'record numbers' between 1912 and 1926 (*Herald*, 28 November 1912:3). By 1926 most of the blocks had been built on (MMBW 1926).

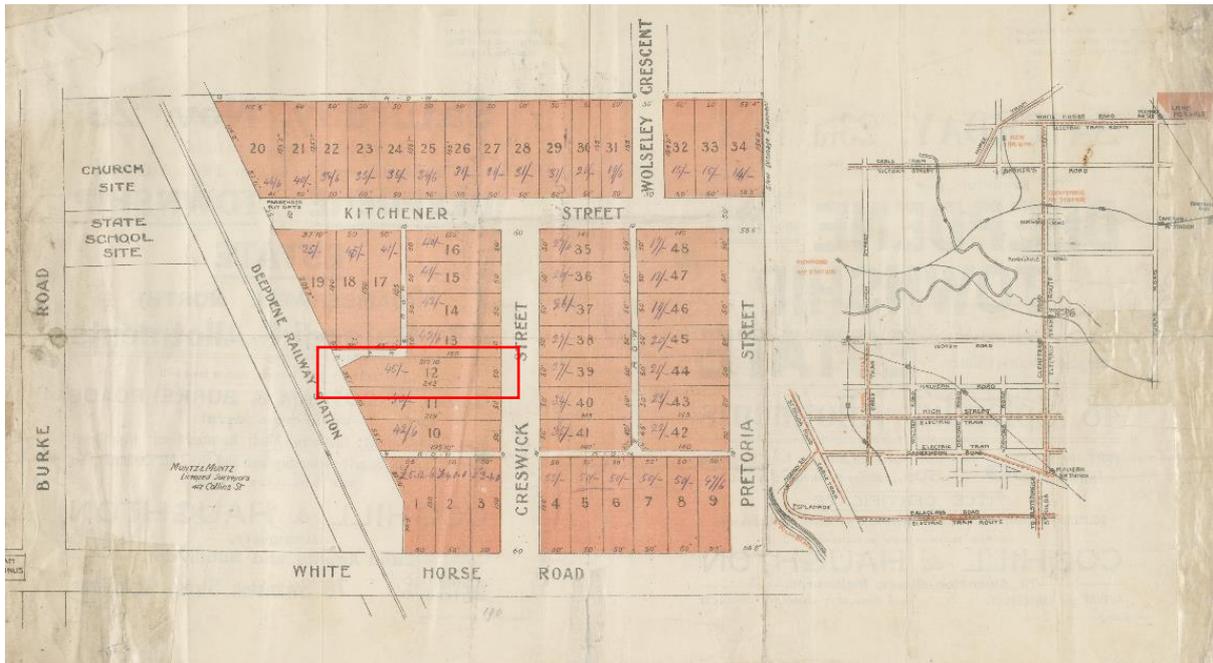


Figure 3. Deepdene Township Estate subdivision plan, 1912, showing the location of 5 Creswick Street, Deepdene, as Lot 12 (red outline). (Source: State Library Victoria, with GML overlay)

Many of its wonderful advantages are pointed out in the Illustrated Free Pamphlet. Ask for one.

SATURDAY, 23rd. NOV.

At 3 o'clock, in a Marquee on the Property.

The Beautiful ——— By Order of
DEEPDENE TOWNSHIP ESTATE
Adjoining ——— Deepdene Railway Station

48 Splendid Allotments

VERY EASY TERMS £5 per Allotment deposit, and Balance in Monthly Payments of 30s., inclusive of Interest at 5 per cent.

TITLE CERTIFICATE

SOLICITORS: Messrs. SNOWBALL & KAUFMANN, 47 Queen Street, Melbourne.

For Fuller Particulars apply to Auctioneer:
COGHILL & HAUGHTON
79 Swanston Street, Melbourne.

AUBURN and CANTERBURY.

If you would know its many advantages ask for an Illustrated Free Pamphlet.

Saturday, Nov. 23.

At 3 o'clock, in a Marquee on the Property.

The Beautiful ——— By Order of Mr. J. A. GRAHAM

DEEPDENE TOWNSHIP ESTATE
(CAMBERWELL NORTH)

48 Splendid Allotments

At the Electric Tram Terminus, which is being built
Corner of COTHAM & BURKE ROADS
—CONNECTING WITH—
Kew: Collins Street; Glenferrie Road; Burwood Road; High Street.
Malvern: Chapel Street; Dandenong Road and St. Kilda Esplanade, &c.
—SEE LOCALITY PLAN—

COGHILL & HAUGHTON
AUCTIONEER,
Land Agents and Subdividers
AUBURN and CANTERBURY
79 Swanston Street, Melbourne.

Figure 4. Flyer advertising the sale of allotments by Coghill & Haughton in the Deepdene Township Estate, c.1912. (Source: State Library Victoria)

On 12 April 1918, Lilian Martha Cant of Gordon Street, Balwyn, became the proprietor of the site, then identified as Lot 12 on Plan of Subdivision No. 5913 between Kitchener Street and the Deepdene Railway station (Figure 4) (CT V4111 F197). No house had been erected at that time (RB 1918). The western boundary of the property adjoined the Outer Circle railway reserve in the vicinity of Deepdene

station (MMBW 1926). The Sands & McDougall directory for 1919 noted that a house on the western side of Creswick Street, between Kitchener Street and Whitehorse Road, was in the course of construction (S&McD 1919), but the street address of the house referred to is not known.

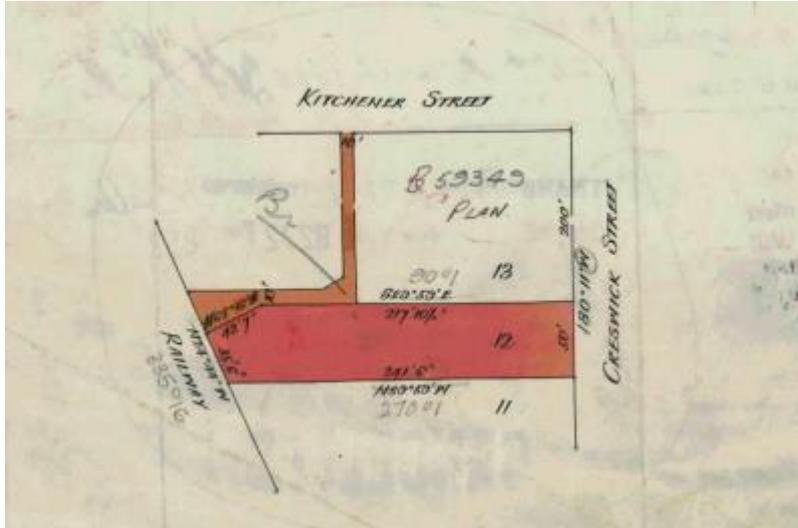


Figure 5. Detail from Certificate of Title 4111/197 showing the parcels of land delineated and coloured brown and pink that were transferred to Lilian Martha Cant in 1918. (Source: LANDATA)

Percy Allan Cant, a manufacturer's agent, who was married to Lilian Cant, was rated for Lot 12 in Creswick Street in April 1919. A house had not been erected on the block by that time (RB 1919), but construction is likely to have commenced after 22 September 1919, when a portion of the mortgage was passed on to Dunlop & Hunt Home Builders (CT V4111/F197). By 1920 Percy Cant was occupying a house on the western side of the street (S&McD 1920; BDM, WA 612; ER 1927).

Dunlop & Hunt Pty Ltd of 317 Collins Street, Melbourne, provided home-buyers with planning and construction services, as well as financing, which made 'every man his own landlord' (*Hawthorn, Kew & Camberwell Citizen*, 19 February 1915:5). In 1918 they advertised their services as follows:

Anyone having a block of land or about 50 (pounds) in cash may arrange with Dunlop and Hunt to erect a house for them, from hundreds of designs and plans, of the best of material, the balance of the cost to be paid on rent terms ... any arrangement suitable to the home lover may be made. He may select any design, have it altered to suit his wishes, or may have plans prepared himself, and may pay cash or arrange terms to suit himself (Prahran Telegraph, 12 January 1918:6).

Dunlop & Hunt emphasised the flexibility and accessibility of this arrangement, making home ownership available 'to everyone who desired to become the possessor of a home' (*Prahran Telegraph*, 12 January 1918:6) and which remedied the 'numerous disadvantages of the average rent payer' (*Geelong Advertiser*, 15 November 1919:8).

WE BUILD TO ORDER



VILLAS, COTTAGES, FACTORIES, SHOPS, all designs, all sizes.
Small Deposit, balance Easy Rent Terms or Cash. All erected under leading Architects. Obtain our Free Illustrated Booklet.

DUNLOP & HUNT Pty. Ltd.,
BUILDERS AND CONTRACTORS,
317 COLLINS STREET. 'PHONES { 10104.
10105. Established 1894.

Figure 6. Advertisement for Dunlop & Hunt Pty Ltd, from *Australian Home Builder* 1914. (Source: Trove)

Dunlop & Hunt were leading home builders in suburban Melbourne between about 1904 and the mid-1920s, providing a range of house styles to suit different budgets and tastes. They ceased operations in the mid-1930s. Prior to the advent of the popular State Savings Bank housing scheme in 1920, Dunlop & Hunt played a key role in financing new homes with attractive borrowing arrangements. There is no comprehensive data on the extent of their output in Melbourne, but they appear to have been active in the southern, south-eastern and eastern suburbs, particularly around St Kilda, Elwood and Caulfield (Heritage Alliance 2008: 125). Dunlop & Hunt prided themselves on their fine quality homes and provided prospective buyers with a 'free illustrated booklet' titled *Modern Homes* that included a range of house plans, which were designed and built by 'leading architects' (*Advance Australia*, 15 January 1917: 441). There is at least one other documented example of a Dunlop & Hunt house erected in the Deepdene Township Estate, at 11 Pretoria Street (Built Heritage 2015: 24).

The MMBW detail plan of 1926 shows the footprint of a double-fronted detached timber house on a fenced block at 5 Creswick Street. The house is shown with twin bay windows to the front (east) elevation and hoods to the windows on the north side. A timber outbuilding is shown at the rear of the house (Figure 7) (MMBW 1926). The MMBW detail plan also shows a number of homes with a similar footprint, suggesting they were erected by the same builder. Many were double fronted with a central projecting porch and often with twin bay front windows.

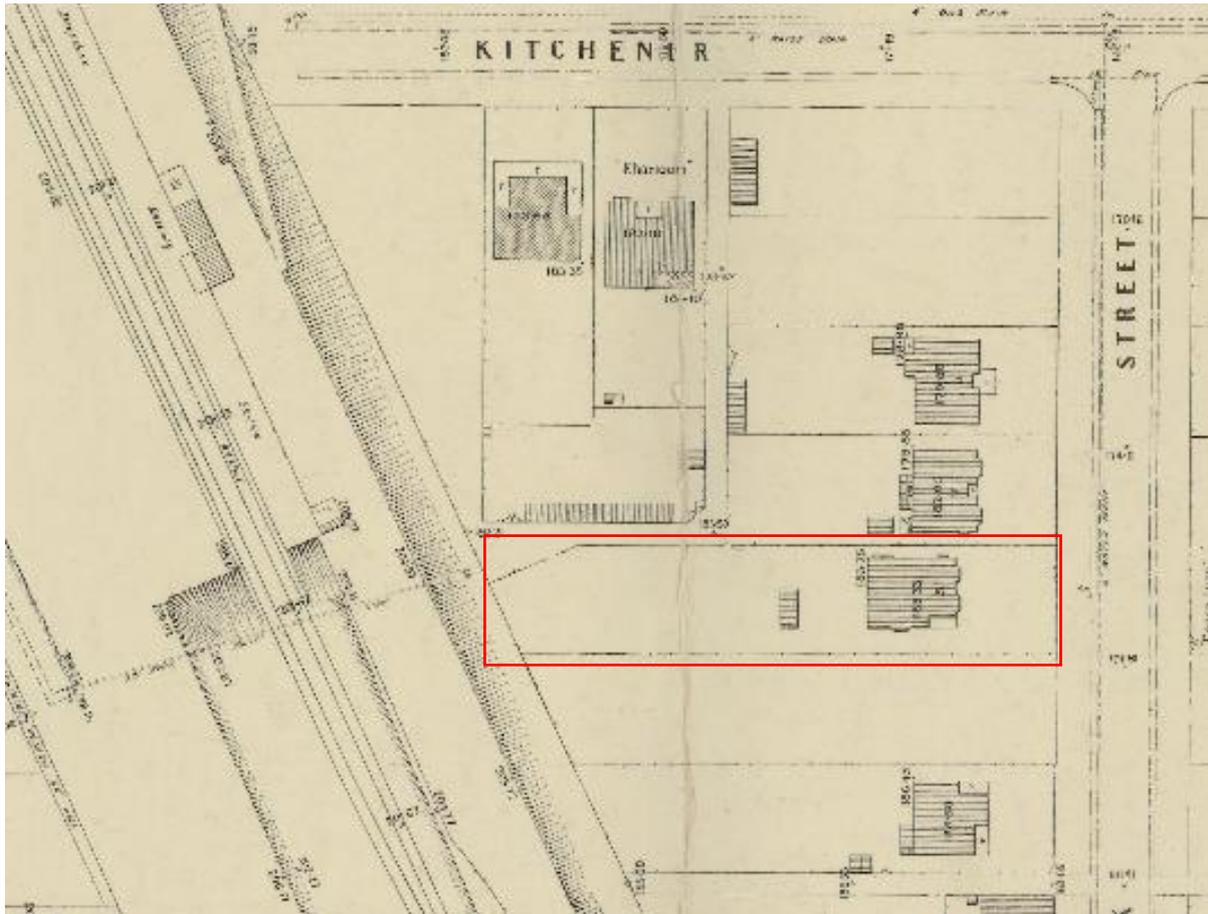


Figure 7. Detail from Melbourne & Metropolitan Board of Works detail plan No. 2954, Municipality of Camberwell, 1926. 5 Creswick Street is outlined in red. (Source: State Library Victoria)

After May 1938, ownership of 5 Creswick Street changed hands until optometrist Maurice James Doolan and wife Shirley Anne Doolan became joint proprietors in 1964. The property has remained in consistent ownership since 1964.

In 1976 an extension was added to the rear of the dwelling. The extension was designed as a 'single storey family room at the rear of the existing building'. Specifications for the new room included a 'concrete floor with timber stud walls, timber framed glazed windows and doors and a metal deck roof' (BP 1976).

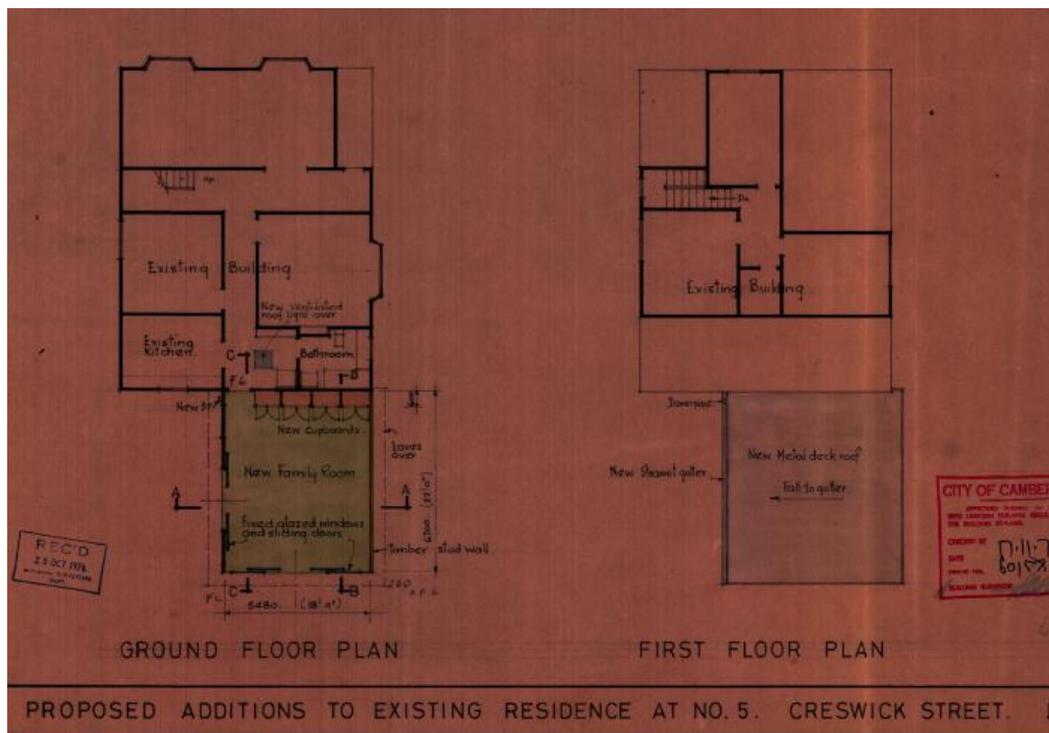


Figure 8. Drawing by A. F. Colafella Pty Ltd Consulting Engineers, depicting the proposed extension to 5 Creswick Street, Deepdene. The City of Camberwell approved the drawings in 1976 and issued Building Permit No. 60158. (Source: Boroondara City Council)

In 1988, builders Rule and Reblock D. English were employed to construct a carport to the east of the dwelling. The carport remains extant (BP 1988).

Description

5 Creswick Street, Deepdene, is an early interwar timber attic bungalow built in 1919. It has a deep setback from the street on the west side of Creswick Street, midway between Whitehorse Road and Kitchener Street, and the land falls from west to east, affording the house an elevated position.

The house has a simple attic form set under a steeply pitched transverse gable roof, which runs north–south and is intersected by a large, projecting gable facing Creswick Street. Constructed of timber, the walls are clad in weatherboards up to three-quarter height and roughcast render above. Asymmetrically arranged, a recessed entry porch is located at the southern end of the principal façade, which sits under the continuation of the roofline of the street-facing gable albeit at a lower pitch. The porch is supported by a substantial brick and rough cast rendered tapered pier at its southeastern corner. Across the principal façade facing Creswick Street a pair of canted bay windows sit under a continuous terracotta tiled window hood that runs the width of the façade. Each bay is fitted with leadlight sash windows and leadlight overlights. A pair of leadlight attic windows in the street-facing gable sit below timber lattice work in the apex of the gable. A third canted bay window is located along the southern façade of the house and features a window hood and leadlight windows similar to the pair of bay windows which face the street.

Original and defining features of the house are:

- an asymmetrical built form with a recessed porch along its southern façade

- terracotta-tiled, steeply pitched gable roof with a principal transverse gable and projecting street gable
- exposed rafter ends
- roughcast rendered chimneys
- weatherboard clad walls to three-quarter wall height and roughcast render above
- pattern of fenestrations
- pair of canted bay windows across the principal elevation which sit under a continuous terracotta tile window hood
- substantial brick and rough cast tapered pier at the porch's southeast corner
- front door set in a frame with leadlight side lights and overlights
- casement leadlight and plain glass windows
- attic windows
- lattice work at the apex of the gable ends
- timber eaves brackets to gable ends
- garden setting with set back off Creswick Street.

Alterations and additions include:

- a rear flat-roofed extension added in 1976
- a gable-roofed carport adjacent to the entry porch, added in 1988.



Figure 9. Principal elevation of 5 Creswick Street, Deepdene. Note the canted bay window with leadlight casement sash window, window hood, brick and roughcast rendered porch pier and Federation-style front door surround. (Source: GML 2021)

Integrity

5 Creswick Street, Deepdene, is highly intact, exhibiting very few changes to the original or early fabric. The building retains its original built form that includes a steeply pitched gable roof, recessed entry porch, weatherboard and roughcast rendered walls, canted bay windows with window hoods, fenestrations, and extant roughcast rendered chimneys. The integrity of the house is enhanced by the intactness of these main elements, which includes details such as leadlight sash windows, leadlight front door and surrounds, brick and roughcast rendered tapered porch pier, attic windows, and exposed rafter ends. The flat-roofed addition at the rear of the house is discreet and does not detract from the overall integrity of the house. While the carport is slightly intrusive, being built against the entry porch, it could be removed without disturbing original fabric. Overall, the place has very high integrity.

Comparative Analysis

Built in 1919, 5 Creswick Street, Deepdene, is an early interwar Attic Bungalow, the architectural detailing of which illustrates the transition from late Federation styling to that of the interwar Californian Bungalow. Houses built at this time frequently cast off the picturesque complexities and decorative elements of the Queen Anne style and introduced features associated with the Californian Bungalow style. This included an emphasis on carpentry details and natural materials, with a simple massing and roof forms.

The Federation style is named after the Federation of the Australian colonies in 1901 following a decade-long national discussion about constitutional change and then further years of adaption by the newly federated Australian states.

The Federation style was common across Australia from about 1890 to the start of the First World War in 1914, but (depending on locality and availability of materials) there were many regional variations within a common design idiom.

The Federation style is commonly associated with domestic architecture and its adaption of a simple nineteenth-century building form (single- or doubled-fronted) in red brick, weatherboard, or timber block front to create a lighter and more picturesque appearance by the use of timber columns and decoration, projecting gables, verandahs (often under the main roof form), mixed roof forms, and orange terracotta roof tiles.

Originating in North America around the turn of the twentieth century, the Californian Bungalow style was introduced to Australia during the years immediately prior to World War I and was greatly popularised in the 1920s.

The Californian Bungalow sat midway in pretention between a cottage and villa (to use popular nineteenth-century terminology) and provided a quintessential pre-war and interwar dwelling suited to Australia's relatively large allotments and garden city ethos as a domestic repose in an industrial world.

Typical features of the Californian Bungalow style were its low-slung building form, substantial exterior transitional spaces sheltered under expansive verandahs with roofs supported on exaggerated piers

or less typically as large, recessed porches enveloped by the main roof, generally relating to a single dominant building form (often transverse in orientation).

5 Creswick Street, Deepdene marks a transition away from the Federation Attic Bungalow towards that of the interwar Californian Bungalow. It is therefore most comparable to other early interwar Attic Bungalows. There are currently no examples of interwar attic bungalows listed as individually significant in Deepdene, and only a small number in Balwyn. These include 'Evandale' (formerly 'Dewang') at 269 Union Road, Balwyn (HO883), 127 Winmalee Road, Balwyn (HO421), and 146 Yarrbat Avenue, Balwyn (HO881).

Further afield within the City of Boroondara, there are numerous individually significant examples of interwar attic bungalows included on the Heritage Overlay. However, these houses are typically of masonry construction and more substantial than the subject place and as such are not directly comparable. An exception to this is 118 Walpole Street, Kew (HO357).



HO883: 269 Union Road, Balwyn, built in 1927 (Source: Hermes)

269 Union Road, Balwyn, is of local architectural (representative) significance. The house is a substantial unpainted roughcast and brick attic style residence dating from the interwar war era displaying characteristics of the California Bungalow style. It is a good representative example of an externally intact 1920s attic bungalow with transverse gable roof, dominant entrance porch supported by pylons and the use of craftsman details including exposed rafter ends, roughcast and face brick detailing. (Source: Hermes)



HOO421: 127 Winmalee Road, Balwyn, built c.1920. (Source: Hermes)

127 Winmalee Road, Balwyn, is of local historical and architectural significance. It is a fine, relatively intact and early example of a simply composed attic plan house with a round arched entry that became popular in Melbourne suburbs in the 1920s. The house is direct in its treatment and beautifully sited. It reads as a skilled synthesis of British and American Arts and Crafts influences, yet, as with the more successful Australian designs in this period, reveals itself in part as a simplification of Federation houses. (Source: Hermes)



HO881: 'Church House' 146 Yarrbat Avenue, Balwyn, built in 1921. (Source: Hermes)

146 Yarrbat Avenue, Balwyn, is of local architectural (representative) significance. It is a good representative and externally intact example of a substantial 1920s attic-style bungalow, constructed in keeping with the wealth and status of its owner. It is distinguished by its striking flat-roofed entrance porch and shed dormer with a Japanese influence, flanked by roughcast rendered chimneys which rise above the roofline and act as a pair of columns. Its use of densely spaced rafters with reverse chamfered ends, roughcast render, face brick detailing and timber shingling is representative of the English Arts and Crafts movement in the 1920s. (Source: Hermes)



HO357: 118 Walpole Street, Kew, built in 1926.

118 Walpole Street, Kew, is of local historical and architectural significance as a good and externally relatively intact example of an attic bungalow of the 1920s which combines elements from both the Californian and Craftsman bungalow forms. With its broad frontal gable and projecting side dormers, 118 Walpole Street is a striking and skilful composition. The use of Tuscan columns is of interest and looks back to a number of transitional Federation-Bungalow houses of the 1910s. (Source: Hermes)

Built in 1919, 5 Creswick Street, Deepdene, is a fine and intact example of an early interwar Attic Bungalow. Its cross-ridge attic form and recessed side porch with tapered brick and roughcast rendered pier is indicative of the simple massing of forms and introduction of craftsman elements that marked a transition between the Federation Queen Anne and the interwar Californian Bungalow. Other details, such as the twin canted bays with leadlight casement windows, window hoods, and front door surround with sidelights and overlights, illustrate the survival of many elements from the Federation/Edwardian era.

Although constructed in timber and more modest in scale, 5 Creswick Street, Deepdene, compares well to the above examples in terms its architectural detailing and intactness. It shares with these examples a simple massing of forms and combination of craftsman elements with Federation detailing that, as discussed, marked the transition between the Federation Queen Anne and interwar Californian Bungalow. It is more comparable to 118 Walpole Street, Kew (HO357), being of timber

construction and with a broad front gable and recessed side porch, however 118 Walpole Street has a later build date of 1926.

5 Creswick Street can also be compared to other places built in the interwar years by Dunlop & Hunt.

There is only one other documented example of a Dunlop & Hunt house known to have been erected in Deepdene, at 11 Pretoria Street (Built Heritage 2015: 24). Of brick construction, this house demonstrates a similar attic form to the subject place with a broad street facing gable and recessed side entry porch. It is distinguished by a recessed balcony in its gable end with a round arch and projected timber-shingled balustrade. Although this place is not included on the Heritage Overlay, it has been recommended for assessment.

Eleven places built by Dunlop & Hunt are included on heritage overlays across metropolitan Melbourne: ten within the City of Port Phillip and one in the City of Bayside (Hermes). All but one (an Attic Bungalow at 62 South Road, Brighton, HO593) are flats, duplexes or shops and therefore not directly comparable to the subject place. Although 62 South Road is more substantial than 5 Creswick Street, it does bear similarities. Both houses share a cross-ridged gable roof with prominent street gable. Both feature twin windows across the principal façade with a recessed side porch that sits under a continuation of the gable roof, albeit at a lower pitch. Built during the interwar period in 1927, 62 South Road demonstrates little influence of the Federation style and is a refined example of the interwar craftsman's detailing that is evident in the much earlier Creswick Street example of their work.



11 Pretoria Street, Deepdene, built by Dunlop & Hunt.
(Source: GML, March 2022)

Built by Dunlop & Hunt, the red-brick house features a steeply pitched cross-gabled roof with recessed side porch and balcony in its gable end with a round arch and projected timber-shingled balustrade. Although this place is not included on the Heritage Overlay, it has been recommended for assessment.



The house is architecturally significant as a fine and intact example of the work of Dunlop Home Builders Ltd, one of the leading housing companies in Melbourne in the early twentieth century. While this company was responsible for the design and erection of countless single-storeyed bungalow style residences around Melbourne in the 1920s, the present building stands out as one of their more

HO593: 62 South Road, Brighton, built in 1927 by Dunlop & Hunt (Source: Hermes)

substantial and well-articulated attic-storied dwellings.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, August 2018, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).

The dwelling at 5 Creswick Street, Deepdene, built in 1919, is of historical significance for demonstrating early residential development in the Balwyn–Deepdene area, spurred on by improved transport provided by the Outer Circle railway and the later electric tramline extension, terminating at Burke Road. The development of the Deepdene Township Estate pre-dates the broader development of the Balwyn–Deepdene area in the 1920s and 1930s.

The house is a rare surviving example of a residence planned and constructed by Dunlop & Hunt Pty Ltd, home builders, in the Deepdene–Balwyn locality and more widely in metropolitan Melbourne. Dunlop & Hunt Pty Ltd was one of the leading homes builders in suburban Melbourne in the early decades of the twentieth century. The company specialised in popular designs such as Queen Anne villas and Attic Bungalows, catering largely for a middle-class market.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute understanding the City of Boroondara's cultural or natural history (research potential).

N/A

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The house at 5 Creswick Street, Deepdene, is significant as an Attic Bungalow that demonstrates the transition in the early interwar period from the picturesque forms of the Federation era to the clean lines and reliance on strong massing and contrasting material textures of the interwar years. Characteristic Federation-era details include the leadlight casement windows, window hoods, and front door set in a frame with leadlight sidelights and overlights. In contrast, the clean lines of the high attic roof, the incorporation of a small porch within the principal building envelope, the tapered porch pier, and the contrasting weatherboard and roughcast rendered walls are all distinguishing features of the interwar Californian Bungalow style.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

N/A

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

CRITERION G: 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 their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

DRAFT

Statement of Significance

What Is Significant?

5 Creswick Street, Deepdene, built in 1919 by Dunlop & Hunt Pty Ltd, is significant.

Elements that contribute to the significance of the place include:

- an asymmetrical built form with a recessed porch along its southern façade
- terracotta tiled, steeply pitched gable roof with a principal transverse gable and projecting street gable
- exposed rafter ends
- roughcast rendered chimneys
- weatherboard clad walls to three-quarter wall height and roughcast render above
- pattern of fenestrations
- pair of canted bay windows across the principal elevation which sit under a continuous terracotta tile window hood
- substantial brick and rough cast tapered pier at the porch's southeast corner
- front door set in a frame with leadlight sidelights and overlights
- casement leadlight and plain glass windows
- attic windows
- lattice work at the apex of the gable ends
- timber eaves brackets to gable ends
- garden setting with set back off Creswick Street.

The rear flat-roofed addition added in 1976 and gable-roofed carport adjacent to the entry porch added in 1988 are not significant.

How Is It Significant?

The house at 5 Creswick Street, Deepdene, is of local historical and representative significance to the City of Boroondara.

Why Is It Significant?

5 Creswick Street, Deepdene, is of historical significance for demonstrating early residential development in the Balwyn–Deepdene area, spurred on by improved transport provided by the Outer Circle railway and the later electric tramline extension, terminating at Burke Road. The development of the Deepdene Township Estate predates the broader development of the Balwyn–Deepdene area in the 1920s and 1930s.

The house at 5 Creswick Street, Deepdene, erected in 1919, is a rare surviving example of a residence planned and constructed by Dunlop & Hunt Pty Ltd, home builders, in the Deepdene–Balwyn locality and more widely in metropolitan Melbourne. Dunlop & Hunt Pty Ltd was one of the leading homes builders in suburban Melbourne in the early decades of the twentieth century. They

specialised in popular designs, such as Queen Anne villas and Attic Bungalows, catering largely for a middle-class market. (Criterion A)

The house at 5 Creswick Street, Deepdene, is significant as an Attic Bungalow that demonstrates the transition in the early interwar period from the picturesque forms of the Federation era to the clean lines and reliance on strong massing and contrasting material textures of the interwar years. Characteristic Federation-era details include the leadlight casement windows, window hoods, and front door set in a frame with leadlight sidelights and overlights. In contrast, the clean lines of the high attic roof, the incorporation of a small porch within the principal building envelope, the tapered porch pier, and the contrasting weatherboard and roughcast rendered walls are all distinguishing features of the interwar Californian Bungalow style. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External paint controls	
<i>Is a permit required to paint an already painted surface?</i>	No
Internal alteration controls	
<i>Is a permit required for internal alterations?</i>	No
Tree controls	
<i>Is a permit required to remove a tree?</i>	No
Outbuildings and fences exemptions	
<i>Are there outbuildings or fences which are not exempt from notice and review?</i>	No
Victorian Heritage Register	
<i>Is the place included on the Victorian Heritage Register?</i>	No
Prohibited uses may be permitted	
<i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal heritage place	
<i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No
Incorporated plan	
<i>Does an incorporated plan apply to the site?</i>	No

Identified by:

Context 2021

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