

Corra Lynn

Prepared by: GML Heritage

Address: 6 Creswick Street, Deepdene

Name: Corra Lynn	Survey Date: November 2021
Place Type: House	Architect: n.k.
Grading: Significant	Builder: n.k.
Extent of Overlay: To title boundaries	Construction Date: 1916



Figure 1. 6 Creswick Street, Deepdene (Source: GML February 2022)

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*).

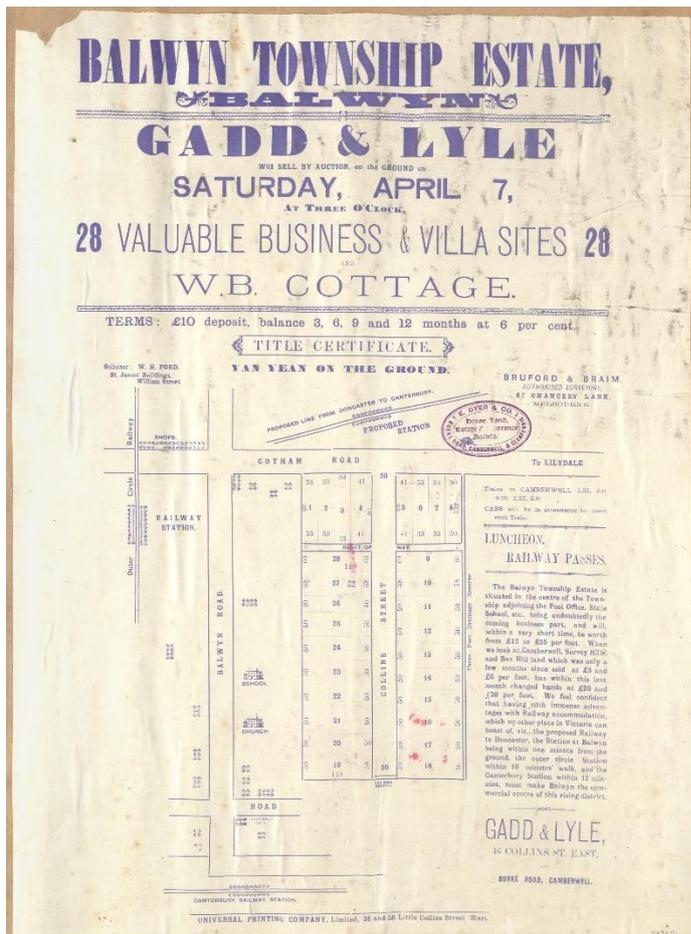
In October 1853, residents of the area signed a petition calling for improvements to roads between Richmond Bridge and Bulleen. A subsequent petition specifically demanded 'a proper line of road to be laid down from the Koonung Creek to the west side of Elgar's Special Survey' (Gwen McWilliam, cited 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' (Camfield 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.



BALWYN TOWNSHIP ESTATE,
BALWYN
GADD & LYLE
WILL BE HELD BY AUCTION, ON THE GROUND ON
SATURDAY, APRIL 7,
AT THREE O'CLOCK,
28 VALUABLE BUSINESS & VILLA SITES
W.B. COTTAGE.
TERMS: £10 deposit, balance 3, 6, 9 and 12 months at 6 per cent.
TITLE CERTIFICATE.
YAN YEAN ON THE GROUND.
Solicitor: W. H. FORD, 21, Zeehan Buildings, William Street.
BRUFORD & BRAIM, AUCTIONEERS, 47 CHANCERY LANE, LONDON, E.C. 4.
COTTRAM ROAD To LILYDALE
RAILWAY ROAD
BALWYN ROAD
RAILWAY STATION
CANTERBURY RAILWAY STATION
UNIVERSAL PRINTING COMPANY, Limited, 28 and 28 Little Collins Street, West.

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 6 Creswick Street, Deepdene, comprising a single-storey timber dwelling built in 1916, is north of Whitehorse Road and east of Burke Road. The site occupies land that was part of Elgar's Special Survey.

Residential development of the Balwyn (Deepdene) area began in a limited way in the 1880s but gathered pace in the early 1900s. 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 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 developed (MMBW 1926).

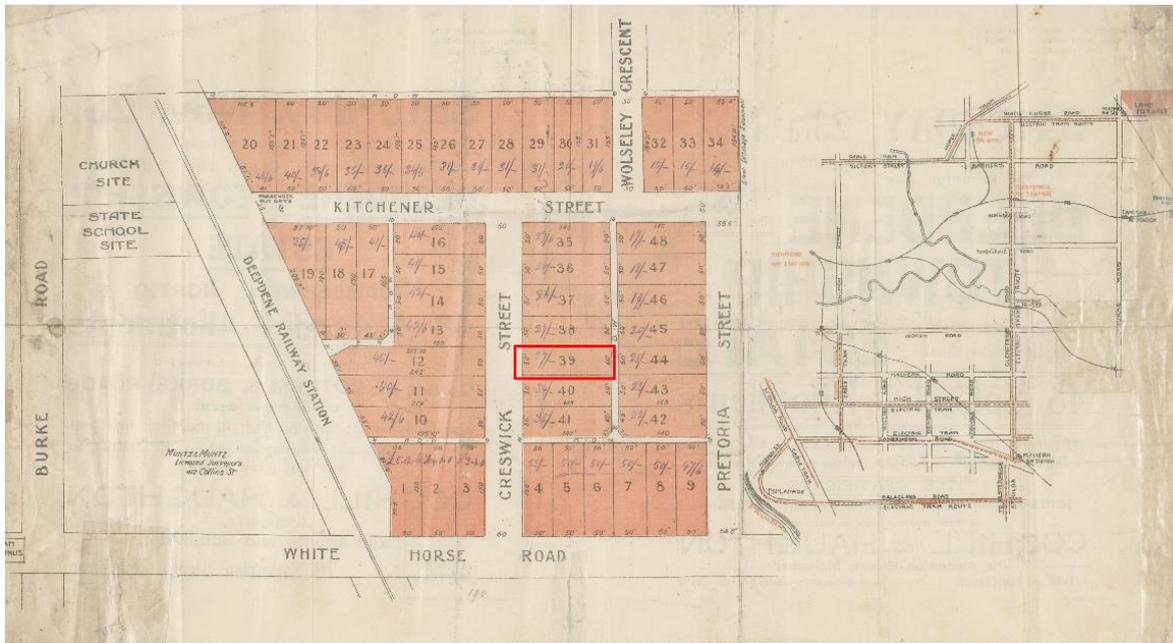


Figure 3. Deepdene Township Estate subdivision plan, 1912, showing the location of 6 Creswick Street, Deepdene, as Lot 39 (red outline). (Source: State Library Victoria, with GML overlay)

Many of its wonderful advantages
Largely 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 Mr. J. A. GRAHAM
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. Phone—Central 2693; Newmarket, 241; Canterbury, 59

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
79 Swanston Street, Melbourne.

AUBURN and CANTERBURY

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

In 1913 Elizabeth Rose Elder, married woman, of Blackburn Road, Doncaster, became the proprietor of the subject site, then identified as Lot 39 on Plan of Subdivision No. 5913 (CT V3667/F217). The Sands & McDougall directory for 1916 noted that a house on the east side of Creswick Street, off Whitehorse Road, was in the course of construction (S&McD 1916). Elizabeth Elder of Doncaster Road, Blackburn, was rated as the owner of a 6-roomed weatherboard house at lot 39 Creswick Street in May 1916; the occupant at that time was Gertrude Bailey (RB 1916). This was the first house built in the street.

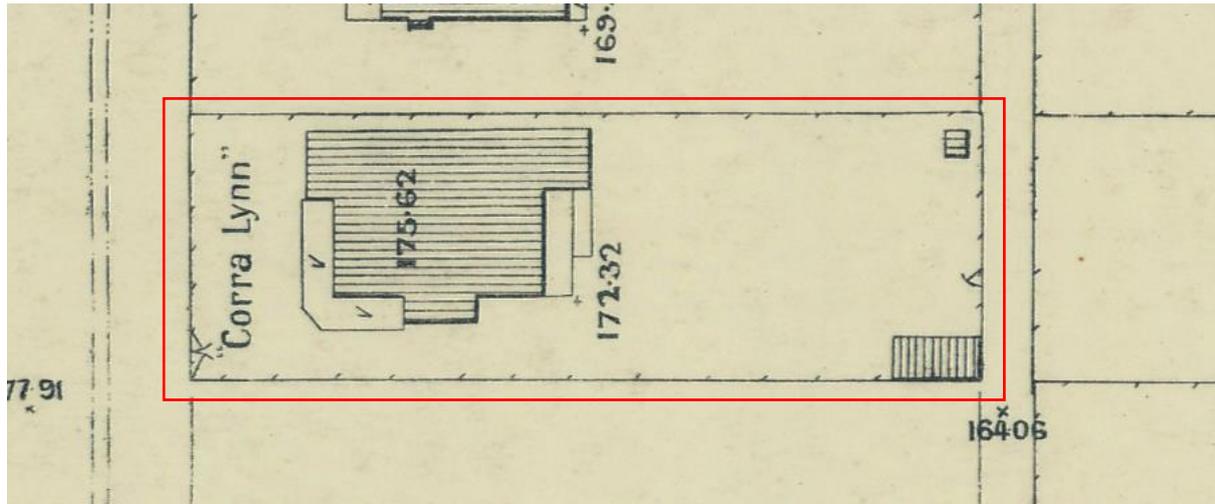


Figure 5. Detail from Melbourne and Metropolitan Board of Works detail plan No. 2954, Municipality of Camberwell, 1926. (Source: State Library Victoria, with GML overlay)

The MMBW detail plan of 1926 shows the footprint of a double-fronted detached timber house situated on a fenced block at 6 Creswick Street. The house has two timber outbuildings at its rear (MMBW 1926) (see

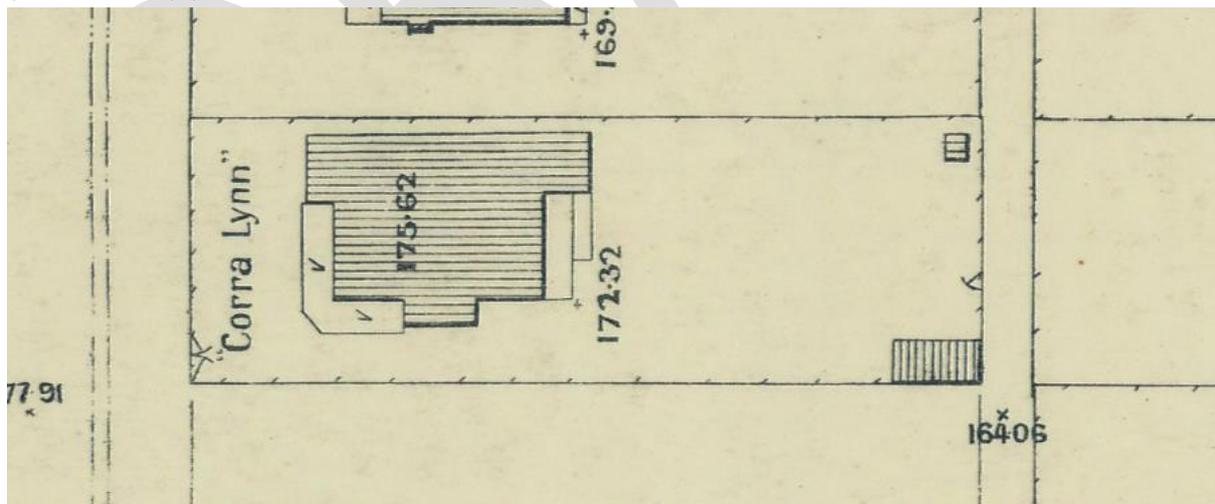


Figure 5). The smaller of the two outbuildings is most likely the outside toilet, accessed for waste disposal via a gate to the rear lane; the MMBW connected the sewerage to this area in 1920 (Built Heritage 2015: 10).

Elizabeth Elder was the proprietor of 6 Creswick Street, Deepdene, until her death in 1932, when she left the property to Thomas William Elder, orchardist (CT V3667/F217). Margaret Manners Johnson,

married woman, and Francis Albert Charles Johnson, gardener, who were already living at 6 Creswick Street, became joint proprietors of the property in 1946, and Margaret Johnson became sole proprietor in 1964 (CT V3667/F217). Thomas William Jolly, design draftsman of Glen Iris, became the proprietor in 1983 (CT V3667/F217).

In 1960 a free-standing steel-framed garage was erected on the property, and minor alterations were made to the rear of the house in 1985 (BP 26975; BP 79102). The garage and addition have since been demolished.

In 1990 an extension was added to the rear northeastern corner of the house providing a bathroom and store at the main floor level and a rumpus room below (BP 91846). Further additions, still extant, were made towards the rear of the house along its southern boundary in 2011.

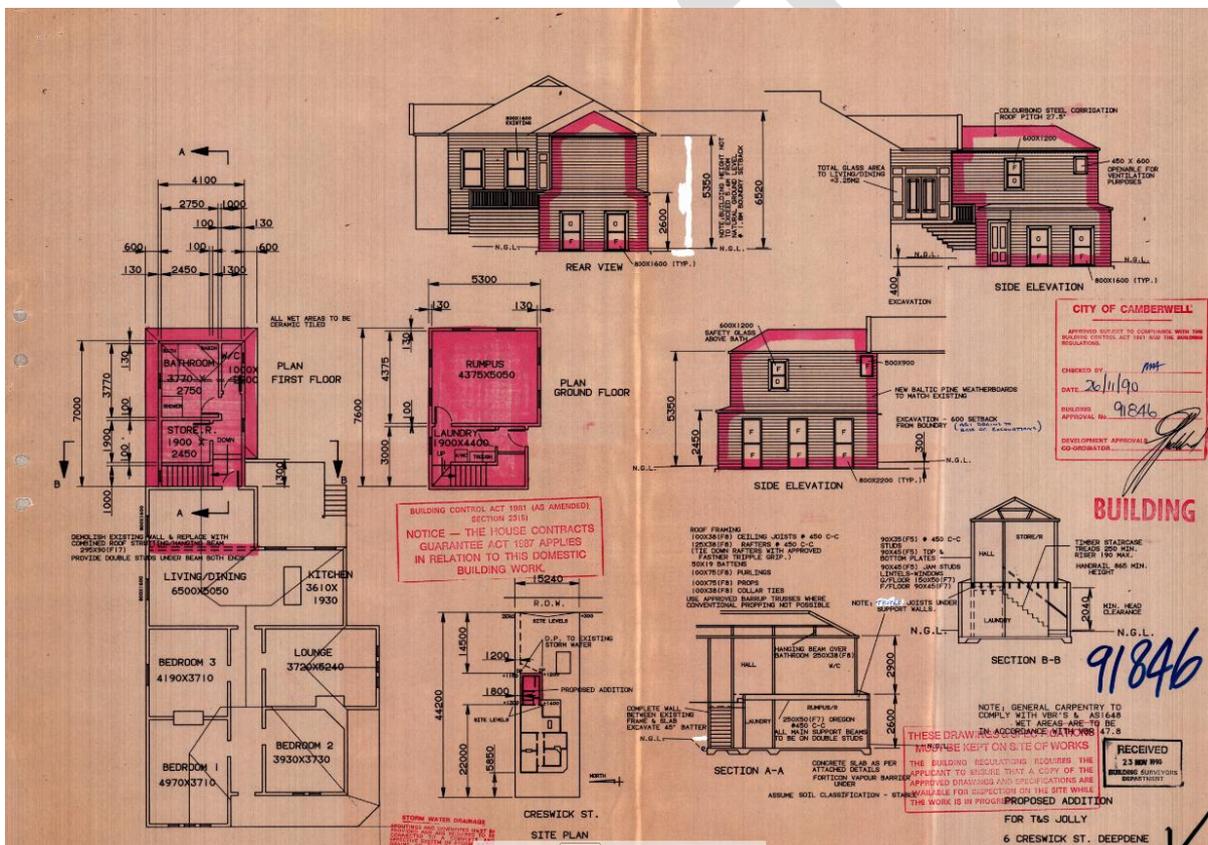


Figure 6. Building plans from 1990, showing a rear extension to the house, providing a bathroom and store at the main floor level and a rumpus room below. (Source: City of Camberwell, BP 91846)

Description and Integrity

'Corra Lynn' at 6 Creswick Street, Deepdene, is a single-storey detached timber dwelling built in 1916. Located on the eastern side of Creswick Street, the house is set behind a timber picket fence (which is not original) and, due to the fall of the land from west to east, sits slightly below street level.

Asymmetrical in plan with projecting rooms along its west and south elevations, the block-fronted timber house sits under a hip and gable corrugated iron roof with a gablet at the apex of the main hip roof. Three red brick chimneys with corbelled caps and strapwork are extant. A narrow verandah under

the continuation of the main roof runs between the projecting rooms and is splayed at its corner with a gablet. The verandah posts are of turned timber and are set with a distinctive flat cast-iron frieze and brackets in a curvilinear pattern. Flattened cast iron patterns such as this one were still common in the 1910s, and sought to emulate the planar surfaces of timber fretwork.

Key features of the building and landscape are:

- asymmetrical built form with projecting rooms along the west and south elevations
- corrugated iron hip and gable roof with exposed rafter ends and a gablet at the apex of the main hip roof
- return verandah with timber floor that sits under the continuation of the main roof line and features a splayed corner with gablet
- pattern of fenestration
- block-fronted timber cladding (simulating ashlar stone work) to its principal western and southern façades
- weatherboard cladding to its secondary façades
- roughcast render to its gable ends and gablets
- turned timber verandah posts set with a distinctive 'flat' cast iron frieze and brackets in a curvilinear pattern.
- red brick chimneys with corbelled brick caps and strapwork;
- double-hung timber sash windows;
- window hoods;
- front door and door at eastern end of the verandah with leadlight and moulded surround;
- decorative timber scallop work along the barge boards of the gable ends and gablets and along the fascia of the verandah;
- garden setting with side drive and timber picket fence (not original).

Alterations and additions include an extension to the rear north-east corner of the house providing a bathroom and store at the main floor level and a rumpus room below built in 1990, and additions towards the rear of the house along its southern boundary in 2011.



Figure 7. South elevation, showing the projecting room with window hood and the rear extension. (Source: GML, February 2022)



Figure 8. Detail of flat cast-iron frieze and brackets. Note the block treatment to the weatherboards to simulate ashlar stone. (Source: GML, February 2022)



Figure 9. West-facing window with window hood. (Source: GML, February 2022)



Figure 10. North (side) elevation of the house. Note the extant double-hung sash windows and window hood. (Source: GML, February 2022)

Integrity

6 Creswick Street, Deepdene, is largely intact, having very few changes to the original or early fabric visible from the street. The building retains its original built form, which includes a hip and gable roof with gablets, return verandah with gablet, timber ashlar block work and weatherboard clad walls, red brick chimneys and fenestrations. The integrity of the house is enhanced by the intactness of these main elements, including details such as double-hung sash windows, front door and verandah door with leadlight and moulded surround, turned timber verandah posts and flat cast-iron frieze, roughcast render to its gable ends and gablets, window hoods, and decorative timber scallop work along the barge boards of the gable ends and gablets and along the fascia of the verandah. The two additions made in 1990 and 2011 are discreet and do not detract from the overall integrity of the original house. Overall the place has high integrity.

Comparative analysis

6 Creswick Street, Deepdene, is a 1916 Federation villa that displays characteristics of the Queen Anne revival style popular in Australia between 1890 and 1915. ...

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 use of timber columns and decoration, projecting gables, verandahs (often under the main roof form), mixed roof forms, and orange terracotta roof tiles. The style is closely related to the local Queen Anne style adapted from examples from England and America, but given a local flavour by integration of Queen Anne decorative details with the wrap-around verandah incorporated into the main roof of early Australian homesteads.

In the Balwyn area, this style and period of development is under-represented when compared with Kew, Hawthorn, Canterbury and Camberwell. Places on the Heritage Overlay in Balwyn and Deepdene (either as precincts or individuals) predominantly date from the interwar or early postwar periods, representing the dominant period of development of the suburb. Comparable examples of Federation era houses on the Heritage Overlay in Balwyn/Deepdene are described below.



HO874: 'Khartoum'. 8 Kitchener Street, Deepdene, built in 1913–14. (Source: Hermes)

'Khartoum', 8 Kitchener Street, Deepdene, built in 1913–14, is of local architectural (representative) and associative significance as an intact and good representative example of a late Federation villa, distinguished by its symmetrical front façade and arched recessed entrance incorporated under the main roof form. It retains typical Queen Anne details, including orange terracotta roof tiles, terracotta decorative ridge cappings and finials, projecting gabled bays with box windows, half-timbering and roughcast detailing to the gable ends, and leadlight glazing.



HO389: 6 Kitchener Street, Deepdene, built in 1913.
(Source: Hermes)

6 Kitchener Street, Balwyn, is of local historical, scientific (technological) and architectural significance as a single-storey double-fronted Edwardian bungalow built in 1913. The residence is of local historical, scientific (technological) and architectural significance as a relatively early surviving example of a concrete residence. While relatively conventional in terms of its form and architectural style, the building incorporates some unusual features (projecting king post and slender verandah posts) which might be related to its concrete construction.



HO871: 'Reumah', 1 Reumah Court, Balwyn built c.1908–09, partly rebuilt 1919. (Source: Hermes)

'Reumah' at 1 Reumah Court, Balwyn, is of local architectural (representative) significance as a substantial and largely intact Federation house of which the massing and details are a fine example of the style. It is a well-designed and carefully detailed example and bears similarities to the work of pre-eminent architects of that time, particularly Ussher and Kemp and their hipped genre, which has been identified as a distinctive Melbourne Queen Anne (or Federation) style.

Other similar places in the Heritage Overlay are within precincts: 1 Salisbury Street, Balwyn and 1–3 Myambert Avenue, Balwyn, are both significant within the Reid Estate Precinct (HO192), but neither is directly comparable to the subject place as they have earlier build dates, are of brick construction, and are much larger and architecturally more elaborate.

Further afield within Boroondara, there are numerous individually significant examples of timber Federation villas which are included on the Heritage Overlay. The most comparable to 6 Creswick Street include:



HO327: 17 O'Shaughnessy Street, Kew, built in 1907–08. (Source: Hermes)

17 O'Shaughnessy Street, Kew, is of local historical and architectural significance. The house is a single-storey, double-fronted timber Federation villa.

The expansive hipped and gabled roof scape has been reclad with terracotta tiles finished with terracotta ridge cresting and finials. Gables are finished with carved barges with fretwork screens.

The asymmetrical weatherboard façade is screened by a return verandah with timber posts, fretwork frieze and floor. Fenestration is irregular and includes faceted and rectangular bay windows.



HO526: 48 Foley Street, Kew, built in 1907–08. (Source: Hermes)

48 Foley Street, Kew, is of local historical and architectural significance as a single storey asymmetrical double-fronted Federation timber house.

The weatherboard walls feature shingled boards to dado height and a roughcast frieze. The gabled roof is clad with slate and features terracotta ridge cresting. Gable ends are bracketed and finished with roughcast and carved timber fretwork screens. The verandah has a timber floor, turned timber posts and arched fretwork.



HO328: 57 Pakington Street, Kew (1898–99). (Source: Hermes)

57 Pakington Street, Kew, is of local historical and architectural significance. This earlier example is a single-storey timber villa designed in a transitional mode on an asymmetrical plan. The complex hipped and gabled roofscape is clad with red-brown slate.

The walls are clad with weatherboards and feature a roughcast frieze to the facade and a shingled frieze to the sides. Timber details are prominent and include one original timber finial, a fretwork screen to the porch and arched fretwork to the side verandah. The fenestration is irregularly placed, but the windows consistently contain timber-

framed casement sashes with multi-paned highlights and arched transoms. The house is highly intact.

In comparison with other Federation/Edwardian houses on the Heritage Overlay in Balwyn and Deepdene, 6 Creswick Street, Deepdene, is an equally intact example of a Federation style villa. While the other examples all incorporate more distinctly Queen Anne influences, 6 Creswick Street demonstrates all the key characteristics of the prevailing Federation style of the time. These include its adaption of a simple nineteenth-century building form to create a lighter and more picturesque appearance. This is achieved by incorporating a gable and hip roof form, red brick chimneys with corbelled caps, projecting gable ends and a return verandah which sits under the main roof and features a splayed corner with gablet, turned timber posts and fretwork. While 6 Creswick Street is also comparable to 6 Kitchener Street, being modest in scale and of similar architectural details, 6 Kitchener Street is highly unusual for its use of pre-cast concrete construction.

6 Creswick Street, Deepdene, is also comparable to 17 O'Shaughnessy Street, Kew, 48 Foley Street, Kew, and 57 Pakington Street, Kew. These houses are of a similar scale, architectural detailing and timber construction. Being of an earlier build date the Kew examples all exhibit decorative detailing which is more reminiscent of Queen Anne styling. 6 Creswick Street has a lower pitched roof which has resulted in the house having a lower profile. This adaptation reflects the beginning of the transition away from overt Queen Anne references to the lower slung bungalow form of the 1920s

In plan, 6 Creswick Street is most comparable to 17 O'Shaughnessy Street, Kew. Asymmetrically arranged with a return verandah that is splayed at the corner, both houses exhibit decorative flourishes with the splayed corner being emphasised by a large gable end and curved fretwork at O'Shaughnessy Street and a decorative gablet with scalloped timber work to the barge boards at Creswick Street

6 Creswick Street is one of only a few remaining and largely intact Federation houses from the early residential development in Deepdene. In the wake of the ambitious Boom-era subdivisions in the mid-1880s associated with the proposed development of the Outer Circle railway, the Deepdene/Balwyn area was slow to develop until the early twentieth century when the Outer Circle railway was reopened to Deepdene in 1900 following its initial closure in 1893 (Built Heritage 2015: 148). It was the first house built in Creswick Street.

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).

'Corra Lynn' at 6 Creswick Street, Deepdene, built in 1916, is of historical significance as one of the few surviving dwellings constructed as part of the early residential development in the Balwyn–Deepdene area, encouraged by the reopening of the Outer Circle railway to Deepdene in 1900 and the extension of the electric tramline to the corner of Cotham Road and Burke Road in 1913. Built on an allotment of the Deepdene Township Estate that was subdivided in 1912, the house at 6 Creswick Street was the first house built in the street and one of only a handful built during the war years on the

estate. The development of the Deepdene Township Estate pre-dates the broader development of the Balwyn–Deepdene area in the 1920s and 1930s.

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).

6 Creswick Street, Deepdene, built 1916, is significant as a largely intact example of a Federation dwelling. Features of the house which express the typical characteristics of its class include its asymmetrical built form with a hip and gable roof with gablets, red brick chimneys, weatherboard clad walls with block fronting to the west and south elevations that simulates ashlar stone work, roughcast render to its gable and gablet ends, return verandah, distinctive flat cast-iron frieze and brackets in a curvilinear pattern, decorative timber scallop work along the barge boards of the gable ends and gablets and along the fascia of the verandah, double-hung sash windows, window hoods and front door and eastern verandah door with leadlight and moulded surround, turned timber verandah posts,

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

Statement of Significance

What Is Significant?

6 Creswick Street, Deepdene, built in 1916, is significant.

Elements that contribute to the significance of the place are:

- an asymmetrical built form with projecting rooms along the west and south elevations
- corrugated iron hip and gable roof with exposed rafter ends and a gablet at the apex of the main hip roof
- return verandah with timber floor that sits under the continuation of the main roof line and features a splayed corner with gablet
- pattern of fenestration
- block-fronted timber cladding (simulating ashlar stone work) to its principal western and southern façades
- weatherboard cladding to its secondary façade
- roughcast render to its gable ends and gablets
- turned timber verandah posts set with a distinctive 'flat' cast iron frieze and brackets in a curvilinear pattern.
- red brick chimneys with corbelled brick caps and strapwork
- double-hung timber sash windows
- window hoods
- front door and door at eastern end of the verandah with leadlight and moulded surround
- decorative timber scallop work along the barge boards of the gable ends and gablets and along the fascia of the verandah

Additions made to the property in 1990 and 2011 are not significant. Although the front picket fence is not original, it contributes to the setting of the place.

How Is It Significant?

The house at 6 Creswick Street, Deepdene, is of local historical and representative significance to the City of Boroondara.

Why Is It Significant?

'Corra Lynn' at 6 Creswick Street, Deepdene, built in 1916, is of historical significance as one of the few surviving dwellings constructed as part of the early residential development in the Balwyn–Deepdene area, encouraged by the Outer Circle Railway that was reinstated in 1900, and the electric tram to the city, which reached the corner of Cotham Road and Burke Road in 1913. Built on an allotment of the Deepdene Township Estate, which was subdivided in 1912, the house at 6 Creswick Street was the first house built in Creswick Street and one of only a handful built during the war years on the estate. The development of the Deepdene Township Estate predates the broader development of the Balwyn–Deepdene area in the 1920s and 1930s. (Criterion A)

6 Creswick Street, Deepdene, built 1916, is significant as a largely intact example of a Federation-era dwelling. Features of the house which express the typical characteristics of its class include its asymmetrical built form with a hip and gable roof with gablets, red brick chimneys, weatherboard clad walls with block fronting to the west and south elevations that simulates ashlar stone work, roughcast render to its gable and gablet ends, return verandah, distinctive flat cast-iron frieze and brackets in a curvilinear pattern, decorative timber scallop work along the barge boards of the gable ends and gablets and along the fascia of the verandah, double-hung sash windows, window hoods and front door and eastern verandah door with leadlight and moulded surround, and turned timber verandah posts. (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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