

# Balwyn Heritage Study Peer Review

Stage 1

Adopted 25 February 2019

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<b>IDENTIFIER</b>	HOUSE		
<b>Other/s</b>	Craymer House (former); <i>Humara Ghur</i>		
<b>Address</b>	146-148 Winmalee Road BALWYN	<b>Date/s</b>	1931 (house) 1932 (garden)
<b>Designer/s</b>	Unknown (house) Edna Walling (garden)	<b>Builder/s</b>	Owens & Hams
<b>Theme/s</b>	6.3.2 Creating prestigious residential areas 6.7.1 Making homes for the upper classes 6.7.4 Establishing private gardens/backyards	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	House
		<b>Heritage Status</b>	-
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	4 May 2016
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## History

This house was built in 1931 for retired Anglo-Indian merchant Samuel Craymer (who died soon after its completion) and his Australian-born second wife, Lilian. Born in Simla in north-eastern India, Samuel Lindsay Brice Craymer (1859-1931) spent much of his adult life as a merchant with the East India Company, which required frequent travel between India and Great Britain. He was sometimes accompanied by his wife, the former Maria Bowden (1864-1918), whom he married in Calcutta in March 1884. After her death in 1918, Craymer continued to travel between India and Great Britain. On one trip in 1928, he met a young Australian nurse, Lilian Kate Dove (1892-1985), who had arrived in London in March of that year. Leaving for Australia in September, she was joined by Craymer two months later. On 14 December, they married in Melbourne.

Intending to build a grand new house, the Craymers acquired a large block on the south side of Winmalee Road, then one of Balwyn's most prestigious residential addresses. On 25 March 1931, the City of Camberwell issued a building permit for a "ten roomed brick and timber dwelling" worth £2,767. While the architect is not cited on the permit card, the builders were listed as Owen & Hams. A partnership between Bruce Rees Owen (1904-1995) and Arthur Stanley Hams (1897-1953), the firm was based in Martin Street, Heidelberg. During the 1930s, Owen & Hams did construction work for a number of leading Melbourne architects including Edward F Billson, Clifford Cummings and A C Leith & Bartlett. The Craymers' new house was nearing completion, if not completed, by 25 August 1931, when a second permit was granted for a fibro-cement garage. Worth £100, this contract was also executed by Owen & Hams. Sadly, Samuel Craymer died barely six weeks later, on 2 October, aged 71 years. A newspaper notice, reporting his death at *Humara Ghur*, Winmalee Road, Balwyn, shows that the house was named prior to his demise: a Hindi term translating simply as "My Home".

The widowed Lilian Craymer lived alone in the house for some years. In 1932, she engaged garden designer Edna Walling to prepare a landscaping scheme. Walling's plan depicts a garden dominated by dense clusters of mature trees, interrupted by stone pathways that connected formal elements including a long rectangular front garden (with beds of herbaceous perennials and a stone seat at either end), a semi-circular grassed terrace (partially enclosed by a dwarf wall), a smaller garden to the side (with hexagonal pool and paved area with pergola), and an enclosed circular flower garden to the rear. A vegetable garden and poultry shed were also indicated at the far end of the garden. The scheme is known to have at least been partially implemented. In 1938, the grounds of *Humara Ghur* served as the venue for a garden fete held as part of the 'Prince and Princess Carnival' held by a local church (*Argus*, 29/10/1938:6).

In February 1941, Lilian Craymer married Eric Hatswell, a widowed postmaster from Goulburn, NSW, whose wife Monica had been killed in a plane crash in late 1939. Hatswell took up residence in *Humara Ghur* with son Graham and daughters Monica, Frances and Joan. Over the next few years, the property hosted social events that included more garden fetes (two of which, in 1945 and 1956, raised funds for a local Anglican kindergarten) and engagement parties. Hatswell's daughters Frances and Joan married in 1944 and 1949 respectively, and his son Graham in 1945. In 1954, he and Lilian offered the house for sale at auction, but it was passed in at £11,000, two thousand pounds short of the reserve. It was later sold privately and the Hatswell moved to Ringwood, where Eric died in 1965. The next owner of *Humara Ghur* was radiologist Dr Howell Hosking and his wife Joan, who remained there until at least the 1980s. During that time, they made a number of changes to the property. Building permit records confirm that two new carports were added in 1970 and 1971, and a concrete swimming pool in 1984. By the mid-1990s, the property had been further improved by the construction of a large hip-roofed wing to the rear of the house, and a tennis court.

## Description

Set at an angle to the street on a large allotment, the house at 146-148 Winmalee Road, Balwyn, is a two-storey brick dwelling with pale-coloured rendered finish and a low hipped roof of terracotta pantiles, with narrow eaves, slatted timber linings and plain chimneys to the east and west sides. Designed in the Mediterranean style, the house has a symmetrical street façade dominated by a tripartite loggia at ground level with a recessed balcony directly above. The loggia, which comprises three round arches and a pair of Roman Doric columns, opens onto shallow steps flanked by rendered plinths. The balcony above has a moulded sill and incorporates an elongated cartouche motif. Flanking these centrally-placed openings are pairs of rectangular windows with multi-paned timber-framed double-hung sashes, projecting sills and louvred timber shutters painted in a pale green tone. The windows along the two side elevations are similarly treated, although not all of them have louvred shutters, and some have single pane sashes rather than double-hung ones.



The house has a formal landscaped setting that is believed to retain at least some of Edna Walling's scheme from 1932 (see discussion under 'Integrity'). The street boundary is marked by a retaining wall of uncoursed stone, with ornate black-painted metal gates across the driveway, which extends around to the rear of the house. The western boundary of the property is marked by a very large cypress hedge, and a mature eucalypt tree is evident in the back yard.

### Integrity

The house itself appears substantially intact, although the original garage no longer exists. Aside from a small glimpse of the current garage, the rear extensions (c.1990s) are not visible when the property is viewed from the street.

It is understood that Walling's landscape remains partially intact. In her 1998 book, Walling expert Trisha Dixon noted that "small segments remain", mentioning the twin herbaceous borders and the semi-circular stone wall directly in front of the house. The massive hedge along the western boundary is demonstrably original, as it is indicated on Walling's garden plan. Recent aerial photographs show that most of the back yard is now taken up by the rear extension, tennis court and swimming pool. No trace appears to remain of the large circular garden bed, the hexagonal pond or the paved area with pergola. According to the *City of Boroondara Significant Tree Study* (2001), a large Lemon-scented Gum tree (*Corymbia citriodora*) in the backyard dates from c.1932 and is a notable remnant of Walling's original scheme.

### Historical Context

This part of Balwyn, centred on Fitzgerald Street, the east ends of Yarrbat Avenue and Winmalee Road, and contiguous portions of Narrak and Union Roads, began to develop as a prestigious residential area in the late nineteenth century. This trend continued into the early twentieth century and peaked during the inter-war period when wealthy Melbourne residents (including doctors, solicitors, retailers and merchants) built large residences, typically set well back from the street on large allotments. After the Second World War, several of these properties were subdivided for closer residential settlement. Currently retaining its reputation as Balwyn's most prestigious residential address, the area has been somewhat transformed since the 1980s, with many of the original houses extensively altered, enlarged or simply demolished and replaced.

### Comparative Analysis

With its simple forms, pale rendered finish, arcaded loggia, shuttered windows and low hipped roof clad in terracotta tiles, this house is a textbook example of the eclectic but understated architectural style defined by Apperley *et al* as Inter-War Mediterranean. Popularised by Sydney architect and academic Professor Leslie Wilkinson from 1918, the style became prevalent in more temperate parts of Australia in the 1920s and '30s. However, it rarely manifested itself in Balwyn and Balwyn North, or more broadly across the former City of Camberwell, where prevailing tastes in inter-war domestic architecture favoured the more widely accepted Californian Bungalow, Tudor Revival and Moderne idioms.

As such, there are relatively few truly pertinent local comparators to *Humara Ghur* at 146 Winmalee Road. The early influence of the Inter-War Mediterranean style can be seen in a few smaller-scaled examples from the 1920s, notably architect George Hallandall's own house at 10 Fitzgerald Street, Balwyn (1924), just around the corner from 146 Winmalee Road. Similarly double-storeyed but considerably more compact, it is broadly comparable in its low-pitched pan-tiled roof, rendered walls and symmetrical façade. A contemporaneous single-storey example at 168a Mont Albert Road, Canterbury (1923), designed by architect Lionel San Miguel for his own mother, is comparable in its smooth rendered finish, symmetry, shuttered windows and, particularly, its recessed entry porch with triple round-arched loggia. Slightly further afield, there is a large two-storeyed example at 3 Finsbury Way, Camberwell, albeit realised in a less sophisticated fashion, with classical detailing limited to a projecting columned porch. A Mediterranean character, often freely mixed with Spanish Mission or Georgian Revival influences, is also evident in some smaller single-storey dwellings, such as 460 Camberwell Road (1930).

The Craymer garden is one of many private residential commissions that Edna Walling received in what is now the City of Boroondara. There were eight in Kew, five in Hawthorn, four in Camberwell, three in Balwyn and one in Canterbury. Not all of these were realised and, of those that were, not all remain evident today. The Craymer garden is one of three that, as documented by Trish Dixon, were at least partly implemented and still remained evident in 1998. The other two are the Colville garden at 1045 Burke Road, Hawthorn East (1928) and the Whale garden at 3 Torrington Place, Camberwell (1937). The former has since been destroyed, while little appears to remain of the latter.

## Grading and recommendation

*Humara Ghur*, at 146-148 Winmalee Road, Balwyn, is an individually significant heritage place in the City of Boroondara.

It is recommended for inclusion in the schedule to the heritage overlay of the Boroondara Planning Scheme. Tree controls are also recommended, in order to preserve the lemon-scented gum tree that remains from Walling's garden plan.

## Statement of Significance

### *What is significant?*

Erected in 1931, the house at 146-148 Winmalee Road, Balwyn, is a double-stored rendered brick house in the inter-war Mediterranean style, with a hipped pantiled roof and symmetrical façade with tripartite round-arched loggia, recessed first floor balcony and flanking bays of shuttered windows.

The significant fabric is identified as the exterior of the original house, excluding the 1990s rear additions. The remaining elements of Walling's garden scheme are also deemed to be significant, including both hard landscaping (paths, retaining walls and wrought iron gates) and plantings (notably the boundary hedge and the lemon-scented gum tree at the rear).

### *How is it significant?*

*Humara Ghur* at 146-148 Winmalee Road, Balwyn, satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Boroondara Planning Scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history.

### *Why is it significant?*

*Humara Ghur* is significant as a large, notable and well-sited example of an inter-war house in the Mediterranean style that was popular in Melbourne the later 1920s and early '30s. The house exhibits most of the trademark characteristics of that style, including its pale-coloured rendered exterior, low-hipped roof with distinctive terracotta pantile, shuttered windows and a subtle touch of classical detailing in the tripartite loggia with round arches and Tuscan columns. The understated monumentality of the house is enhanced by its formalised landscaped setting that includes elements of a garden designed by Edna Walling. Sited at a slight angle to the street boundary, the house and its garden, which includes an eye-catching retaining wall of uncoursed stone and a massive cypress hedge, remain a striking element in the streetscape (*Criterion E*).

*Humara Ghur* is significant for its associations with celebrated Victorian garden designer Edna Walling, who prepared an ambitious landscaping scheme for the property in 1932 that was at least partly implemented, and of which key remnants are still apparent to this day. Although Walling is known to have received more than twenty private garden commissions in what is now the City of Boroondara, not all of these were implemented and some that were have since been destroyed. The Craymer garden is one of very few known to retain significant elements of Walling's original scheme (*Criterion H*).

## Identified By

Built Heritage Pty Ltd

## References

City of Camberwell Building Permits No 2,149, dated 25 March 1931, and No 2,331, dated 25 Aug 1931.

Edna Walling, "Garden Plan for Mrs S B Craymer, Winmalee Road, Surrey Hills [sic], Victoria", undated watercolour plan held in private collection, Melbourne (blueprint copy held by Picture Collection, State Library of Victoria).

MMBW Property Sewerage Plan No 187780. 3 pp, dated 1984-85 and 1995-96. Held by Yarra Valley Water.

Trisha Dixon and Jennie Churchill, *The Vision of Edna Walling* (Hawthorn: Bloomings Books, 1998), pp 48-51.

John Patrick Pty Ltd, "City of Boroondara Significant Tree Study", report dated May 2001 (revised Nov 2015), pp 225-26.

<b>IDENTIFIER</b> HOUSES (PAIR)			
<b>Other/s</b> <i>Lujave (No 17) and Rahneton (No 19)</i>			
<b>Address</b>	17-19 King Street BALWYN	<b>Date/s</b>	c.1893
<b>Designer/s</b>	-	<b>Builder/s</b>	-
<b>Theme/s</b>	2.7.3 Speculating in land: boom and bust 3.3.1 Expanding the Victorian rail network 6.7.2 Making homes for the middle classes	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	House
		<b>Heritage status</b>	-
<b>Intactness</b>	Good (sympathetic rear additions)	<b>Significance</b>	Local
<b>Condition</b>	Excellent (restored in recent times)	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	10/01/12
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## History

This pair of detached weatherboard houses was erected in c.1893. The land on which they stand formed part of a large residential estate on the north-east corner of Burke Road and Gordon Street, gazetted in April 1890, which comprised a grid of north-south streets (Wills, Grey and King streets) intersecting with an east-west street (Eyes Street), providing 123 quarter-acre allotments with 66-foot (20 metre) frontages. The houses now known as 17 and 19 King Street each occupy half of what was Lot 86, on the north-western corner of King and Eyre streets. According to their respective Certificates of Title, the two properties were acquired in February 1891 by two members of the same family: Thomas Hillier, a bootmaker, acquired the southern half of Lot 86, while Fred Hillier, a linotype compositor, acquired the northern half. Research confirms that the two men were father and son, with Fred Hillier (1868-1939) being the eldest of three children (and only son) of Thomas Hiller (1825-1915). At the time of the land purchase, the younger Hillier had recently (1890) married the former Sarah Jane Stapleton (1864-1943).

The two houses on Lot 86 were probably erected during 1893, as both were recorded for the first time in the *Sands & McDougall Directory* for 1895, when Thomas Hillier and Fred Hillier were identified as their occupants. Thomas remained listed in King Street until 1899; he appears to have retained ownership for a few more years, during which time the house was briefly occupied by tenants Thomas Johnson (1900) and Benjamin Gillett (1901-02). In January 1901, the title to the property transferred to John Maling of Rochester Road, who was a carpenter. A member of a prominent local family, Maling (1870-1963) was one of several sons of the like-named John Butler Maling (1840-1931), who migrated to Australia in 1857 and, after a brief stint in Sydney, travelled to Melbourne and settled in what is now Balwyn. A builder by trade, the elder Maling was involved in the erection of some of the first public buildings in the area, including the Athenaeum Hall and St Barnabas' Anglican Church. After retiring in 1890, he turned to property development and local politics and, in 1905, became the first Mayor to the City of Camberwell. At least two of his sons, John junior and William, followed in his footsteps and became carpenters. John junior retained ownership of the house in King Street until his own death at the age of 93 years, although the mortgage had been transferred to his own son, another John Butler Maling, back in 1920. John Maling and his wife Lucy, who married in 1893, had nine children born between 1894 and 1910, of which the last five were all born in Balwyn: John Butler (1901), Edgar (1903), William (1906), Gwineth [sic] (1908) and Edna (1910). The family resided at 17 King Street until around 1925, when they moved to a new and larger bungalow-style house that had been built on the opposite corner of Eyre Street (now 15 King Street).

The adjacent house at No 19, meanwhile, remained occupied by its original owner, Fred Hillier, until 1903. In December of that year, the property title was transferred to Francis Reid, late of East Kew, who was a florist. Directories indicate that the house was occupied by Reid himself until 1906, and thence by tenants Egan (1907-08), Jenkins (1910-12) and Leo Stanton (from 1913). The latter acquired the title to the property in 1915; he retained ownership, and remained in residence, for the next two years. Subsequent owner/occupiers were Frederick and Florence Goodber (1917-23) and Caroline Peterson (1923-27). The latter died whilst in residence, and ownership passed to her unmarried sister, Olive.

During the early twentieth century, both houses had names, which were recorded for the first time in the *Sands & McDougall* directory for 1907. The house at No 17 (then still occupied by John Maling junior) was identified as "Lujave", and its neighbour at No 19 (then occupied by Jenkins) as "Rahneton".

## Description and Integrity

The houses at 17-19 King Street comprise a detached pair of single-storey double-fronted late Victorian timber villas with hipped roofs clad in corrugated steel. Following a very familiar pattern, the two houses are virtually identical in their expression and detailing: each has a symmetrical block-fronted street facade with a central doorway flanked by windows, opening onto a full-width hip-roofed verandah with cast iron columns and decorative wrought iron lacework friezes and brackets. The front entrances have timber door-cases with narrow sidelights, highlights and moulded architraves, while the windows contain timber-framed double-hung sashes (a large central window, flanked by narrower sidelights), also with moulded architraves. The roofs have narrow eaves, supported along the street frontages by timber brackets alternating with fielded panels, and are penetrated by rendered chimneys with moulded caps. Side walls are conventional weatherboard construction. Each house has a front fence made up of capped timber posts with shaped timber pickets of timber pickets and matching front gates. While these are evidently not originally, they are otherwise considered to be highly sympathetic to the style and era of the houses themselves.



Both houses appear to have been restored in relatively recent times, and appear to be in excellent condition when seen from the street. They retain much original fabric, including matching cast iron lacework friezes. The house at No 19 is evidently missing one of its original chimneys, while No 17 retains both. The latter house has otherwise been extended at the rear, with a hip-roofed weatherboard addition that considered to be sympathetic in both scale and materials. Although of two storeys, the rear addition is not considered to unduly detract from the original cottage when viewed from its principal frontage on King Street.

### Historical Context

In the Melbourne of the 1880s, it was commonplace for new residential subdivisions to be laid out along the proposed extensions of railway lines – invariably, these estates were marketed and sold some time (even several years) before the line itself actually became operational. In the study area, there were two particularly unusual cases where such speculation backfired: one, when a proposed railway line through Balwyn North failed to materialise at all, and another when a new branch line from Camberwell – the Outer Circle Railway Line – was discontinued only three years later, in 1893. Although the line subsequently reopened in 1900, the intervening period was sufficient to stagnate residential development in the area for some time to come.

The estate on which the two cottages at 17 and 19 King Street was clearly conceived to take advantage of the proximity of the Outer Circle Railway Line. The subdivision was gazetted in April 1890, less than a year before the Riversdale-to-Fairfield portion of the line commenced operation in March 1891. The nearest station, moreover, was only a few hundred metres south of the estate, between Abercrombie Street and Whitehorse Road. First listed in the *Sands & McDougall Directory* for 1895, the two cottages appear to have been the first houses erected in King Street. Subsequent editions of the directory listed another house in the street in 1896, followed by two more in 1897 (all three, apparently, on the eastern side of the street). Interestingly, these five dwellings continued to be listed as the only properties in King Street until the early 1910s. Settlement boomed after that, and this estate (along with several other underdeveloped Victorian subdivisions in the area) gradually filled out during the later 1910s and '20s.

### Comparative analysis

Today, virtually no evidence remains of Boom-period residential development in the Deepdene locality. While this particular estate contains a number of Edwardian houses (eg 19 Eyre Street), it is otherwise dominated by inter-war development (and, to some extent, by twenty-first century redevelopment). The pair of cottages at 17-19 King Street provide the only physical evidence that the estate actually dates from the early 1890s. The other three early houses in King Street, which were recorded in the directory listings prior to 1900, cannot be located and have presumably been demolished. This is indicative of a familiar pattern across much of Deepdene. While some evidence of late Victorian residential settlement still remains in the portion between Mont Albert Road and Whitehorse Road – notably the mansion at 936 Burke Road and the large villa at 16 Campbell Road – virtually nothing of comparable date survives in north of Whitehorse Road. Even looking further afield, there are relatively few comparable examples of ordinary Victorian timber cottages or villas in the entire study area, with only a handful of examples that survive (in various conditions and states of intactness), including those at 12 Power Street, 28 Leonard Street and 2 Yarrbat Avenue.

### Assessment against Criteria

The house is associated with a phase of residential subdivision and settlement spurred by the proposed Outer Circle Railway Line, which languished after the premature closure of the line after only two years (*Criterion A, Criterion C*)

The house provides extremely rare evidence of Boom-era residential development in this part of Balwyn (*Criterion B*)

### Grading and Recommendations

The houses at 17 and 19 King Street, Balwyn, are significant heritage places in the City of Boroondara. Given their virtually identical form and their overlapping and complementary histories, it is considered more appropriate for both dwelling to be covered by a single heritage overlay, rather than to apply an individual overlay to each one.

## Statement of Significance

### *What is significant?*

The houses at 17 and 19 King Street, Balwyn, once known respectively as *Lujave* and *Rahneton*, comprise a detached pair of double-fronted hip-roofed Victorian weatherboard villas with symmetrical block-fronted facades and full-width verandahs with cast iron columns and decorative wrought iron lacework friezes. Dating from c.1893, the two houses were built on a single allotment that formed part of a large subdivision laid out in 1890. Originally occupied by Thomas and Fred Hillier, father and son, the properties were later owned and occupied by members of the Maling family.

### *How is it significant?*

The houses are of historical and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, the houses are significant for their ability to demonstrate the limited extent of residential settlement in Deepdene during the Boom period of the late 1880s and early '90s. They were built on an estate that was laid out in 1890 to take advantage of the proximity of the proposed Outer Circle Railway Line, but which, following the line's premature closure in 1893, subsequently stagnated for over a decade. Only a handful of houses were erected on the estate before the turn of the century, and these two villas now represent the sole survivors in an area otherwise strongly characterised by inter-war development (and more recent twenty-first century redevelopment). The houses thus provide rare and valuable evidence of the failure of Boom-era estates after the closure of the Outer Circle railway line.

Aesthetically, the houses are significant as representative and substantially intact examples of Victorian timber villas of a form that, while ubiquitous in the inner metropolitan area, is highly unusual in the part of Balwyn known as Deepdene. With their characteristic block-fronted symmetrical facades and wide verandahs with fluted iron columns and decorative wrought iron lacework, the houses remain as distinctive and eye-catching elements in an area otherwise dominated by twentieth century development. The houses also stand out in the streetscape due to their narrower-than-average frontages (ie both houses sharing a single standard-width block) and the fact that, as a pair, they are virtually identical in their form, finishes and detailing.

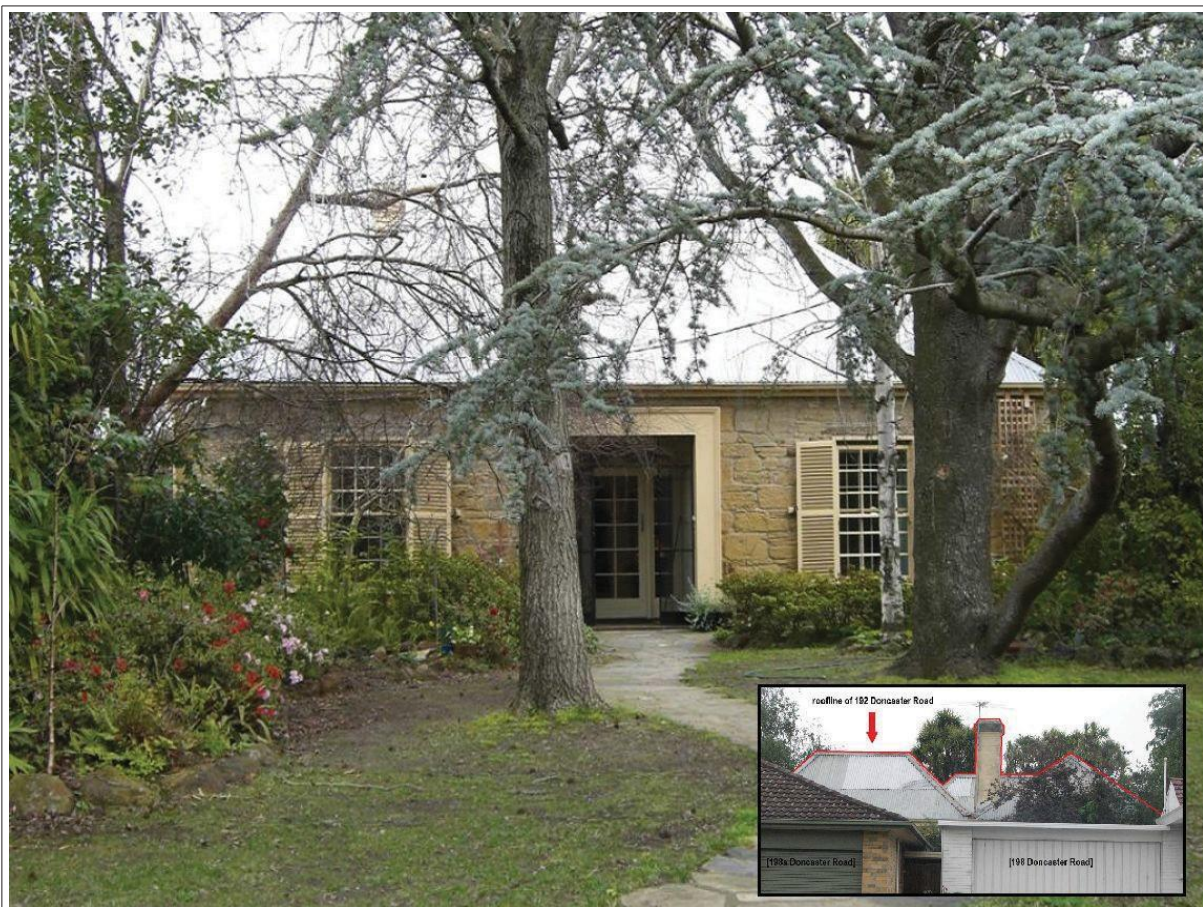
## Identified by

Built Heritage Pty Ltd

## References

Information provided by Balwyn Historical Society.

<b>IDENTIFER HOUSE</b>			
<b>Other/s</b>			
<b>Address</b>	192 Doncaster Road BALWYN NORTH	<b>Date/s</b>	1856-57
<b>Designer/s</b>	-	<b>Builder/s</b>	-
<b>Theme/s</b>	2.7 Promoting settlement	<b>Heritage Group</b>	Residential Building (Private)
	4.4.1 Growing wheat and other broad acre crops	<b>Heritage Category</b>	House
	4.4.2 Establishing Victoria's dairy industry	<b>Heritage status</b>	-
<b>Intactness</b>	Fair (additions at side/rear)	<b>Significance</b>	Local
<b>Condition</b>	Unknown (barely visible from street)	<b>Recommendation</b>	Include in HO as individual place



**Main Photo:** Gwen McWilliam, *A Balwyn Survey*, p 65

**Inset:** Roofline as seen from Balwyn Road

<b>Extent</b>	To title boundaries	<b>Survey date</b>	10/01/12
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## History

This house occupies part of Portion 4, one of the original 27 allotments that were created when Elgar's Special Survey was first surveyed in the mid-1850s. The land was divided thence into two smaller portions, designated as 4A and 4B, which were separated by what was then known as the Doncaster Road. When much of this newly-subdivided land was offered for sale in August 1856, Portion 4B (on the southwest corner of Balwyn and Doncaster Roads) was reported to comprise "69 acres, 5 roods, 28 perches, partly under cultivation". While there is no mention of a house on the land, one had certainly been erected there by the following year, when rate records noted a payment of 12/6 owing on a total property value of £25. The earliest recorded owner of the house was Henry Roberts, who also owned Lot 1 of Portion 4A, on the other side of Doncaster Road. Research by Gwen McWilliam shows that, during the early 1860s, Roberts leased the property to tenants including James & Henry Trump (by 1863) and Henry Causer (by 1865).

By 1868, Portion 4B had been acquired by George Paton Smith. A noted city barrister (and later MLA) who lived in Kew, Paton maintained a substantial property portfolio that included several portions in the former Elgar's Survey, which he leased to tenants. Gwen McWilliams' research shows that the tenants of Portion 4B included farmer Robert Watson (by 1870) and dairyman Alexander Mackie (by 1877). Paton died in 1877; an inventory of assets in his probate papers describes the property as "69 acres, 3 roods and 28 perches of land situate at the intersection of Doncaster and Bulleen Roads, Boroondara, on which is erected a weatherboard [*sic*] cottage in the occupation of Mr Mackie and let at a yearly rental of ninety pounds". The property was valued for probate at £960. The next owner of Portion 4B was William Lawford, who continued to rent it out to tenants including Thomas Sharp (by 1883) and M & S Sweetnam (by 1888).

The huge property was subsequently acquired by the Crown Investment & Tramway Company Ltd, which proposed to subdivide it to create a new residential estate, known as the *Heights of Kew*. It was one of a number of subdivisions conceived to take advantage of a branch railway line from Camberwell to Doncaster, passing through what is now Balwyn North, which was proposed in the 1880s but never realised. A subdivision plan for the *Heights of Kew*, included on a brochure for the auction of 22 September 1888, indicates that the estate consisted of 288 lots laid out along a grid of new north-south and east-west streets, with narrow laneways between. This ambitious scheme, however, was not a success. Two years later, Portion 4B was re-subdivided in more straightforward fashion, creating larger lots and a simplified row of east-west streets, without laneways. The original house was retained on Lot 1, a one-acre block with frontages of 281 feet to Doncaster Road, and 155 feet (47 metres) to Balwyn Road. In 1902, the allotment was purchased outright by Thomas Sharp, whose family had been tenants in the house, on and off, since at least 1883.

In 1913, Lot 1 was acquired by Horatio Panelli, who also bought up the other seven allotments in the block bounded by Doncaster Road, Balwyn Road, Griffiths Road (now Sutton Street) and Viewpoint Road (now Dight Avenue). In 1921, ownership of all this land passed thence to Charles Ogilve who, the following year, subdivided it for closer residential settlement. The new estate had a conventional grid layout, with 32 standard quarter-acre blocks arranged in two parallel rows. However, at the eastern end of the estate, a somewhat larger allotment had been provided so that the old house could be retained: Lot 2, with a street frontage of 90 feet (27 metres) and an average depth of 176 feet (53 metres).

In 1940, Lot 2 was acquired by Lilian McFail, who consolidated the property with the adjacent and slightly narrower Lot 1 (corner Balwyn and Doncaster Roads) and the two standard-size Lots 3 and 4 (fronting Doncaster Road). Ownership of Lot 2 subsequently passed to Albert Angus, hotel-keeper (1944), Ernest Cocking, doctor of science (1949) and Milton Leech, gentleman (1951). In 1967, the land was subdivided yet again, this time to create two narrower allotments with a staggered boundary to ensure that the old house could once again be retained on the eastern half. A new house (now 190 Doncaster Road) was erected on the western half.

The original stone house (now 192 Doncaster Road) has changed ownership at least six more times since then. When the property came up for auction in 1983, a newspaper article reported that the attendees included a Mrs Hepplethwaite, who stated that she had been born in the house 86 years earlier. Research confirms that she was the former Miss Myrtle Sharp (1897-1985), daughter of Thomas and Elisabeth Sharp, who had resided in the cottage from 1883 to 1913. At the time of the auction, it was also noted that "during its long history, the cottage has been renovated and changed, thankfully with a very real consciousness to the unique character". It was further noted that the facade of the building "has been restored to its original stone finish" and that, internally, the kitchens and bathrooms had "recently been remodelled".



## Description and Integrity

Set well back from the street on an elongated and relatively narrow allotment, this house is not visible from the property's Doncaster Road frontage. When viewed from the Balwyn Road side, the roofline of the house may be glimpsed above the roofs of the adjacent houses fronting Balwyn Road (see inset image, p 57). This confirms that the house consists of at least three separately articulated portions, each with its own steep hipped roof, clad in corrugated galvanised steel. A tall unpainted rendered chimney, with corbelled cap, rises up from the junction.

What follows is a generic description of the exterior of the house, based on illustrative evidence that includes an undated black and white photograph held by the City of Boroondara Library, a fairly recent colour photograph on page 65 of Gwen McWilliam's *A Balwyn Survey*, and an estate agent's perspective drawing published in the *Age* newspaper. These images consistently show that the front portion of the house (ie facing Doncaster Road) comprises a single-storey double-fronted dwelling of random-coursed stonework (described in secondary sources as sandstone or "Warrandyte stone") with a steeply hipped roof. It has a symmetrical facade that comprises a central doorway set into a recessed porch with a rendered surround, flanked by a pair of large shuttered windows with multi-paned double-hung sashes.

The irregular roof-line, as viewed from Balwyn Road, suggests that there have been at least two phases of subsequent addition to the side (west) and rear (south) of the original dwelling, each with a similarly steep hipped roof.

## Historical Context

Dating back to the mid-1850s, the house is associated with the earliest phase of post-contact settlement in the study area, coinciding with the subdivision and sale of Elgar's Special Survey under the name of the 'Boroondara Estate'. The growth of the area during these years is reflected in statistics cited by Gwen McWilliam: according to directory listings, there were only eighteen residents of Elgar's Survey in 1847 but, by the time of the first rate assessment in 1858, the number of individual properties had almost trebled to fifty.

## Comparative analysis

In a 1983 newspaper article, this house at 192 Doncaster Road was described as "without fear of contradiction... the oldest existing building in Balwyn North and possibly the eastern suburbs". Pre-dated by a number of earlier houses in Hawthorn and Kew (which date back to the early 1850s or even late 1840s), it cannot be considered as one of the oldest houses in the City of Boroondara. There is no doubt, however, that it is the oldest surviving house in the study area. While there are a number of other Victorian houses in Balwyn North, these tend to be of considerably later date – invariably, the Boom era of the later 1880s and '90s. Only one other house in the study area even comes close in terms of date: *Canonbury* at 90 Barnsbury Road, Balwyn. Erected for land and commission broker Edward Lamont, the house is believed to date from the early 1860s (with the years 1860, 1861 and 1862 being cited in various secondary sources). Aside from its date, the house otherwise has virtually nothing in common with its contemporaneous counterpart at 192 Doncaster Road. While the latter is a modest stone cottage that was occupied for many years by a succession of humble farming families, *Canonbury* is a sprawling gentleman's homestead in rendered masonry with prominent return verandah, detached coach house and grounds that contain century-old elm and oak trees.

Several notably early (pre-1870) buildings in Balwyn and Balwyn North are known to have survived into the post-war era, although none of these is now extant. The Athenaeum Hall on Balwyn Road, built of mud brick in 1861, was demolished in 1954, although parts of the wall are said to have been incorporated into the RSL hall that was subsequently erected on the site. Another early mud-brick structure dating from 1860-61, was the so-called winery building that stood in the grounds of Andrew Murray's *Balwyn House*, further south along on Balwyn Road. This stood until as late as 1965, when it was demolished for extensions to Fintona Girls' School, which had occupied *Balwyn House* since 1936.

## Assessment against Criteria

The house provides evidence of the earliest phase of post-contact settlement in the study area (*Criterion A*)

The house is extremely rare, not only as the sole building in the study area to survive from the 1850s, but also as one of very few surviving buildings that pre-date the Boom Period of the 1880s (*Criterion B*)

## Grading and Recommendations

The house at 192 Doncaster Road, Balwyn North, is an individually significant heritage place in the City of Boroondara.

## Statement of Significance

### *What is significant?*

The house at 192 Doncaster Road, Balwyn North, is single-storey early Victorian stone cottage with a steep hipped roof clad in corrugated galvanised steel and a symmetrical double-fronted facade comprising a recessed front porch flanked by shuttered multi-paned windows. It has a number of subsequent additions to the rear. The house was evidently erected in 1856-57, between the time that Elgar's Special Survey was subdivided and sold in August 1856, and the completion of the first municipal rate assessment in October 1858 (in which the house is recorded). Originally occupying 69 acres, the property was owned by Henry Roberts and later by George Paton Smith, MLA; both men leased it to a succession of tenants engaged in agricultural pursuits. The land was gradually subdivided, leaving the original cottage on a long and relatively narrow allotment fronting Doncaster Road. The building cannot be seen from that side, although glimpses of its roof-line still remain evident from Balwyn Road.

### *How is it significant?*

The house is of historical significance to the City of Boroondara.

### *Why is it significant?*

Historically, the house is significant for its ability to provide rare evidence of the earliest phase of post-contact settlement in the study area. Dating back to 1856-57, the house is associated with the early subdivision and initial private sale of the land that formerly constituted Elgar's Special Survey, which was reserved in 1841. The house is unique as the only building in the entire study area to survive from the 1850s, and is also extremely rare as one of a very small number of buildings in Balwyn and Balwyn North (including St Barnabas' Anglican Church) to survive from the significant phase of development prior to the Boom Period of the 1880s.

## Identified by

Built Heritage Pty Ltd

## References

"History going under the hammer", *Herald*, 11 March 1983, p 8.

"House market strengthens", *Age*, 28 March 1983, p 8.

"Century old cottage", newspaper clipping from unidentified source (courtesy Balwyn Historical Society)

<b>IDENTIFIER</b> HOUSE			
<b>Other/s</b> Fankhauser farmhouse (former)			
<b>Address</b>	224 Belmore Road BALWYN	<b>Date/s</b>	1870s/80s
<b>Designer/s</b>		<b>Builder/s</b>	
<b>Theme/s</b>	2.5 Migrating and making a home 4.4 Farming (horticulture)	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	House
		<b>Heritage status</b>	
<b>Intactness</b>	Good (typical rear additions)	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	Building and curtilage to street	<b>Survey date</b>	10/01/12
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## History

The Fankhauser farmhouse (former) was built for George and Louisa Fankhauser in the 1870s or 1880s. The Fankhausers were a German migrant family and pioneer farmers and orchardists in Melbourne's eastern suburbs in the second half of the nineteenth century. Johann Fankhauser (1799-1882) and his wife Elizabeth (nee) Geisler (1808-1984) were one of many families fleeing religious persecution in, firstly the Zillertal Valley in Austria (1837), then in Silesia (now part of western Poland). They left Europe from Hamburg in 1849 and arrived in Port Phillip on 2 February 1850 on the barque *Pribislaw*. While many German emigres settled in Westgarthtown, several settled in a part of Hawthorn then known as "German Paddock" due to its high migrant population. "German Paddock" fronted what is now Wattle Road, Hawthorn.

George Fankhauser (1837-1897) was the eldest son among Johann and Elizabeth's four children. He married fellow *emigre* Louisa (or Louise) Neumann (1840-1916) in 1860, and the couple moved eastwards to Elgar's Special Survey, where their first child, George Frederick, was born on 12 June 1861. A month earlier, Fankhauser had requested an extension of time to 'clear stumps and trees in Ewart's Road' (ie Belmore Road), where he had taken up land on Portion 18. According to rate records, a house of unspecified size and construction had been erected there by 1862. However, it is unlikely this refers to the present house, which, on stylistic grounds, would appear to date from the 1870s or 1880s.

The Fankhausers' property was subsequently recorded in rate books as a house on 11 acres (1875) and a house on 22 acres (1887) but with no other description. George died in 1897 and considerably more detail is available in his probate papers. Here, an inventory of assets describes the house as 'twenty three acres and eleven perches or thereabouts ... on which is erected a brick and weatherboard house, 6 rooms, pantry, scullery and dairy, WB, also WB stables, barn, cow sheds, pigsties'. The relatively modest size of the house belied the size of the Fankhauser family; George and Louisa had eight sons and four daughters, born between 1861 and 1884. It was also noted that ten acres of the land were devoted to an orchard that was then 25 years old (ie, established c.1872). Newspaper records show that the Fankhausers and other German families in the local area were exceptional orchardists, winning prizes for their many apple varieties and contributing in myriad ways to the agricultural life of Boroondara. For example, in 1883 F.T. Fankhauser was vice-president of the Boroondara Horticultural Society, owner of the Balwyn Nursery, and was admired for his 'large and varied collection of fruits, many of which were splendid specimens of cultural skill ... he had also 41 dishes of distinct varieties of apples' (The Australasian, 7 April 1883, p.6). George Fankhauser was also a councilor of the Nunawading Riding for many years, retiring in 1909.

Under the terms of George's will, who died in 1897, ownership of the house passed to his eldest son, George Frederick, although his widow was permitted to reside there for the rest of her life. As it turned out, Louise Fankhauser stayed there for only a few more years before returning to Hawthorn, where she lived with another son, Walter, until her own death in 1916. Four years later, ownership of the 23 acre property on Belmore Road transferred to George Frederick Fankhauser, who wasted little time in subdividing it. The following year, it was carved up to create 30 allotments with frontages to Belmore Road, Raynes Street, Flora Street and Bruce Street. Most were standard rectangular blocks for residential development, although a few larger ones were also provided. The brick farmhouse was retained on Lot 5, which was just over one acre in area and fronted Belmore Road. To the south, it abutted another one acre block, Lot 19, extending back to Rayner Street. In 1927, these two lots were consolidated under a single title (along with the adjacent but smaller Lot 18) to create a single holding of just over three acres. Ownership of the property was jointly vested in Victor and Catherine van Lavick, farmers of Doncaster Road, and one Annie Sharp of Belmore Road, who was evidently the occupant of the house. The latter is confirmed by electoral rolls of the early 1930s, which identify Annie Sharp as a resident of "Belmore Road East", along with presumed family members Harry Sharp (a carpenter), Robert Sharp (a labourer) and Ivy Phoebe Sharp (home duties). In 1946, the consolidated Lots 5, 18 and 19 were subdivided for closer settlement, creating three much smaller allotments along Belmore Road, another three on Raynes Street, and six more fronting a new *cul-de-sac*, Collins Court. The farmhouse was retained on Lot 12, fronting Collins Court, although the adjacent Lot 1, to the north, remained vacant thereafter, preserving the property's original Belmore Road frontage to the present day.



## Description and Integrity

The former farmhouse consists primarily of a single storey double fronted Victorian bichromatic brick villa with a slate clad hipped roof, to which some twentieth century brick additions have been made to the rear (south) side. External walls to the front and sides of the house are of tuckpointed dark brown brick, laid in English bond, with stringcourses, quoining, voussoirs in contrasting cream and red brick. The Belmore Road frontage retains the characteristic Victorian symmetrical facade, with a central doorway flanked by two pairs of tall rectangular windows; there are several bays of matching windows to the two side (east and west) elevations. All of these openings have segmental arched heads; the windows contain timber framed double hung sashes, while the front entrance contains an ornate timber door case with fanlight, sidelights and six panel door with prominent bolection mouldings and fielded panels. The slate clad roof (which includes some contrasting darker slates to create a chevron pattern) has narrow eaves, supported on paired brackets, and is penetrated by two pairs of brick chimneys. Only one of two front chimneys (to the west side) retains its original form with bichromatic brick plinth, banding and moulded coping; the other (to the east side) has been partially demolished to form a stub. The two rear chimneys have also been altered by the removal of their moulded coping.

The rear additions (visible from the property's Collins Court frontage) comprise a small projecting wing of clinker brick construction, which has a low hipped roof (also clad in slate) and tripartite bays of timber framed windows with brick sills. There is also a flat roofed red brick garage with a narrow vehicle doorway facing Collins Court. On this side, the property boundary is marked by a low red brick wall and a timber paling fence.

The house is set well back from the property's Belmore Road frontage, and its landscaped setting includes a mature pepper tree (*Schinus molle*).

## Historical Context

Although the present house itself evidently dates from the 1870s or '80s, it was built by a pioneer family that had originally settled in Balwyn back in 1860. As such, the house should be seen in the context of the earliest phase of post contact settlement in the study area, coinciding with the subdivision and sale of Elgar's Special Survey under the name of the 'Boroondara Estate'. The growth of the area during these years is reflected in statistics cited by Gwen McWilliam: according to directory listings, there were only eighteen residents of Elgar's Survey in 1847 but, by the time of the first rate assessment in 1858, the number of individual properties had almost trebled to fifty. The house, the land, and the extended Fankhauser family together with other German families in the area were significant contributors to Boroondara's market gardening and agricultural history in the latter half of the 19th century and first half of the 20th century.

## Comparative analysis

The former Fankhauser farmhouse is one of several residences in the study area that provide evidence of the district's nineteenth century origins as an agricultural community. While most are associated with important pioneering families on par with the Fankhausers, individual examples tend to survive with varying degrees of physical intactness and potential for clear interpretation. John Towt, who is recorded in the area as early as 1858, occupied Portions 6B, 7B and 18A and erected a brick house on the north side of Belmore Road. The property was subdivided soon after Towt's death in 1900, leaving the house on a 28 acre block fronting what is now Greythorn Road. Following further subdivision, it now occupies a site addressed as 47 51 Kenny Street that, while relatively small, is still large enough to evoke some of its former pastoral setting. Unfortunately, the house itself was either substantially remodelled or entirely rebuilt at some point in the early twentieth century, and, with its heavy rendered porch, now barely resembles a Victorian brick farmhouse.

Still with a comparably generous curtilage, and somewhat more externally intact, is the former residence of the Nott family. Following the familiar pattern, this house originally occupied land between Belmore and Gordon Streets, with its principal frontage to the latter. After twentieth century subdivision, it is now addressed as 14-16 Sevenoaks Street. While the large red brick and slate roofed dwelling has much in common with the surviving Fankhauser farmhouse, its original facade faces south (ie away from the street), and a new principal facade, with square bay windows and a central doorway with gabled porch, has been created to what was formerly a side wall, facing Sevenoaks Street.

While a number of other farmhouses exist, these tend to occupy more significantly reduced curtilages, rendering them even more difficult to interpret. A sprawling single storey weatherboard residence, built by the Tedstone family, originally

fronted Whitehorse Road (west of Balwyn Road) but now stands on a large but tight block in a cul de sac, Tedstone Crescent. While the grounds retain some remnant mature trees, the house itself appears to have been re roofed and its walls re clad in relatively recent times, diminishing the patina of age.

### **Assessment against Criteria**

The former farmhouse is associated with early agricultural activity in the study area (*Criterion A*)

The building is one of the more intact and readily interpretable of few surviving pre Boom era residences (*Criterion B*)

The building retains associations with the Fankhausers, a German *emigre* family that were significant pioneers of agricultural activity (and specifically orchard) in Melbourne's eastern suburb (*Criterion H*)

### **Grading and Recommendations**

The farmhouse at 224 Belmore Road, Balwyn, is an individually significant heritage place in the City of Boroondara.

## Statement of Significance

### *What is significant?*

The house at 224 Belmore Road, Balwyn, is a single storey double fronted bichromatic brick Victorian villa with a hipped roof and symmetrical facade incorporating central doorway with ornate timber door case, and narrow pairs of flanking segmental arched windows with timber framed double hung sashes. The house, believed to date from the 1870s or '80s, was erected by the Fankhausers, a German *emigre* family who, after living in Hawthorn, settled in Balwyn in 1860 and became noteworthy pioneers of agriculture and, specifically, orcharding.

### *How is it significant?*

The house is of historical and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, the house is significant for its ability to demonstrate early important agricultural enterprises in the study area during the second half of the nineteenth century and the first decades of the twentieth century. While the present building dates from the 1870s or '80s, it occupies the remnants of a large holding of land that had been originally settled by the Fankhausers back in 1860. Although a number of remnant mid Victorian farmhouses still survive in the study area, most of have altered (in at a few cases, almost beyond recognition) and/or now occupy greatly reduced sites that render them difficult to interpret. The former Fankhauser farmhouse stands out as one that is significantly intact, still retains an extremely generous curtilage, and, furthermore, uniquely presents its principal frontage to the original road on which it was built - Belmore Road. As such, it has a physical presence, historical continuation and potential for interpretation that all other surviving examples lack.

Historically, the house is significant for associations for its original occupants, the Fankhauser family, whose name recurs throughout the history of the study area in the late nineteenth and early twentieth century. Emigrating from Germany due to religious persecution, the family initially settled in Hawthorn and moved thence to Balwyn in 1860, where they were amongst the first to take up agricultural pursuits (notably orcharding) on a commercial scale. With other members of the family settling in Doncaster, the Fankhausers are acknowledged as significant pioneers of farming in Melbourne's eastern suburbs. They were active members of the Boroondara Horticultural Society, ran nurseries, and were successful competitors, as well as contributing to the political life of the broader community.

Aesthetically, the house is significant as a representative and substantially intact example of late Victorian residential architecture. Although representing an entirely typical architectural type (ie the symmetrical double fronted villa), it is noteworthy for its lively bichromatic brickwork, comprising tuckpointed brown brick walls with stringcourses, quoining and arch voussoirs highlighted in contrasting cream and red brick. Set well back from the street on a very large and open allotment, the house is an entirely unexpected and eye catching element along a busy major thoroughfare otherwise dominated by twentieth century development.

## Identified by

Built Heritage Pty Ltd

## References

Lodged Plan No 16,987, dated 26 August 1946.

Marilyn Poole, 'German speaking Immigrants: The Finger and Fankhauser families (Part 1)', *Balwyn Historical Society Newsletter*, April 2018, pp. 3-8.

Gwen McWilliam, *A Balwyn Survey*, pp 80-81.

The Australasian, 7 April 1883, p. 6.

<b>IDENTIFIER</b> PALACE BALWYN CINEMA			
<b>Other/s</b>		Balwyn Theatre; Balwyn Classic Theatre; Cinema International; Palace Cinema	
<b>Address</b>		<b>Date/s</b>	1927-30 1968, 1993-94 (major alterations)
<b>Designer/s</b>		<b>Builder/s</b>	W McDonald
<b>Theme/s</b>		<b>Heritage Group</b>	Recreation and Entertainment
		<b>Heritage Category</b>	Cinema
		<b>Heritage status</b>	-
<b>Intactness</b>	Good (major changes to cinema interior)	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	06/12/13
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## History

The Balwyn Theatre, as it was originally known, was designed c.1927, constructed in 1928-29, and officially opened in 1930. The provision of a picture theatre in the suburb was first mooted a few years earlier when, in 1923, S L Taylor proposed to build one on Balwyn Road, opposite the State School. As this site was in a residential area, the project was not approved by council. The following year, however, a local newspaper reported that "Balwyn is to have a picture theatre shortly a private residence fronting Whitehorse Road, in a central position, has been purchased, and a picture theatre is to be erected there". The project was delayed by further difficulties with rezoning. After three refusals, the proprietors proceeded with construction regardless and, in late 1927, it was moved at a council meeting that "the proprietors of the Balwyn Picture Theatre be notified that they are infringing council s by-law by proceeding with the foundations of a picture theatre within a residential area". It was not until May 1928 that the City of Camberwell finally rezoned the land along Whitehorse Road, subdividing it into blocks for commercial development. Construction of the theatre – to a slightly amended design – duly resumed and, towards the end of 1929, it was reported that "good progress is being made with the erection of the building". It was further noted that the design had been revised to incorporate equipment for screening stereoscopic films (an early form of 3D films), which had then only recently been introduced.

The theatre was a project of entrepreneurs W E & W H Edmonds, who pioneered moving pictures in Australia in 1910, when their "Edmond Brothers Biograph" toured the eastern states. They subsequently opened several picture theatres in Melbourne, including a notably early one at Abbotsford (1911) and two others, the Star (1922) and the Gowerville (1926), both in Preston, before setting their sights on the eastern suburbs. According to an article in *Kino*, the architect of their new Balwyn building was "Mr G Apted". Research has failed, however, to confirm this in any primary source. It might refer to architect Frank Aswell Apted (1870-1943), who practised in Geelong and Bendigo before 1904, when he became a Methodist minister. Despite this radical change of vocation, Apted often acted as honorary architect to the congregations he served – designing, for example, a manse at Maryborough (1912) and a parish hall at Greensborough (1930). Apted registered as an architect in Victoria when it became compulsory in 1923, and maintained his registration until his death. At the time that the Balwyn Theatre was mooted in the late 1920s, he lived in Malvern East.

The new Balwyn Theatre was officially opened on 4 January 1930 with a screening of *Innocents of Paris*, a talkie musical starring Maurice Chevalier. As was succinctly noted by a local newspaper, "the new picture theatre opened in Balwyn on Saturday night. There was a crowded house". At that time, it had a capacity of 1,478 seats (comprising 852 in the stalls and 626 in the dress circle) and, according to one eyewitness, extra chairs had to be provided for the patron overflow. The venue proved popular thereafter, with film screenings as well as performances of live music and stage acts. There were a few early niggles, including fire damage in June 1930 (barely six months after opening) and again in March 1933. That year, the dress circle was altered to increase leg room, and a foot-warming system (comprising cast iron plates mounted on hot water pipes linked to a boiler and pump at the rear) was installed. In 1941, the premises was taken over by another company, Kooyong Theatres Pty Ltd, which engaged architect Bernard Sutton to make various front-of-house improvements, including a new main staircase, toilets, lounge area and offices. The bio-box was altered, and the seating was reconfigured to providing 792 in the stalls and 758 in the dress circle (thus reducing capacity to 1,370). Further changes were made (again to Sutton s design) in 1947, notably a pram parking area under the main stairs. The seating was reconfigured again in 1952 (this time by theatre specialist architects Cowper, Murphy & Appleford), reducing capacity to 591 in the stalls and 564 in the dress circle.

In 1968, the theatre was acquired by the Village chain, and was again upgraded. Carried out by noted theatre architects R G Monsborough & Associates, this work included air-conditioning, further reconfiguration of seating (bringing the total capacity to 827), and a new facade at street level, with segmental arched windows and mosaic tiled surrounds. Re-badged as the Balwyn Cinema International, it was operated by Village until 1986, when it was acquired by AZ Associated Films Ltd. In the early 1990s, when traditional single-screen cinemas began to be superseded by larger suburban multiplex cinemas, it was proposed to similarly convert the Balwyn Theatre. The area occupied by the stalls was subdivided to create two smaller cinemas, designated as Cinemas 2 and 3, while the former dress circle was altered to create Cinema 1, with a capacity of 400. While this adaptation necessitated some quite radical changes to the building (including the raising of the roof, the cutting back of the dress circle and installation of new seating), the original proscenium was retained, as were the pre-war foyers and staircase. The new Palace Cinema, as it became known, re-opened in February and March 1994, and remains in operation to this day.

## Description and Integrity

The former Balwyn Theatre is a large rendered brick building that retains the typical form of a pre-war cinema – that is, a vast gable-roofed shed (containing the cinema proper) that is largely concealed by a flat-roofed front wing (containing foyers and associated front-of-house spaces). The latter presents a symmetrical facade, slightly set back from Whitehorse Road, comprising a central projecting bay and two flanking bays, each defined by tall rusticated piers and curving parapets with moulded capping. The central bay included the words BALWYN THEATRE in rendered lettering, and segmental arched windows with multi-paned sashes (since overpainted), while the flanking bays have rectangular panels with moulded edges and cartouche-like motifs within. In the centre of the facade is a large illuminated blade sign, with the word BALWYN in a light box at the top and the six letters spelling CINEMA in a vertical row of separate light boxes. At ground floor level, the single-storey foyer is built to the boundary line and similar defined with rusticated piers and curving parapets. It has a prominent cantilevered canopy above the footpath, with chasing lights around the edge. The street entrance, as altered in 1968, has a central recessed doorway with multi-paned glazed doors, flanked by segmental-arched windows with modern multi-paned sashes. Walls are clad with green-coloured mosaic tiles, with one window retaining the tiled word PALACE below the sill line.

Typically, the Austin Street (side) elevation of the building is far more utilitarian in its forms and finishes, aside from the Whitehorse Road end, where the a single rendered bay (with matching rusticated piers, curved parapet and moulded panels) returns down the side. The side and rear walls of the cinema proper are otherwise of painted or face brickwork, with some corrugated galvanised steel cladding, and plain gabled parapets with corbelled ends. There is also a steel-framed external fire escape stair.

Although an internal inspection of the building has not been undertaken, it would appear that certain parts of the interior, notably the ground floor foyer and staircase, still retain at least some of their pre-war fabric and finishes.

## Historical Context

Broadly speaking, the construction of the Balwyn Theatre can be seen in the context of the expansion of facilities in the area during the inter-war period, when residential settlement boomed and demand for community facilities increased. More specifically, it can be seen as evidence of the expansion of commercial activity beyond the confines of the original Village of Balwyn (which was concentrated further east along Whitehorse Road, beyond Balwyn Road). This is reflected in the fact that the land on which the theatre was built (and the surrounding land) was re-zoned from residential to commercial in 1928, thus encouraging the construction of new shops that survive to the east of the theatre.

## Comparative analysis

As recorded in the *City of Boroondara Thematic Environmental History*, the first purpose-built picture theatres in the region date back to the 1910s, with examples opening at Maling Road, Canterbury (1913), Burke Road, Camberwell (1914) and Glenferrie Road, Hawthorn (1916), belatedly followed by one at High Street, Kew (1921). All of these, however, have since disappeared, save for the example in Canterbury, which now stands as the oldest surviving picture theatre in the City of Boroondara. Mooted in the mid-1920s but not opened until 1930, the Balwyn Theatre was not only the first new cinema to be erected in the region for some years but was also the first to be erected specifically for the screening of sound films ("talkies"), as opposed to silent films. In this regard, it ushered in the new era of modern "picture palaces" in what is now the City of Boroondara. However, as the theatre was completed on the cusp of the Great Depression, quite a few years passed before this new era came to fruition. It would not take place until the later 1930s and early 1940s, when a spate of new modern theatres spread across what is now the City of Boroondara: the Vogue Theatre in Hawthorn (1936), the Regal Theatre in Hartwell (1937), the Surrey Theatre in Surrey Hills (1939), the Palace Theatre in Glenferrie (1939), the New Glen Theatre in Glenferrie (1939), the New Maling Theatre in Canterbury (1941), the Rivoli in Hawthorn East (1941) and the Time Theatre in Balwyn (1941).

## Assessment against Criteria

The Balwyn Theatre is rare as one of only two early surviving cinemas in the City of Boroondara that predate the "picture palace" boom of the later 1930s and early 1940s (*Criterion B*)

## Grading and Recommendations

The Balwyn Theatre at 231 Whitehorse Road, Balwyn, is a significant heritage place in the City of Boroondara.

## Statement of Significance

### *What is significant?*

The Balwyn Theatre at 231 Whitehorse Road, Balwyn, is a large inter-war building comprising a gable-roofed painted brick shed-like form with a flat-roofed rendered brick front wing to the street, with a symmetrical and tripartite facade of rusticated piers and curved parapets. A project of theatrical entrepreneurs W E & W H Edmonds, the building was designed by an architect named Apted (possibly architect-turned-clergyman, F A Apted) and erected by W Robinson. Although the project commenced c.1927, construction was delayed by re-zoning issues, and the theatre was not opened until early 1930. It has subsequently undergone a number of changes of ownership and alteration, over the years, most notably in the early 1990s, when it was converted from a single-screen cinema into a three-cinema multiplex.

### *How is it significant?*

The Balwyn Theatre is of historical, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

Historically, the theatre is significant as one of the earliest purpose-built picture theatres to survive in the municipality. It is predated only by the former Canterbury Theatre in Maling Road, which, dating back to 1913, is itself the sole survivor of a number of early (pre-1920) cinemas erected in what is now the City of Boroondara. Mooted in the mid-1920s and constructed between 1927 and 1929, the Balwyn Theatre was the first picture theatre in the City of Boroondara to be purpose-built for sound films ("talkies") as opposed to silent films. As such, it anticipated the notable boom of modern "picture palaces" that took place towards the end of the 1930s, when at least eight new cinemas were opened in what is now the City of Boroondara. The Balwyn Theatre thus stands out as a notable progenitor of this phase in the history of popular entertainment in the City of Boroondara.

Architecturally and aesthetically, the house is significant as a fine example of an inter-war picture theatre in a classically-derived style that characterised this type of architecture in the 1920s, prior to the emergence of the Art Deco style that subsequently dominated cinema design in Melbourne in the 1930s. With its elegant and symmetrical rendered facade incorporating tripartite bays defined by rusticated piers, curved capped parapets and moulded panels, the Balwyn Theatre represents a striking contrast to the slicker architectural styles of such later examples such as the Rivoli Theatre in Hawthorn East (1941). With its massive bulk, prominent double-storey facade and signage, it remains a prominent and eye-catching element in this low-rise commercial and residential streetscape.

## Identified by

Built Heritage Pty Ltd

## References

Alan Windley and Fred Page, "Balwyn Theatre, Victoria", *Kino*, No 49 (September 1994), pp 4-5.

Patricia ODwyer, "The Balwyn Picture Theatre", *Balwyn Historical Society Newsletter* (November 2008).

*Box Hill Reporter*, 16 May 1924, 28 October 1927, 29 October 1929, 10 January 1930.

Public Building File No 6,900. Units 813 and 814, VPRIS 7882/P1 (Public Record Office, Victoria)



IDENTIFIER	HOUSE		
Other/s	Stuart House (former)		
Address	48 Narrak Road BALWYN	Date/s	1926 1937; 1963 (later alterations)
Designer/s	Unknown (original house) Rosenfeldt, Gheradin & Ass (1963 alterations)	Builder/s	Unknown (original house) H Shillico? (1937 alterations)
Theme/s	6.3.2 Creating prestigious residential areas 6.7.1 Making homes for the upper classes	Heritage Group	Residential Building (Private)
		Heritage Category	House
		Heritage Status	-
Intactness	Good	Significance	Local
Condition	Good	Recommendation	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	4 May 2016
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## History

This house was erected in 1926 for leading Melbourne wool-broker R A Stuart and his family. The son of German-born brickmaker Ferdinand Schubert and his Australian wife Elizabeth Pelzer, Rolf Allen Stuart (1894-1958) was born in Adelaide as Rolf Alvin Schubert. He began his career in the wool trade in South Australia before gaining further experience in England. On returning in 1914, he settled in Melbourne to take up a position as wool appraiser to the Government Wool Scheme. He anglicised his name in October 1916, presumably due to anti-German sentiment that ran rife during the First World War. Following another stint in England, he returned to Melbourne in 1921 to become a partner with Townsend, Rhodes-Smith & Company. The next year, he bought out his partners and re-badged the firm as Ralph A Stuart & Company, based at 445 Collins Street. At that time, Stuart was unmarried and living alone in Caulfield. He acquired the site for the present house, on the south-east corner of Winmalee and Narrak Roads, in September 1923.

Around 1925, Stuart married Irish-born Aileen Anna Scott Dunwoody (1896-1968). The couple initially took up residence in a flat on Malvern Road, Armadale, while planning to build a grand new house for themselves on the land that Stuart had purchased at Balwyn. As noted by Graham Butler in the *Camberwell Conservation Study* (1991), construction commenced in 1926, although the Stuarts did not take up residence there until early 1928. By then, Ralph and his wife Aileen already had one child: daughter Shirley Margaret, who was born in 1926. Two sons followed: Forster Gordon Stuart (1930-2006) and Rolf Barry Stuart (1932-2009). In 1937, Stuart engaged a builder whose name is recorded as "H Shillico" (possibly Henry Shillito, a carpenter from Armadale who lived not far from Stuart's former residence in Malvern Road) to undertake minor alterations and additions worth £290.

By the early 1950s, residents of the Balwyn house included not only Ralph and Aileen and their children Shirley and Rolf, but apparently also three members of their extended family: Albert Stuart, his wife Addie and their son Albert David. Albert senior died in 1952 and Ralph's daughter Shirley moved out after her marriage in 1954. After Ralph's death on 18 November 1958, ownership of the house (described in his probate papers as "large brick residence containing nine rooms and conveniences, garage, laundry and workshops, sheds, tennis court, etc") passed to his younger son Rolf, who also carried on his father's business interests. With city premises at 357 King Street, the family firm was renamed the Stuart Provident Investment Company Pty Ltd in 1965, but reverted to R A Stuart & Company in 1973.

Rolf Stuart and his wife Margaret remained living in the Balwyn house for many years. In 1963, he engaged architects Rosenfeld, Gheradin & Associates to undertake alterations to the kitchen and laundry at a cost of £1,000. These drawings, and a series of MMBW property sewerage plans covering earlier changes in 1937, suggests that the footprint of the house did not significantly change during the Stuart family's long period of ownership: a substantial double-storey bungalow with north-west facing verandah and a large garage to the south. Subsequent changes to the built fabric have been minor, such as the erection of a new boundary fence (1968) and an additional bay to the garage (1980). Since the 1990s, however, the curtilage of the property has been reduced by subdivision. The Winmalee Road frontage, which once included a tennis court at the eastern end, was carved up to create four new residential allotments (now Nos 134, 136, 138 and 140). The original house, now fronting the side street, was re-designated as 48 Narrak Road. This frontage has also since been subdivided; a new allotment was created at the south end and a new house built there (now 46 Narrak Road) in 1995.

## Description

Sited at an angle to the street, the house at 48 Narrak Road is a large attic-storeyed rendered brick bungalow with a prominent gabled roof clad in Marseilles-pattern terracotta tiles, with terracotta finials and a partially rendered chimney. The elevation to Narrak Road is double-fronted and asymmetrical, with a large projecting bay to the left side that incorporates a double-gabled dormer window at the attic level. A stepped verandah, with a gentler hipped roof supported on rendered piers with shaped brackets and face brick plinths, extends across the entire elevation, extending further to the south-west to create a *porte-cochere* to the garage beyond. Canted bay windows open onto the verandah, and the off-centre front entry is marked by a project gabled porch with curved flight of concrete steps leading down to ground level. Gable ends are clad in shingles; those to the sides of the house and dormers have bracketed eaves. Windows have timber-framed double-hung sashes, some with plain leaded glazing. The garage wing, to the south, is similarly detailed with tile-clad gable roof and rendered walls. The additional garage bay, added in 1980, is designed and detailed in a matching style.

A notably large Cypress hedge runs along the Narrak Road boundary, with an arched opening for the driveway. The landscaping to the front garden includes a large Canary Island date palm tree.

### **Integrity**

Externally, the house appears to remain substantially intact. The documented alterations to the house are either not evident from the street frontage (ie the internal changes to the kitchen and laundry that were made in 1963) or are deemed to be sympathetic in scale and form (eg additional garage bay added in 1980).

Although the original extent of the property has been reduced by subdivision, the house still retains a generous curtilage. While the subdivision of the Winmalee Road frontage necessitated the removal of the cypress hedge that formerly extended right along that side, the portion that still remains along Narrak Road is still a notable element.

### **Historical Context**

This part of Balwyn, centred on Fitzgerald Street, the east ends of Yarrbat Avenue and Winmalee Road, and contiguous portions of Narrak and Union Roads, began to develop as a prestigious residential area in the late nineteenth century. This trend continued into the early twentieth century and peaked during the inter-war period when wealthy Melburnians (including doctors, solicitors, retailers and merchants) built large residences, typically set well back from the street on large allotments. After the Second World War, several of these properties were subdivided for closer residential settlement. Currently retaining its reputation as Balwyn's most prestigious residential address, the area has been somewhat transformed since the 1980s, with many of the original houses extensively altered, enlarged or simply demolished and replaced.

### **Comparative Analysis**

The house at 48 Narrak Road (formerly 136 Winmalee Road) is one of a number of substantial bungalow-style dwellings that proliferated in this prestigious residential area during the later 1910s and 1920s. Some have since been demolished, including those at 90 Yarrbat Avenue (Gawler & Drummond, 1923), architect William Henderson's own house at 112 Yarrbat Avenue (Haddon & Henderson, 1925) and another by an unconfirmed designer at 65 Yarrbat Avenue. Today, this key local phase of inter-war residential settlement is demonstrated by a considerably number of surviving bungalow-style dwellings of above-average scale. These include 137 Winmalee Road (c.1923), 110 Yarrbat Avenue (Clegg & Morrow, 1924), 114 Yarrbat Avenue (c.1925), 144-146 Yarrbat Avenue (1922), 45 Narrak Road (c.1925), 286 Union Road (1920) and 269 Union Road (1926). However, the vast example at 48 Narrak Road stands out as by far the largest and grandest of them all, eclipsing in scale even the two large examples slightly further along Winmalee Road, at Nos 127 (1921) and 150 (1915), both of which are already included on the heritage overlay schedule (respectively as HO421 and HO422).

The house at 48 Narrak Road also stands out when compared to contemporaneous bungalow-style residences along Balwyn's other prestige residential strip, the so-called "Golden Mile" of Mont Albert Road. While the theme of prestigious living is well represented by a number of surviving grand Victorian and Edwardian residences, the bungalow-style dwellings of the 1920s tend to be somewhat smaller in scale, typified by those examples at Nos 88, 166 and 168 Mont Albert Road.

### **Grading and recommendation**

The house at 48 Narrak Road, Balwyn, is an individually significant heritage place in the City of Boroondara.

It is recommended for inclusion in the schedule to the heritage overlay of the Boroondara Planning Scheme. In order to preserve the Canary Island date palm tree in the front garden, tree controls are also recommended.

### **Statement of Significance**

*What is significant?*

Erected in 1926 for leading Melbourne businessman Ralph Stuart, the house at 48 Narrak Road, Balwyn, is a large attic-storeyed rendered brick bungalow with tile-clad gabled roof, dormer windows, verandah and projecting porch. Originally fronting (136) Winmalee Road, the property was subdivided in the 1990s, which necessitated the removal of the cypress hedge along that side. It was re-addressed to Narrak Road, where the remnant cypress hedge still remains.

The significant fabric is defined as the entire exterior of the house and garage block, excluding the second garage bay that was added in 1980. The Canary Island date palm tree in the front garden is also considered to be significant.

*How is it significant?*

The house at 48 Narrak Road, Balwyn, satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Boroondara Planning Scheme:

- Criterion A: Importance to the course or pattern of our cultural or natural history;
- Criterion E: Importance in exhibiting particular aesthetic characteristics

*Why is it significant?*

The house is significant as one of the largest and grandest 1920s houses to be erected along Winmalee Road, which has long been (and continues to be) acknowledged as one of the most prestigious residential addresses in the area. Developing as an exclusive residential enclave from the late nineteenth century, this part of Balwyn attracted many leading Melbourne businessmen and professionals during the inter-war period. Erected by prominent wool-broker Ralph Stuart (and occupied by his family until the 1980s), this substantial house provides evidence of a key pattern of settlement in one of the region's most prestigious residential addresses (*Criterion A*).

The house is significant as a notably large example of a house in the English Bungalow style that became increasingly fashionable in the 1920s. It is not only notable for its sheer scale but also for its atypical angled orientation (facing north-east, towards what was originally the intersection of its two street frontages), its uncommon double-gabled dormer windows and its unusually substantial attached garage wing. Despite the partial subdivision of its original grounds, the house retains a sizeable curtilage that provides an appropriate setting, enhanced by landscape elements including the Canary Island date palm and the massive cypress hedge that remains a major element in the streetscape (*Criterion E*).

**Identified By**

Graeme Butler Pty Ltd, *Camberwell Conservation Study* (1991), pp 318-319 [then known as 136 Winmalee Road]

**References**

Certificate of Title, Volume 4782, Folio 362, created 19 September 1923.

City of Camberwell Building Permit No 7,991, dated 8 January 1937 (and later). Held by City of Boroondara.

MMBW Property Sewerage Plan No 183244. 3 pp, not dated. Held by Yarra Valley Water.

*Who's Who in Australia* (1927), p 1324.

Graeme Butler Pty Ltd, *Camberwell Conservation Study* (1991), pp 318-319

<b>IDENTIFIER</b> ST BARNABAS' ANGLICAN CHURCH			
<b>Other/s</b> St Barnabas' Church of England; St Barnabas' Episcopalian Church			
<b>Address</b> 86 Balwyn Road BALWYN	<b>Date/s</b> 1872 (original building) 1884, 1887, 1930, 1966 (addns)		
<b>Designer/s</b> Charles Barrett (1872)	<b>Builder/s</b> John Butler Maling (1872)		
<b>Theme/s</b> 2.7.2 Developing townships and villages 8.1.1 Establishing early churches for the mainstream denominations	<b>Heritage Group</b>	Religion	
	<b>Heritage Category</b>	Church	
	<b>Heritage status</b>	National Trust (B2724)	
<b>Intactness</b> Fair (sympathetic additions)	<b>Significance</b>	Regional	
<b>Condition</b> Good	<b>Recommendation</b>	Include in HO as individual place	



<b>Extent</b> Building and curtilage to street	<b>Survey date</b> 11/13/12
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## History

Balwyn Anglican Church (formerly St Barnabas' Church of England, Bawlyn) was erected in 1872. Prior to its completion, the pioneer residents of what is now Balwyn were obliged to worship at the nearest Anglican church, St John's in Camberwell, which opened in 1863. Five years later, the first local Anglican services were held in the Athaneum Hall on Balwyn Road under the Reverend Roland Hayward, Vicar of Holy Trinity in Kew. In 1870, the Balwyn area was officially absorbed into the Parish of St John, Camberwell. Herbert Taylor was appointed as lay reader, and held services for the next two years. During this period, he collected the sum of £200 for the erection of a new purpose-built church. Charles Barnett was appointed as honorary architect, and plans were drawn up for a modest stone building to accommodate 80 parishioners. Construction was undertaken by local builder (and district pioneer) John Butler Maling. The new building was officially opened on 22 December 1872. Soon after completion, the building was enlarged with the addition of a small front porch and belfry. In 1876, the church acquired and installed a pipe organ that had been originally constructed seven years earlier for a private residence in Warrnambool.

The church remained under the auspices of the Parish of St John (Camberwell) until 1883, when, consequent to the degree of settlement in the vicinity, a separate Parish of Balwyn was created. Fittingly, the church's first resident vicar was Herbert Taylor, erstwhile lay reader, who had recently returned to Melbourne after a stint as Bishop of Goulburn in New South Wales. Taylor erected a house for himself alongside the new church on Balwyn Road, which was acquired by the church to become its official vicarage. On 15 May 1884, a foundation stone was laid for additions to the church (also built by Maling), comprising an extended nave that increased capacity to 140 people, and a new timber chancel. Three years later, further additions were made: transepts were added and the wooden chancel was relocated to the new east end, which almost doubled the capacity to 240 people. A Parish Hall was added in 1896, which served as a temporary place of worship when the church proper was renovated five years later. The extent of the church reserve in the early twentieth century, and the various buildings thereon, can be seen on the MMBW plan prepared in April 1907. This shows the church with its original four-bay nave, transepts and small chancel and front porch, with the considerably larger Parish Hall to the rear. The original vicarage occupied land to the south, set well back from Balwyn Road via a long circular driveway, so that it was more or less in alignment with the Parish Hall.

It was also during 1901 that the original kerosene lamps in the church were replaced with gas burners; these, in turn, were superseded when electricity arrived in the district in 1913. That same year, a detached kindergarten hall was built at the rear of the church. The next major change to the church was the addition of a new chancel in 1930. The work was partly funded by an anonymous gift, on the condition that construction be undertaken yet again by the Maling family. The expanded church, now capable of accommodating some 400 people, was consecrated by Archbishop Head on 3 December. Facilities were further upgraded during the early post-war period. In 1950, a new kindergarten hall was erected to replace the original hall, which had been destroyed by fire four years earlier. In 1954, the original vicarage was also replaced by a new purpose-built counterpart. The new building was erected in front of the old one, which was adapted for use as church offices and meeting rooms. A few years later, in 1960, the old pipe organ was removed and replaced by a newer model, originally built in 1910, which was acquired from the North Carlton Presbyterian Church. New tennis courts were laid out in 1961 and, six years later, the small front porch of the church replaced by a larger one. Designed in a style that matched the original building, the new porch also incorporated stained glass windows that had been salvaged from the recently demolished St Barnabas' Church in South Melbourne.

In 1993, the land to the south and east of the church, which included the tennis courts, two vicarages and a brick hall, was sold off for private residential development, and a new Parish Centre was erected. To facilitate access to the new building, the pipe organ and its related infrastructure was dismantled and removed from the south transept.

## Description and Integrity

The church is a single-storey gable-roofed bichromatic brick building in the Gothic Revival style, exhibiting the traditional plan form of Western ecclesiastical architecture: a long central nave with chancel at one end and porch at the other, with flanking transepts to create a cruciform footprint. While the current form of the building is the result of several phases of expansion over a period of nearly a century (1872, 1883, 1887, 1930 and 1966), a consistent stylistic vocabulary and palette of materials has ensured a generally cohesive whole. External walls are of brown brick laid in English bond, with contrasting cream brick to the gable corbels, eaves brackets, buttresses and window surrounds.

The nave, transepts and porch have a steep pitched roofs clad in Marseilles pattern terracotta tiles, with small dormer vents near the ridge. Gable ends have rendered coping. The apex of the porch gable is crowned by a Latin cross, and the nave gable by a rendered belcote with another Latin cross. Window openings to nave, transepts, porch and chancel have chamfered reveals, splayed sills and pointed arches with drip moulds. Some windows contain stained glass, while others have plain lozenge glazing. There are large trefoil vents (also with drip moulds) to the two transept gables, and the front porch has a small circular vent with quoin surround. The porch itself formerly provided ingress from both sides via doorways with timber-framed sidelight and highlight windows; today, the north doorway has been infilled, and entry is restricted to the south doorway, which is now accessed via a flat-roofed covered walkway on brown brick piers.

The church is set back from Balwyn Road behind an asphalted circular driveway with concrete kerbing, with the front boundary marked by a low wall in red clinker brick. The church reserve (reduced since the sale of land in 1993) includes several outbuildings, notably the large gable-roofed weatherboard Parish Hall (now known as Maling Hall) to the rear of the church, and a hip-roofed brick Parish Centre to the south.

### Historical Context

St Barnabas' Anglican Church sits in the broader historical context of the Village of Balwyn, and, specifically the early appearance of community facilities, as distinct from commercial or retail services. The erection of the church in 1872 marked the beginning of a new era of formalised development with smart purpose-built community buildings, as opposed to the somewhat makeshift structures, namely the Athenaeum Hall (1861) and Common School (1869) that had predated it. The new church, which superseded the need to hold religious services in the old hall, was soon followed by a new purpose-built state school building, which similarly rendered the old common school defunct.

### Comparative analysis

The church is the oldest surviving church in the study area. It is predated by two other examples from the mid-1860s that have both long since disappeared: a makeshift timber building that was erected by the Roman Catholics in an unverified location in Elgar's Survey, and a more prepossessing brick chapel on Bulleen Road that briefly served as a mission church for the Kew Congregationalists. While several other churches were established along Balwyn Road in the later nineteenth century, all of these post-dated St Barnabas and were, in any case, located on the Canterbury side – that is, south of Mont Albert Road. Moreover, none of these early churches, which include those built for the Wesleyan (1886), Baptist (1891) and Congregationalist (1894) denominations, remain standing. St Barnabas, Balwyn, can thus be considered one of the oldest of a very small number of nineteenth century churches that still survive not in the former City of Camberwell. In this broader context, it is predated only by the former Wesleyan Methodist Church in Glen Iris (1865), which admittedly survives only in a partly-demolished state. Camberwell's original Anglican church (1863) and Roman Catholic church (1887) buildings have both long since been replaced, and the few remaining nineteenth century places of worship in the area, such as the Wycliff Congregationalist Church in Surrey Hills (1889), tend to be both of smaller scale and later date than St Barnabas, Balwyn.

Considered in the more specific context of the Village of Balwyn, St Barnabas remains as the only non-residential building to survive from its earliest phase of development. None of the pre-1900 shops survive. The Athenaeum Hall (1861) was demolished in 1954 (although parts of the wall are said to survive inside the replacement building on the site) and the Survey Hotel (1868) has long gone. The original Common School (1869) has also disappeared, and its replacement, the original State School (1880) was destroyed by fire in 1951. Today, St Barnabas remains as the oldest purpose-built non-residential building not only in the Village of Balwyn, but in the entire study area.

### Assessment against Criteria

The church is associated with the early development of the Village of Balwyn (*Criterion A*)

The church demonstrates rarity as the only surviving nineteenth century church in the study area (*Criterion B*)

The church is a modest but representative example of the Gothic Revival style (*Criterion E*)

The church, and parish hall, retain associations with the family of local pioneer J B Maling, who built them (*Criterion H*)

## Grading and Recommendations

St Barnabas Anglican Church is an individually significant heritage place in the City of Boroondara.

### Statement of Significance

#### *What is Significant?*

St Barnabas' Anglican Church, at 86 Balwyn Road, Balwyn, is a bichromatic brick church in the Gothic Revival style, with tile-clad pitched roof, rendered copings and belcote, and quoined pointed arch windows with drip moulds. Originally erected in 1872 as a three-bay nave, the building was gradually enlarged over the following century with a small front porch (c.1873), an expanded nave (1883, 1887), two transepts (1887), a chancel (1930) and larger front porch (1967), all of which were designed to match the original building in materials, style and detailing. The church reserve also includes the former parish hall (now Maling Hall), a weatherboard building at the rear, added in 1896. Several other early outbuildings, including the original vicarage (1883) and kindergarten hall (1913) are no longer extant.

#### *How is it significant?*

The church is of historical and aesthetic significance to the City of Boroondara

#### *Why is it significant?*

Historically, the church is significant for its associations with the early development of the study area and, more specifically, with the early development of what was once known as the Village of Balwyn – an important hub of residential, commercial, retail and community activity that emerged at the intersection of Balwyn and Whitehorse Roads from the early 1860s. Completed in 1872, the church is significant as the oldest surviving building in the former village and more broadly, as the oldest surviving church (and the oldest surviving public building of any sort) in the entire study area. The church retains important historic associations with the Maling family, whose patriarch, local pioneer John Butler Maling, not only constructed the original building but was also responsible for several subsequent phases of addition. This connection is perpetuated in the naming of Maling Hall, the former parish hall at the rear of the church.

Aesthetically, the church is significant as a representative example of the Gothic Revival style, which is not otherwise well represented in the study area. The church displays many of the typical characteristics associated with that style, including the cruciform plan, bichromatic brickwork, buttresses, rendered coping and pointed arch windows with drip moulds. The small rendered belcote, on the apex of the nave gable facing the street, is a particularly distinctive and rather less common unusual motif to find in a small suburban church of this era. Set back from Balwyn Road, the church remains a distinctive element in the streetscape otherwise dominated by residential and commercial development.

### Identified by

Built Heritage Pty Ltd

### References

Timothy McLellan Thom, *A History of St Barnabas' Church of England, Balwyn, 1872-1972*.

Gwen McWilliam, *A Balwyn Survey*, pp 110-111.

National Trust of Australia (Victoria), File No B2724.



<b>IDENTIFIER</b>	MAISONNETTES		
<b>Other/s</b>	Glendene		
<b>Address</b>	950 Burke Road BALWYN	<b>Date/s</b>	1939
<b>Designer/s</b>	Stuart W Hall	<b>Builder/s</b>	John Cook
<b>Theme/s</b>	6.7.5 Developing higher density living	<b>Heritage Group</b>	Residential Building (Private)
		<b>Heritage Category</b>	Flat
		<b>Heritage Status</b>	-
<b>Intactness</b>	Excellent	<b>Significance</b>	Local
<b>Condition</b>	Excellent	<b>Recommendation</b>	Include in HO as individual place



<b>Extent</b>	To title boundaries	<b>Survey date</b>	4 May 2016
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## History

This block of six maisonettes, known as *Glendene*, was built in 1939 by a city-based investment firm, the Direct Investment & Mortgage Company Pty Ltd. The brainchild of businessman Stanley Clifford Steele (1888-1953) and his wife Ellen “Nell” Steele (1890-1972), the firm was registered as a public company in December 1930, with a capital of £100,000 and offices at 57 Elizabeth Street. The company’s remit was evidently broad; one early newspaper advertisement reported that “building blocks, shops, villas purchased for quick sale” (*Age*, 21/01/1931:1), while another adopted the slogan “we inspect promptly and buy promptly” (*Age*, 23/04/1931:12). By the mid-1930s, the company had become involved in the construction of new buildings as well as the acquisition and resale of existing ones.

Stanley and Ellen Steele, who married in 1914, lived for many years in Yarraville but moved to Mont Albert around 1930, occupying a house at the corner of Whitehorse Road and York Street. Towards the end of that decade, their company acquired land at the south-east corner of Burke and Whitehorse roads, formerly part of the grounds of the eponymous mansion *Deepdene* (by then, occupying a reduced allotment fronting 946 Burke Road). On 6 March 1939, a building permit was granted for what was described as a 36-room, two-storey, brick and timber dwelling, comprising six maisonettes. On the permit application card, the contract value was recorded as £7,500, and the builder as G A Furse. This was presumably George Furse, who lived nearby at Ross Street, Surrey Hills. Furse, however, evidently did not continue with the project, as his name is crossed out on the card and replaced by the surname ‘Cook’. The MMBW sewerage plan for the building confirms this to have been John Cook, a builder from Brighton.

While no architect is named on the permit documentation, a newspaper write-up confirms that the flats were designed by Stuart W Hall. A little-known figure in Melbourne’s inter-war architectural scene, Stuart William Hall (1909-1960) was born in Perth but moved to Melbourne with his family circa 1920. He began his architectural career in 1930 as an articulated pupil to Harold Desbrowe-Anneer, but appears to have remained there for barely a year. Nothing is known of Hall’s professional activities until 1935, when he was employed as an in-house designer with the Premier Building Company. Based at 247 Collins Street, this business was founded by architect Bernard Evans and was responsible for many houses and blocks of flats in Melbourne’s inner suburbs. After the Premier Building Company ceased operation in 1937, Hall began his own practice, advertising himself as an architect even though he did not become registered as such until 1940. When he applied for registration in June that year, he cited this block of flats in Balwyn as one of his recent projects.

The MMBW sewerage plan for the *Glendene* flats records that inspections took place in June 1939, and again in October. In late July, Hall’s design was favourably reviewed in the property column of the *Herald* newspaper (described as being “a special interest for its size and the clever staggering of the layout”). In early September, an advertisement in the *Argus* reported that the flats were “nearing completion”, with one pair already available to let. Referred to as *Glendene*, the complex was described as “six superb maisonettes”, each comprising “entrance hall, large lounge, dining, model kitchen with refrigerator, three unusually bright bedrooms, tiled bathroom with HWS, [and] garage” (*Argus*, 09/09/1939:22). In November, the completed building was profiled in *Age*, described as “a good example” of the emerging trend for maisonettes, and a building that “would do credit to any suburb”.

## Description

Occupying a large site at the junction of two prominent roads, the *Glendene* flats are a two-storey block of six maisonettes. Of brick construction (in contrasting bands of pink and brown brick), the L-shaped complex is laid out on an irregular rectilinear plan that presents staggered facades to both street frontages, with a circular bay at the corner. The building has a hipped roof clad in Marseille-pattern terracotta tiles, while the round bay rises to form a tower with corbelled parapet and conical roof clad in terracotta shingles. Along the two street elevations, the roofline is partly concealed behind curved or gabled parapets, and partly projects forward to form narrow eaves, with slatted timber linings. These two facades are otherwise enlivened by curving corners, rendered spandrels with horizontal flutings, projecting balconies with corbelled bases and metal railings, projecting chimney breasts and slab-like canopies to doorways at both levels. Windows vary in size but have rendered sills and metal-framed sashes; most contain clear glazing, although some have sand-blasted glass or glass blocks. The round tower has a narrow vertical strip window, and also includes the name of the flats in cursive metal letters. Entrances to individual maisonettes typically incorporate small open porches with projecting flower boxes.

To the rear of the complex is an elongated flat-roofed brick outbuilding that comprises a row of six attached garages. The two street boundaries are marked by a bagged-and-painted brick fence with concrete orbs to the piers.

## Integrity

The exterior of the complex appears to be substantially intact. The rear garage block has been painted, and at least one of its original panelled metal tilt-up garage doors has been replaced by a modern roller shutter.

The front boundary fence, of bagged-and-painted brick construction with precast concrete orbs, does not appear to be original. The six-unit letterbox and motorised metal driveway gates are also relatively recent additions.

## Historical Context

As noted in the *City of Boroondara Thematic Environmental History* (2012), residential flats proliferated in the former City of Hawthorn in the inter-war period, but were considerably rarer in the Cities of Kew and Camberwell. In Kew, this was due to limited public transport networks. In Camberwell, it was a result of greater distance from the city, by-laws that discouraged the erection of semi-detached dwellings, and some local opposition to higher density living (*Camberwell Conservation Study*, Vol 2, 22-23). Although the construction of flats was not actually banned by the City of Camberwell, relatively few examples were built there during the 1920s and early '30s. They became increasingly common in the later 1930s but, despite lingering community opposition, by-laws to control their design would not be introduced until the post-war era, when local demand for higher-density living increased and numerous blocks of flats, villa units and later townhouses were erected in Camberwell, Balwyn and Balwyn North.

## Comparative Analysis

As mentioned above, residential flats were an unusual typology in Balwyn (and across the entire City of Camberwell) in the inter-war era. It has been suggested that an example at 7 Mangan Street, erected by F W Le Leu in 1933, represents the earliest such development in Balwyn area (*Balwyn Historical Society Newsletter*, 03/2010). While it might thus be deemed of some local interest, the building itself is otherwise aesthetically undistinguished. With its simple form, plain clinker brick construction, tile-clad gabled roof and little architectural pretension, it can only be considered as a representative example of 1930s apartment design rather than a particularly notable one. The same can be said of several later examples that have been identified, such as the two adjacent double-storey blocks at 203 and 205 Whitehorse Road. Dating from c.1936 (and possibly designed by architect Verner Fick), these are similarly unprepossessing in their simple form, expression, materials and lack of architectural embellishment. Although somewhat more architecturally interesting, the former *Chaddesley Flats* at 2 Hardwick Street (formerly 199 Whitehorse Road) do not represent a pertinent comparator, as they actually comprise a former late-Victorian house that was converted into flats in 1934 by the addition of a substantial rear wing in a Tudor Revival style (apparently also by F W Le Leu). The building has since been re-converted to a single private residence.

In terms of both scale and architectural expression, the *Glendene Flats* at 950 Burke Road not only stands out amongst the few 1930s blocks in Balwyn, but also those across the former City of Camberwell. Befitting the municipality's pre-war reputation as a "dormitory suburb" characterised by housing in more conservative styles such as Spanish Mission and Tudor Revival, most 1930s blocks of flats in Camberwell and Canterbury were designed in a deliberately traditional mode. This is typified by two examples in Wattle Valley Road, at Nos 63 and 130. Designed by architects Gawler & Drummond in 1936 and 1937 respectively, both blocks drew from a conservative palette of materials and detailing including clinker brickwork and steep tiled roofs, with little architectural embellishment. The *Cloville Flats* at 31-39 Cookson Street, dating from 1939, were conceived in an even more *retardataire* quasi-Edwardian style.

Highly unusual in the City of Boroondara, the architecturally eclectic *Glendene* flats ultimately have far more in common with the more bombastic apartment developments of the later 1930s that characterise areas such as Elwood and St Kilda. In fact, two pertinent comparators in those areas would include those blocks at 110 Brighton Road and 4 St Leonards Avenue, both of which were erected by the Premier Building Company and may have included design input from Stuart W Hall.

## Grading and recommendation

The *Glendene* flats at 950 Burke Road, Balwyn, are an individually significant heritage place in the City of Boroondara.

It is recommended for inclusion in the schedule to the heritage overlay of the Boroondara Planning Scheme.

## Statement of Significance

### *What is significant?*

Erected in 1939 to a design by architect Stuart W Hall, the *Glendene* flats at 950 Burke Road, Balwyn, are a two-storey block of brick maisonettes with a hipped terracotta tiled roof and a circular corner tower with conical roof. The stepped street facades incorporate an eclectic mix of elements and details including rendered spandrels, cantilevered canopies, projecting balconies with metal railings, and porches with planter boxes.

The significant fabric is defined as the exterior of the entire building. The detached garage block to the rear, although contemporaneous with the flats, is utilitarian in its expression and is thus considered to be only a contributory element. The metal driveway gates, brick boundary fence and landscaping are not considered to be significant.

### *How is it significant?*

The *Glendene* flats satisfy the following criteria for inclusion on the heritage overlay schedule to the City of Boroondara Planning Scheme:

- Criterion A: Importance to the course or pattern of our cultural or natural history;
- Criterion E: Importance in exhibiting particular aesthetic characteristics

### *Why is it significant?*

The *Glendene* flats are significant as the largest, most prominent and most architecturally sophisticated block of flats to be erected in the Balwyn area in the inter-war era. With relatively few examples erected in the area until the later 1930s, the large and ambitious *Glendene* flats provide evidence of changing local attitudes towards higher density living that anticipated the subsequent proliferation of flats, villa units and town-houses in the area in the post-war era. (*Criterion A*).

The *Glendene* flats are significant for their bold and unusual architectural expression. Designed at a time when historicist architectural styles remained popular in parallel with the maturing modernist movement, this building deftly combined a mix of elements, materials and details from both camps. The corner tower with conical roof and terracotta shingles recalls the Tudor Revival idiom, while the horizontal fluted spandrel, glass blocks, vertical strip window and projecting slab-like balconies and canopies evoke the emerging Moderne style. The resulting eclecticism is eye-catching without being jarring. The unusual combination of influences, coupled with the sheer scale and prominent siting of the building at the intersection of two major thoroughfares, has resulted in an especially striking element in the suburban landscape (*Criterion E*).

## Identified By

Built Heritage Pty Ltd

## References




City of Camberwell Building Permit Application No 11,094, dated 6 March 1939.

MMBW Property Sewerage Plan No 212988. 2 pp, dated 6 Jun 1939 and 23 Oct 1939. Held by Yarra Valley Water.

"Six maisonettes planned for Camberwell", *Herald*, 26 July 1939.

"Maisonettes", *Argus*, 9 September 1939.

"Maisonettes popular", *Age*, 7 November 1939 [see also errata of 14 November 1939, correcting wrong address.]

<b>IDENTIFIER</b> BALWYN VILLAGE COMMERCIAL PRECINCT			
<b>Other/s</b>			
<b>Address</b>	208-308 Whitehorse Road 347-377; 397-425 Whitehorse Road BALWYN	<b>Date/s</b>	Mostly 1910-1940
<b>Theme/s</b>	2.7.2 Developing townships and villages 5.3 Marketing and retailing	<b>Heritage Group</b>	Commercial Buildings (Private)
		<b>Heritage Category</b>	Commercial Precinct
		<b>Heritage status</b>	
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as a precinct
<b>Significant:</b> 208, 347-349, 351, 359 and 361-363 Whitehorse Road <b>Contributory:</b> 212-216, 222-232, 234-236, 252, 254, 256-258, 260-262, 264-266, 270-272, 274, 276-278, 280-282, 284-286, 294, 298-300, 302-306, 308, 308a-308b, 355-357, 365-367, 367a-369, 371-373, 375-377, 397-399, 401, 403-409, 411-415 and 419-425 Whitehorse Road <b>Non-contributory:</b> 210, 218-220, 238-244, 246-250, 268, 288-290, 292, 296-296a, 379 and 417 Whitehorse Road			
 <div data-bbox="305 1667 609 1745">  <b>Significant</b> </div> <div data-bbox="841 1667 1263 1745">  <b>Extent of precinct</b> </div> <div data-bbox="305 1772 643 1850">  <b>Contributory</b> </div> <div data-bbox="841 1772 1065 1850">  <b>North</b> </div>			



## History

The origins of a village-like settlement at the junction of Balwyn Road and Whitehorse Road can be traced back to a modest mud-brick meeting place, loftily known as the Athenaeum Hall, that was erected on the west side of Balwyn Road in 1861. This remained the focus for local affairs for some years, serving jointly as a public hall, a mechanics institute, a school and a place of worship. The last two of these functions were subsequently transferred to purpose-built counterparts nearby: a Common School (1868) and an Anglican church (1872) both on Balwyn Road, south of Whitehorse Road. Commercial development appears to have begun with a general store and post office, which opened on the south-east corner of Balwyn and Whitehorse roads in 1874.

By 1900, retail development was concentrated on the north side of Whitehorse Road, where there were five businesses listed between Power Street and Balwyn Road: a baker, a butcher, a bootmaker, a grocer and a blacksmith. Further east, the only commercial enterprise between Balwyn Road and Mangan Street was a hay and corn store operated by David Hyland. On the south side, the Golden Key Cash Grocery stood on the east corner of Balwyn Road, and Henry Mitchell's dairy on the west corner. The former is clearly evident on the MMBW plan of April 1907, which shows that the remainder of that block of Whitehorse Road then occupied by three detached dwellings and plenty of still-vacant land. At that time, the only other commercial enterprise in the vicinity was the Survey Hotel, located further east along Whitehorse Road. By 1910, more businesses had appeared along the north side of the road, with the block between Balwyn Road and Mangan Street then being occupied by a butcher, a corner store and another grocer. Also established there by that time was the timber-yard of Edwin Le Leu, whose family was to play a prominent part in the development of Balwyn in the early twentieth century.

By 1920, there had been considerably more intense expansion of commercial activity along Whitehorse Road. On the north side, the block between Power Street and Balwyn Road included a motor garage, a blacksmith, a fruiterer, a dairy produce merchant, a butcher and a baker. Between Balwyn Road and Mangan Street were two grocers and an estate agent and, beyond Mangan Street, there was now a confectioner, another dairy produce merchant and the relocated premises of F J & N Le Leu, timber merchants. On the south side of Whitehorse Road, there was a shoe shop and an estate agent at the corner of Rochester Road and, slightly further west, a wood yard and confectioner on the Balwyn Road corner. On the opposite corner of Balwyn Road, the directory recorded a "shop being built" in 1920. The following year, the first occupants of this new building were listed as G H Cook, chemist, and Mrs E Porteous, milliner.

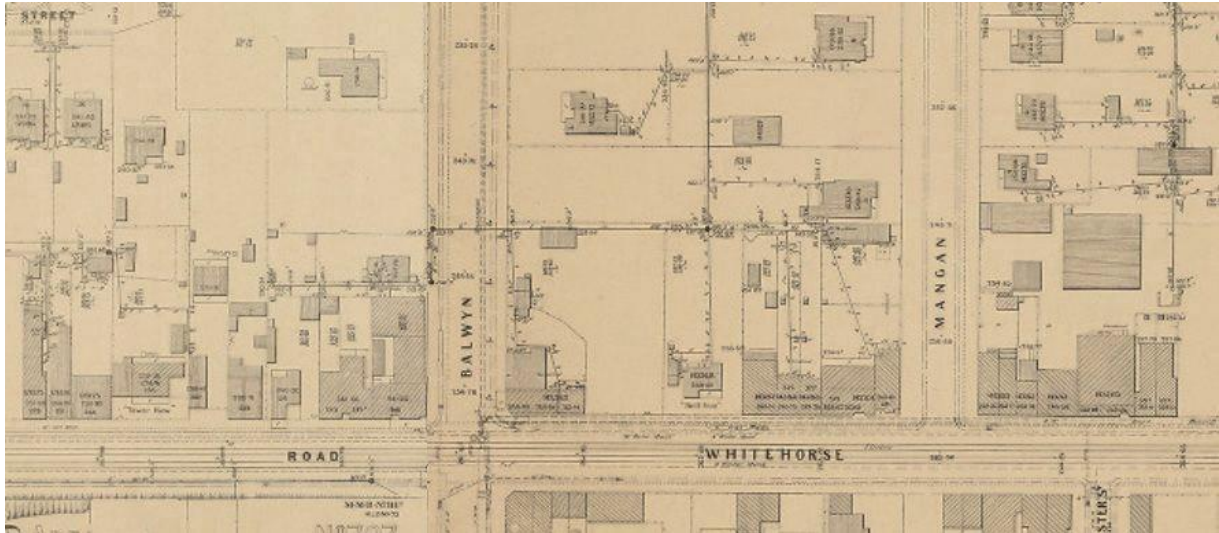
In 1922, the Church of Christ was constructed on an elevated site at the corner of Cherry Road. This was the second Church of Christ to be established in the Boroondara area, following the first one in Surrey Hills in the 1890s. After the Balwyn site was purchased in May 1922, local builder and church member, Tom Dovey, led the construction of the timber church assisted by "a great deal of voluntary labour" (Thomas, 1992, np). The church was dedicated on 8 October 1922. Early photos show the timber cladding of the church finished in a dark stain or creosote with white painted trim. The church community thrived and two years later the Kindergarten Hall was constructed to the rear, facing Cherry Road, again by volunteer labour under the supervision of Tom Dovey. When the church vestry was destroyed by fire in 1943, it was again builder Tom Dovey who "rebuilt it as it was" (Thomas, 1992, np). The final building, on the eastern part of the site, is a brick hall, constructed by volunteer labour in 1955-57 under the supervision of builder Frank Haycroft.

By 1925, the directory listed now fewer than 37 business on the north side of Whitehorse Road: nineteen in the block between Power Street and Balwyn Road, seven between Balwyn Road and Mangan Street, and eleven between Mangan Street and Yerrin Street. These not only included grocers, butchers, bakers, dairy produce merchants and estate agents, but also a dentist, an upholsterer, a plumber, a watchmaker and branches of the ES&A Bank and the Moran & Cato chain. On the south side of Whitehorse Road, the directory listed 24 businesses, most concentrated in the block between Balwyn Road and Rochester Street - including "two shops being built". By 1930, the total number of businesses on the north side had increased to 40, and on the south side to 34. Amongst the new additions to the latter were branches of the Commonwealth Bank and the State Savings Bank.

The MMBW plan of the area, prepared in several stages between 1927 and 1929, provides a useful snapshot of the extent of commercial development at this time. The north side of Whitehorse Road, between Power Street and Balwyn Road, was still the most densely developed part of the village, with clusters of brick or timber shops built right to the street boundary, albeit still interspersed with a few detached dwellings. East of Balwyn Road, there was a corner shop, some vacant land with a detached house (identified as *Belle Vue*) and another row of shops before Mangan Road. Beyond Mangan Road, there was another cluster of brick shops built to the street, a large tract of vacant land, then three more shops before Yerrin Street.

On the south side of Whitehorse Road, G H Cook's corner pharmacy (then occupied at the upper level by an estate agent) still remained the only shop west of the Balwyn Road junction. That block was otherwise occupied by a single detached house, some vacant land and, at the corner of Cherry Road, the new Balwyn Church of Christ, which had been erected only a few years earlier, in 1922.

It was in the 1930s, however, that the precinct underwent its most significant phase of expansion. During the first half of that decade, directories recorded several new additions, including a branch of the National Bank of Australia at No 359 (first listed in 1931) and new shops at Nos 401 (1932), 361-63 (1935), 264-66 (1936) and 365-67 (1937).



*Detail of MMBW plan, dated April 1929, showing commercial development along Whitehorse Road by that time.  
(source: Map Collection, State Library of Victoria).*

It was during the later 1930s, however, that commercial development intensified as the last few remaining pockets of open space (some which was still occupied by remnant Victorian dwellings) were infilled. Just over a dozen new shops appeared for the first time in the *Sands & McDougall Directory* for 1939, including two pairs at Nos 367a-369 and Nos 270-272, a row of four at Nos 403-409, and a particularly prominent row of five at Nos 417-425. The initial occupants of these new premises included two frock shops, two shoe shops, a cake shop, a ladies' drapery, a fancy goods shop and a florist. Over the next couple of years, the previously underdeveloped land on the south side of Whitehorse Road, west of Balwyn Road, was finally infilled. This commenced with a row of four shops at Nos 228-232 (first listed in 1940), followed by three more at No 212-216 and another pair at Nos 222-224 (all 1941). That year also saw the completion one more row of four shops at Nos 302-308, occupied by a library, a frock shop, a fruiterer and a butcher.

The precinct underwent relatively few changes in the early post-war era. While many existing shops were refurbished (invariably by replacing pre-war shopfronts with more modern counterparts), few new premises were built in the 1950s and '60s. Chief amongst these was a new modern branch bank for the ANZ Bank, which opened at No 288. More extensive redevelopment has taken place since the 1960s, including the construction of a supermarket on the north side of Whitehorse Road. Erected in the early 1970s, this took up a large site at Nos 383-395, formerly occupied by some half-a-dozen pre-war shops including the Le Leu family's long-running hardware outlet and joinery workshop. Since the 1970s, a number of other new shops have been erected along the strip, including, most recently, those at Nos 218-220.

### Description and Integrity

As outlined above, the Village of Balwyn originally extended in all four directions from the intersection of Balwyn and Whitehorse Roads. Commercial and retail development was largely concentrated along both sides of Whitehorse Road, with the public buildings (school, Anglican church and public hall) along Balwyn Road. As it exists today, the most intact remaining portion of the village extends along Whitehorse Road: one the south side from Cherry Road to a point just before Talbot Avenue, and on the north side from slightly west of Balwyn Road to just beyond Yerrin Street. While comparable development continues beyond those boundaries, it tends to be less cohesive, characterised by more frequent intrusion of non-contributory buildings.

The precinct effectively comprises a continuous row of one- and two-storey commercial/retail buildings, built right to the footpath, creating a cohesive low-rise streetscape. The notable exception is the Church of Christ complex (church and halls) at No 208, which not only represents the sole purpose-built non-commercial building in the precinct, but also the only one that is entirely freestanding and set back from the street. It has been included in the precinct for its ability to demonstrate the presence of public buildings in the Village of Balwyn, and also as an appropriate termination (both historically and aesthetically) of the precinct's extreme western edge. The 1922 church is a timber Arts and Crafts Gothic building clad in shiplap-profile weatherboards with a Marseille terracotta tiled roof, whose front façade is dominated by a large lancet window with timber tracery and diamond leadlights. The building's landmark quality on Whitehorse Road is enhanced both by its elevated corner siting as well as a distinctive corner tower with a hipped roof featuring bellcast (flared) eaves. It retains much of its original rubble retaining walls and path edgings that are seen in early photos. To the rear, facing Cherry Street, is the 1924 Kindergarten Hall. It is much simpler in design, taking the classic timber church hall form of a gable-fronted mass with a gable-fronted porch at the front (no longer used as the entry). Its relationship to the church building is expressed by the use of simplified lancet-arched windows with the lancet form inscribed within a standard rectangular opening, which is also seen on the side elevations of the church. The Kindergarten Hall has been reroofed, in corrugated Colorbond steel, but the round metal roof ventilators survive. This building was linked at its east end to the 1955-57 brick hall, which is a far more utilitarian structure whose only reference to the Gothic Revival style are simple attached buttresses between bays.

The oldest surviving buildings in the precinct, located just west of the Balwyn Road junction, are two pairs of double-storey residential shops at Nos 234-236 and 347-349. Both buildings are of brick construction with tile-clad hipped roofs concealed by stepped parapets, rendered stringcourses and tall rectangular windows with timber-framed double-hung sashes. The former has a rough-cast rendered finish, a canted bay window to the upper level of one shop (No 234) and splayed corner, with shaped pediment, to the other (No 236), while the latter is of face brick with rendered window surrounds and a more articulated parapet that incorporates capped piers, pierced openings and the words BOVILL'S BUILDINGS. The adjacent corner shop at No 353, although slightly later in date, is still one of the oldest building in the precinct. Similarly two-storeyed, it has a painted brick finish, double-hung windows, and an exposed tile-clad hipped roof with a projecting cylindrical bay at the street corner, which is surmounted in a small domed belvedere.

There are a few other early (ie pre-1930) shops in the precinct, located east of Balwyn Road intersection along the south side of Whitehorse Road. A row of two-storey residential shops at Nos 252-258 comprises one pair in red brick with unpainted rendered piers (Nos 256-258), an adjacent rendered example with rusticated piers (No 254), and another rendered example with a canted bay window, capped piers and vaguely Art Nouveau ornament in pressed cement (No 252). All four of these shops have typical recessed rendered panels just below the parapet, which would have originally contained painted signage. Slightly further eastward, there are three pairs of early single-storey shops (Nos 260-262, 276-78 and 284-286), all similarly articulated with solid parapets of capped brick piers and curved walls with matching moulded capping. The third pair, at the intersection of of Rochester Road, has the typical splayed corner entrance. There are also a few comparable early shops on the north side of Whitehorse Road, including a two-storey example with a painted brick facade (No 373) and some one-storey examples with stepped parapets (Nos 375-77).

Most of the precinct's pre-war fabric, however, dates from the 1930s. It is almost exclusively represented by two-storey residential shops (or shops with offices above) that exist as attached pairs, or as larger rows of three or four, rather than individual examples. A notable exception is the former branch of the English, Scottish & Australian Bank (No 359), which is a one-off single-storey building in the inter-war Greek Revival style, with a rendered facade incorporating a rusticated piers and a pair of fluted Doric columns flanked the off-centre entrance. Several contemporaneous two-storey shops have rendered facades at the upper levels, sometimes enlivened with classical-inspired details such as the Roman *fascies* motif (Nos 365-67) or a stepped and curved parapet in the Baroque mode (No 401). Another pair of rendered shops (Nos 397-99) is in the Spanish Mission style, with pantiled roof, roughly trowelled render and multi-paned windows with round arches. There are also two pairs of shops in the Tudor Revival idiom (Nos 298-300, 361-63), each with the characteristic steep roof, half-timbered gable end and clinker brickwork. In the latter example, the half-timbering extends across the entire upper facade, which also incorporates a projecting central rectangular bay window (with lozenge glazing), contrasted against a recessed entry porch at street level.

Virtually all of the remaining pre-war shops date from the later 1930s and are in the Streamlined Moderne style typical of that era. These shops exist as pairs (eg Nos 222-24, 264-66, 270-72, 367a-69) as well as in rows of three (eg Nos 212-16) or four (Nos 226-32, 403-11, 419-425). They are typically expressed with dark-coloured clinker brickwork to the upper facades, with some horizontal emphasis variously introduced by stringcourses in contrasting cream brick, rendered banding at parapet level, projecting concrete window hoods, and horizontal glazing bars to windows. A few have rendered facades (Nos 302-06, 310-12), while some incorporate contrasting vertical elements, either in face brick (Nos 226, 270-72) or rendered (Nos 222-24, 310-12), as a counterpoint to the horizontal emphasis.

The buildings in the precinct exhibit various degrees of exterior intactness. Some are remarkably intact at the upper level, retaining original unpainted brickwork and, in one case, unpainted render. Others have been subject to over painting of brickwork, or the concealment of original facades (or individual details) behind modern signboards. Most of the shopfronts themselves have been replaced or significantly altered, although some retain parts of their original fitout such as recessed entrances, metal-framed windows and spandrels lined with mosaic or glazed tiling. Amongst the more intact shopfronts are those at Nos 234, 367 and 369. Several shops retain original cantilevered awnings over the footpath; some, notably those associated with Nos 234-36 and 419-425, still have their patterned pressed metal ceilings. Also of interest in the precinct is the survival of early signage. There is remnant painted signage on the western wall of the pre-war shop at No 361, and on the parapet of No 262 (stating "Fish Shop"). Some prominent early post-war illuminated signage also survives, typified by the roof-mounted blade signs at Nos 224 and 304 which respectively advertise a Chinese restaurant (no longer in operation) and the Oasis Coffee Shop.





Early (pre-1920) corner shop on south side (Nos 234-236)



Early (pre-1920) corner shops on north side (Nos 349, 351-353)



Branch bank (No 359) and Tudor Revival pair (No 361-363)



Various early/mid-1930s shops on northside (No 397-399, 401)



Moderne shops on south side; note roof-mounted signage



1930s shop-front (No 369) retaining original features

## Historical Context

As already outlined, the development of a village-like settlement around the junction of Balwyn and Whitehorse Roads dates back to the 1860s and, as such, has significant associations with early post-contact settlement in Balwyn. Many of the early buildings that sprung up in the village, including the Athenaeum Hall (1861), Common School (1869), Anglican Church (1872) and State School (1873) were the first of their respective types to appear in the study area. Subsequent waves of expansion, demolition and redevelopment, however, have obliterated much of this evidence. Today, only the Anglican church on Balwyn Road (qv) survives in a sufficiently intact state to demonstrate the origins of the village. None of the early commercial buildings remain; the oldest survivors appear to be the early twentieth century shops on Whitehorse Road, west of the Balwyn Road intersection. In its present form, the village retains more potent historical associations with the inter-war period, which was perhaps the most significant era of Balwyn's history in terms of the expansion not only of residential settlement, but associated retail and commercial development.

## Comparative analysis

While there are a number of comparable shopping strips in the study area that date back to the pre-Second World War era, all of these are much smaller in scale and tend to exhibit less variety and richness in both building type and architectural style. Furthermore, they are entirely associated with suburban expansion during the inter-war period - that is, they do not include any buildings earlier than c.1920. A few, in fact, are made up virtually or entirely of shops from the later 1930s or 1940s - typified by the row of eleven single-storey cream brick Moderne-style shops at 1030-1060 Burke Road (south of the Belmore Road corner), the portion of Doncaster Road between Bulleen Road and Macedon Avenue/Marwal Avenue, and the development that straddles the south-east corner of Burke and Doncaster Roads. In all cases, the commercial streetscapes have been compromised by alterations to the pre-war shops (most frequently by overprinting of previously unpainted brickwork, and replacement of shopfronts) and by the construction of new shops during the post-war era.

Only one of these local shopping strips, located further west along Whitehorse Road in Deepdene, includes any significant number of early shops from the 1920s - these include an interesting row of three single-storey rendered shops at Nos 73-77, and the adjacent row of four two-storey residential shops, in red brick, at Nos 79-85. It also includes a later example in the unusual Spanish Mission style (No 48) and another pair in an above-average Moderne mode (Nos 95-97). However, individual pre-war shops in this strip tend to be much more altered than their counterparts in the nearby Balwyn Village, and the streetscape is otherwise interspersed with a considerably higher proportion of post-war fabric. The south side of the road, between Campbell Road and Walsh Street, exhibits a particularly low level of physical integrity, with only a handful of pre-war shops (eg Nos 24, 48, 72, 74, 78 and 80) amongst an overlay of more recent redevelopment.

As noted in the Boroondara Thematic Environmental History (Built Heritage, 2012: 168), the first church buildings in Boroondara were frequently "modest timber buildings" that were replaced by more substantial and stylish buildings in the early twentieth century. In some cases, the original timber church was retained on site for use as the church hall, and a few survive at the rear of current churches. They are very simple gabled structures, comparable to the 1924 Kindergarten Hall, but quite different from the stylish 1922 church building. One must look farther afield to find closer comparisons to the church, such as the 1913-14 Anglican Church of the Epiphany in Meredith, a timber Arts and Crafts church by architect Alexander North; the 1909 St Cuthbert's Church of England in Menzies Creek which also features shiplap cladding but a simpler tower; or the 1922 Sacred Heart Catholic Church in Gembrook, designed by architect Gerald W Vanheems.

## Assessment against Criteria

Associated with the earliest phase of non-residential development in the study area ie the Village of Balwyn (*Criterion A*)

Precinct includes the only surviving examples of Edwardian shops in the study area (*Criterion B*)

Demonstrative of the expansion of commercial, retail and community facilities during the inter-war period (*Criterion D*)

Demonstrates a particularly wide variety of aesthetic styles of the period from c.1910 to 1940, including Victorian Survival, Edwardian Baroque, Classical Revival, Moderne, Spanish Mission and Tudor Revival (*Criterion E*)

Balwyn Church of Christ is an accomplished Arts and Crafts Gothic timber church featuring a corner tower with bellcast eaves, whose landmark status is further enhanced by its corner site, elevated position and retention of original rubble hard landscaping (*Criterion E*)

Includes several particularly fine examples of individual shops, and a notable Classical Revival branch bank (*Criterion F*)

### Grading and Recommendations

The Balwyn Village Commercial Precinct is a significant heritage area in the City of Boroondara.

### Statement of Significance

#### *What is significant?*

The Balwyn Village Commercial Precinct, extending along both sides of Whitehorse Road at the junction of Balwyn Road (including those properties on the south side between Cherry Road and almost to Weir Street, and on the north side from just west of Balwyn Road to just east of Yerrin Street) consists largely of low-rise retail and commercial development from the early twentieth century (c.1910 to 1940), expressed as single and double-storey shops in brick (rendered or face brick) in a range of architectural styles including Victorian Survival, Edwardian Baroque, Moderne, Spanish Mission, Tudor Revival and Classical Revival. The precinct marks the site of the original Village of Balwyn, which was the focus for community and commercial activity from the 1860s. The Balwyn Church of Christ (1922), which marks the south-western edge of the precinct, remains the only public building in the strip, and the only one set back from the street. The church building is individually significant, while the 1924 Kindergarten Hall is a contributory element of the site.

#### *How is it significant?*

The precinct is of historical, architectural and aesthetic significance to the City of Boroondara.

#### *Why is it significant?*

Historically, the precinct is significant for associations with the original Village of Balwyn, which began to develop at the junction of Whitehorse and Balwyn Roads from the early 1860s. As the initial focus for commercial, retail, educational and other community functions in the Balwyn area, it can be considered as the cradle of post-contact settlement in the study area. While none of the early non-residential buildings from the nineteenth century remain in the village proper (the sole survivor, St Barnabas' Anglican Church, being located slightly further south on Balwyn Road, just outside the boundaries of the precinct), this part of Whitehorse Road otherwise includes some of the earliest surviving shops in the study area, prominently sited on the west corners of Balwyn Road. The remainder of the streetscape is characterised by a selection of commercial buildings that provide evidence of the gradual expansion of the surrounding suburbia over several key phases in the early 1920s, later 1920s, early 1930s and (notably) the late 1930s.

Architecturally and aesthetically, the precinct is significant for its diversity of pre-war architectural styles, as demonstrated by the shops erected between c.1910 and 1940. The earliest surviving examples, designed in the sedate Victorian Survival mode (ie the two-storey rendered corner shops at No 234-36, and *Bovill's Building*, in red brick, at No 349) contrast with the bolder Edwardian Baroque style of the other corner shop (No 351-353), with its eye-catching domed corner tower, and others that show the influence of Art Nouveau (eg red brick shop at No 252). These early shops, in turn, are complemented by the later pre-war buildings, realised in a broad range of fashionable styles of the 1920s and '30s including Spanish Mission (with shaped parapets and rough-cast render), Tudor Revival (with clinker brickwork and half-timbered gable ends) and Moderne (with their streamlined horizontal expression), as well as the single unique manifestation of the Gothic style exhibited by the Balwyn Church of Christ. This Arts and Crafts Gothic timber church features a distinctive corner tower with bellcast eaves, and its landmark status is further enhanced by its corner site, elevated position and retention of original rubble hard landscaping. The streetscape, which expresses cohesion through its generally consistent scale (mostly pairs or longer rows of two-storey residential shops, interspersed with a few smaller single-storey and/or single-fronted ones) and setback, simultaneously demonstrates an aesthetic richness through its variety of styles, forms, finishes. The period retail character of the precinct is enhanced by the survival of some of the original shopfronts, as well as some original signage (both painted signage from the pre-war era, and some illuminated signage from the early post-war era).

### Identified by

Built Heritage Pty Ltd

### References

Thomas, Don. *Seventy not out, 1922-1992: Balwyn Church of Christ*, 1992.



<b>IDENTIFIER</b> MAUD STREET MAISONETTE PRECINCT			
<b>Other/s</b>			
<b>Address</b>	19-33a Maud Street 28-34a Maud Street BALWYN NORTH	<b>Date/s</b>	1938-40
<b>Theme/s</b>	6.3.3 Creating middle class suburbs 6.7.2 Making homes for the middle classes	<b>Heritage Group</b>	Residential Buildings (Private)
		<b>Heritage Category</b>	Residential Precinct
		<b>Heritage status</b>	-
<b>Intactness</b>	Good	<b>Significance</b>	Local
<b>Condition</b>	Good	<b>Recommendation</b>	Include in HO as a precinct
<b>Significant:</b> -			
<b>Contributory:</b> 19-19a, 21-21a, 23-23a, 27-27a, 28-28a, 29-29a, 30-30a, 31-31a, 33-33a and 34-34a Maud Street			
<b>Non-contributory:</b> 25 and 32 Maud Street; 10a Corhampton Road (rear 25 Maud Street)			
 <p>The map shows Maud Street running horizontally, flanked by Hatfield Street to the west, Corhampton Road to the south, and Aymer Street to the east. A red rectangle outlines the precinct extent, covering properties from 19 to 34 on Maud Street. Green shading indicates contributory buildings, which are all the properties within the precinct extent. A red square indicates significant buildings, which are also all the properties within the precinct extent. A legend at the bottom identifies the symbols: a red square for 'Significant', a green square for 'Contributory', a red rectangle for 'Extent of precinct', and a compass rose for 'North'.</p>			



## History

The development of this precinct can be traced back to 1913, when a huge tract of land at the south-eastern corner of Doncaster Road and Burke Road was subdivided to create a new 349-lot residential estate. As well as Doncaster and Burke road, these allotments fronted seven newly-formed internal thoroughfares: Nicholson Street, Hatfield Street, Corhampton Road, Aylmer Street and Severn (originally Grenville) Street running north-south, and Maylands Road and Maud Street running east-west. With the exception of some larger blocks fronting Doncaster Road and along both sides of Maud Street (where the surveyors were obliged to negotiate a large and jagged drainage easement), the estate was comprised of typical quarter-acre allotments, mostly in the form of narrow rectangles measuring 62 feet (18 metres) by 150 feet (45 metres) or thereabouts. However, the blocks along both sides of Maud Street were of stouter proportions, measuring 130 feet (39 metres) deep with street frontages of either 75 feet (22 metres) or 82 feet (25 metres).

The new subdivision was marketed as the *Tramway Estate*, with newspaper advertisements noting that it stood "right at the junction and intersection of two proposed electric tram routes which, when completed, should double the value of the land".<sup>1</sup> Although some of the allotments were sold at that time, there was virtually no new development on the estate thereafter - not least of all because the much-anticipated tramway, which had given the estate its name, would not be completed for another twenty-five years. However, after the electric tram terminus was finally extended to the corner of Doncaster and Burke Road in 1938, a boom of residential settlement followed.

Listings in the *Sands & McDougall Directory* reveal that the portion of Maud Street defined by this precinct developed rapidly, over a period of only a few short years in the late 1930s. The first houses appeared along the north side of the street, in the block between Hatfield Street and Corhampton Road. First recorded in the directory in 1938, these comprised two pairs of maisonettes at Nos 21-21a and 23-23a and a single detached dwelling at No 25. The first house on the house side of the street, also listed for the first time in 1938, was a single residence at No 32. By the following year, development along the north side had burgeoned to include two more pairs of maisonettes, at Nos 27-27a and 31-31a. By 1940, the blocks defined by the precinct had entirely filled out, with three further pairs of maisonettes on the north side (at Nos 19-19a, 29-29a and 33-33a) and three more on the south (Nos 28-28a, 30-30a and 34-34a).

The identities of the architects and/or builders of all these maisonettes have not yet been revealed. In October 1938, a building permit was issued for "brick villa flats" in Maud Street. The builder was listed as A Withers of Caulfield, and the owner as E T Norton of St Kilda Road. Directories confirm that a Mrs E T Norton resided at 34a Maud Street, which would infer the building permit referred to the pair at No 34-34a. The following March, another permit was issued for a "brick pair" in Maud Street, built by H Hedges of Kew for T D Lovell of Miami Street, Hawthorn. This evidently refers to the maisonettes at No 29-29a, half of which was occupied by Teresa Dolores Lovell and her husband Edgar.

The professions of these original residents, as recorded in electoral rolls, provide a useful overview of the comfortable middle-class milieu that populated the area at that time. Abraham Sicree (No 19) was a cigar manufacturer, while his next-door neighbour, Neil Town (No 19a), was a photographer. Others included a merchant, a manager, a company officer, a clerk, two electricians, a butcher and a tramways employee. Interestingly, most of the precinct's original residents lived there for only a few years; directory listings reveal that, by 1946, only one-third still remained, comprising Abraham Sicree (19a), Charles Cowdery (23), Mrs J Lawrence (25), Mrs J Andrew (28), Edgar Lovell (29a), Annie Weston (30) and Ian McDonald (32). In terms of their professions, the newcomers otherwise represented a continuation of the comfortable middle-class milieu evident in earlier times, with electoral rolls recording an assessor, a banker, a commercial traveller, a tailor, a radiographer, three managers and two engineers. There was evidently more stability during the post-war period, with the 1957 directory showing that more than half of the precinct's residents had been there for ten years or more. Of these, only five were original residents from the late 1930s: Abraham Sicree (19), Jean Andrews (28), Teresa Lovell (29a) and Ivan McDonald (32). Another decade thence, only Andrews and McDonald remained of the precinct's original residents.

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<sup>1</sup> *Argus*, 5 July 1913, p 16.

A notable resident of the precinct in the 1950s was artist John Brack (1920-1999), who lived at No 33 from 1952 to 1962. This period coincided with his emergence as an important modern painter in Melbourne, leading up to his appointment as head of the National Gallery's school in 1962. Not only did he complete some of his most well-known works while living in Maud Street, including *Collins Street 5pm* (1955), but he also recorded the character of his own suburb in a series of paintings with evocative titles such as *The Unmade Road* (1954), *Summer in the Suburbs* (1960), *View of an Outer Suburb* (1961) and *Segment of a Suburb* (1961). Brack also painted a depiction of the nearby Balwyn North Tram Terminus, not far from the western end of Maud Street. Most interestingly, he also produced several interior scenes that were inspired by (if not actually depicting) his own house at No 33. These include one entitled *The New House* (1953), which shows an embracing couple in front of an obviously Moderne-style fireplace, and a self-portrait (1955), showing Brack's reflection in a mirror in a tiled bathroom of the same period.

### Description and Integrity

With the exception of two non-contributory buildings of relatively recent origin, the Maud Street Maisonette Precinct consists entirely of single-storey inter-war brick dwellings in semi-detached pairs (maisonettes). All dating from the same period (ie the late 1930s), these paired houses are strikingly similar in many ways (eg form, scale, setback, fenestration, finishes and detailing), yet without any two examples being identical. Thus, by avoiding symmetry and repetition in the articulation of street frontages, each pair is expressed as a single freestanding residence in the suburban streetscape, belying the fact that each actually comprises two separate dwellings.

The maisonettes are all of brick construction, variously face brick (eg Nos 19-19a and 29-29a), face brick with roughcast render above the dado line (Nos 21-21a, 23-23a and 31-31a) or fully roughcast rendered with face brick highlights such as stringcourses, window surrounds or other feature (Nos 27-27a, 28-28a, 30-30a, 33-33a and 34-34a). The roofs, which are clad in Marseilles pattern terracotta tiles, are hipped, although a few examples (No 19a, 23-23a, 29a, 34-34a) incorporate flat gable ends. While the maisonettes differ in plan form, each is essentially based around a squat rectangular plan augmented by projecting bays to the front and/or rear. The commonest form is the U-shaped footprint, which may either be symmetrical (Nos 23-23a, 31-31a) or asymmetrical (Nos 27-27a, 33-33a), with projecting bays facing the street (Nos 28-28a, 30-30a) or the rear (Nos 27-27a). A few examples have an H-shaped footprint (Nos 29-29a, 34-34a), with projecting bays to both front and rear, while one (No 19-19a) has unique Z-shaped footprint with a stepped triple-fronted facade. Each pair of maisonettes is set back from its Maud Street boundary by about eight or nine metres. Those properties with a single street frontage (ie not at the corners of Hatfield, Corhampton and Aylmer streets) have a narrow driveway at each end of the building. Some of the houses (eg Nos 21, 23a, 29a and 31a) still retain their original detached flat-roofed brick garages towards the rear of the block.

Although displaying a strong sense of cohesion through comparable setbacks, roof forms, materials and finishes, the maisonettes otherwise exhibit considerable variety in facade treatments. Some facades are flat, or virtually flat (Nos 21-21a, 23-23a, 31-31a), while others are enlivened by the aforementioned projecting bays, which may be located at either end of the facade (Nos 28-28a, 30-30a, 34-34a) or in the centre (Nos 27-27a, 33-31a). Entry porches take many different forms. In several cases, they are recessed into the side wall of the house (Nos 28, 29-29a, 30a, 31-31a, 34-34a), while those facing Maud Street are either recessed (Nos 21, 23-23a) or projecting (Nos 27a, 28a, 30, 33). The porches also exhibit a range of details indicative of the fashionable architectural styles of the era, such as plain brick pillars (No 21a), round-arched loggias (Nos 23-23a), rusticated piers (Nos 28s, 30), Tudor-style archways with corbelled gables (Nos 27-27a) and even cantilevered slab roofs (No 33-33a). Fenestration is fairly consistent, comprising large window bays with timber-framed double hung sashes in pairs, sometimes flanking a central fixed pane. Openings are variously enlivened with contrasting brick heads and sills, projecting jambs (No 34-34a), drip-moulds and corbelled sills (No 31-31a) or narrow projecting hoods (No 33-33a). Some windows contain multi-paned sashes, while a few have leadlight glazing (Nos 23-23a). A few of the houses along the north side of Maud Street also incorporate non-standard windows for decorative effect, such as the narrow slit window (No 21), the porthole window (No 21a), the Serlian window (Nos 23-23a) and pairs of small square windows (No 31-31a).

The precinct includes two non-contributory buildings erected on the only two sites originally occupied by single detached dwellings (Nos 25 and 32). The replacement buildings are sympathetic in scale, form and setback, with the one at No 32 (in fact a semi-detached pair, 32-32a) being a modern re-interpretation of the pre-war maisonette type.





*Street scape: southern side of Maud Street, looking east*



*Streetscape: northern side of Maud Street, looking east*



*Maisonette at No 19 (side entry)*



*Maisonette at No 21a*



*Maisonette at No 23a*



*Maisonette at No 27a*



*Maisonette at No 29a*



*Maisonette pair at Nos 30-30a*



*Maisonette pair at Nos 31-31a*



*John Brack's former residence at No 33*



*Maisonette pair at Nos 34-34a*

## Historical Context

The housing in this precinct is associated with the initial burst of residential settlement in this area, which was spurred by the extension of the electric tram route to Doncaster Road in 1938. The fact that all ten pairs of maisonettes - twenty dwelling in total - were completed within two years is indicative of the intensity of residential settlement in the area at that time.

## Comparative analysis

Semi-detached interwar dwellings of this type are relatively unusual in the study area. A few isolated examples exist elsewhere in Maud Street; there are two pairs to the west of the precinct at Nos 15-15a and 16-16a, and a third pair further east, at Nos 38-38a. Other examples can be found in the immediate vicinity, including individual pairs at 4-4a Severn Street and 10-10a Maylands Road, and two adjacent pairs at 7-7a and 9-9a Highbury Street. There are also examples located on corner allotments, where the secondary street frontage provides sufficient depth required for the construction of maisonettes, as in the case of the maisonettes at 145 Balwyn Road (corner Grosvenor Parade). Other examples are recorded in Balwyn, including two pairs at 14-14b and 16-16b Austin Street (which form part of the Austin Street Precinct, qv)

Although individual pairs of maisonettes such as these can be found scattered across the study area, only one other example has been identified where they exist in a larger group. This is located in Head Street, Balwyn, where there are seven pairs of maisonettes at Nos 4-4a, 6-6a, 10-10a, 12-12a, 14-14a, 16-16a and 18-18a, plus another two just around the corner on Burke Road, at Nos 1024-1024a and 1026-1026a. There is also a single dwelling at 8 Head Street which represents the surviving half of another original maisonette pair; its partner (No 8a) having been demolished and replaced by a new detached townhouse. The maisonettes themselves are very similar to those in Maud Street in terms of construction, roof form, articulation detailing and finishes. However, they do not combine to form a comparably cohesive streetscape, as, while the houses themselves are generally externally intact (with a few exceptions), their settings have been considerably altered by the reconfiguration of front gardens, and particularly, by the enlargement of driveways to create additional off-street parking (eg at Nos 4, 6a, 8, 10 and 16).

## Assessment against Criteria

Associated with intense residential development of the area after the extension of the tram route in 1938 (*Criterion A*)

Pairs of inter-war semi-detached houses are extremely unusual in the study area (*Criterion B*)

A large collection of these unusual dwellings, exhibiting cohesion in form, scale, setback and materials (*Criterion E*)

## Grading and Recommendations

The Maud Street Precinct is a significant heritage area in the City of Boroondara.

## Statement of Significance

*What is significant?*

The Maud Street Precinct comprises ten pairs of single-storey semi-detached brick maisonettes, which display consistency in their scale, setback, materials and overall expression, but otherwise display variety in their contrasting materials (face brick vs rendered brick), roof forms (hipped vs gabled), facade articulation (symmetrical vs asymmetrical) and stylistic detailing (Tudor Revival vs Moderne vs Classical influences). The maisonettes (comprising a total of ten separate dwellings) were all erected within a relatively brief period of time, between 1938 and 1940.

*Why is it significant?*

The precinct is of historical, architectural and aesthetic significance to the City of Boroondara



#### *How is it significant?*

Historically, the precinct is significant for associations with the intense phase of residential settlement that took place in this part of the study area after the expansion of the electric tram network, which was extended to nearby Doncaster Road in 1938. The specific provision of semi-detached maisonettes along Maud Street, within short walking distance of the then newly-opened tram terminus, is indicative of a serious attempt to provide higher density living in a municipality that had actively discouraged the construction of residential flats in the pre-war era.

In its own right, the maisonette at No 33 is of some historic interest as the former home of painter John Brack, who, during his decade of residence from 1953 to 1962, recorded the expanding suburbia of Balwyn and Balwyn North in a series of highly evocative paintings, as well as a depiction of the nearby tram terminus and at least two paintings that were inspired by (if not actually depicting) his own house in Maud Street.

Architecturally the precinct is significant as a notable and substantially intact enclave of semi-detached inter-war housing (in the specific form of maisonettes), which is a type of dwelling not well represented in the study area. Although a small number of scattered examples are known to have been built in both Balwyn and Balwyn North, they remain highly unusual, and it is extremely rare to find them in any great numbers in a single area of streetscape. Maud Street remains as the larger and more intact of only two such examples in the study area (the other being located in Head Street, Balwyn, which was similarly located just off the newly-extended electric tramway route)

Aesthetically, the precinct is significant as a cohesive streetscape of late inter-war dwellings that exhibit a particularly consistent expression in terms of their semi-detached form, brick construction, low roof-lines, common setback and general articulation of facades with large picture windows and asymmetrical entry porches. At the same time, the paired houses express a lively sense of individuality through their contrasting facade articulation (eg porches variously projecting or recessed, with arches, lintels or columns), window surrounds (eg sills, heads, quoined jambs), finishes (eg different permutations of face brickwork with rendered highlights, or vice versa) and detailing (eg circular windows), which reflects a range of fashionable styles of domestic architecture of the late 1930s, including Tudor Revival, Moderne and Classical Revival. The distinctive pre-war character of the precinct is enhanced by the retention of original low brick walls across street boundaries and, in several cases, original detached garages set well back to the rear.

#### **Identified by**

Built Heritage Pty Ltd

#### **References**

Lodged Plan 6,120 (dated 12 July 1913).