

### 3 Presentation of officer reports

#### 3.1 Balwyn Interwar Heritage Assessment

##### Executive Summary

###### Purpose

The purpose of this report is to inform the Urban Planning Delegated Committee (UPDC) of the outcomes of the preliminary consultation process for the Balwyn Interwar Heritage Assessment and the officers' response to the feedback. The report also seeks a resolution to commence a planning scheme amendment to apply a permanent Heritage Overlay to the identified properties.

###### Background

Following community nominations in late 2020, GML Heritage (formerly Context) were engaged in February 2021 to undertake a review of the following areas to identify properties of local heritage significance:

- Balwyn Park Estate (Tramway Heights Estate)
- Deepdene Township Estate (including 5 Creswick Street, Deepdene)
- 221 Whitehorse Road, Balwyn (as an individual property)

Following the detailed assessment, Council's heritage consultant identified the following properties as having local heritage significance:

- 133, 133a, 135, 135a, 137, 139 and 141 Gordon Street, Balwyn (Gordon Street Precinct)
- 41 Austin Street, Balwyn
- 221 Whitehorse Road, Balwyn
- 5 Creswick Street, Deepdene
- 6 Creswick Street, Deepdene

###### Key Issues

Preliminary consultation on the draft citations was undertaken from 20 May until 17 June 2022. Owners and occupiers of the affected properties, as well as owners of adjoining and adjacent properties and relevant community and historical groups were notified in writing of the consultation period and invited to provide feedback.

Thirteen (13) submissions were received, including seven (7) opposing submissions, five (5) supporting submissions and one (1) partially supporting submission.

The key issues raised in the feedback include:

- Detrimental impact on property value.
- Concerns regarding the management of trees under potential heritage overlays.
- Disagreement that certain homes meet the criteria for inclusion under the Heritage Overlay.
- Concerns regarding the liveability of historic homes that may not be practical by today's standard.
- Concerns that streetscapes have already changed to the degree that the inclusion of certain homes under the Heritage Overlay is redundant.
- Maintenance and repairs of heritage places.
- Request for additional properties to be included in the Heritage Overlay.

Officers and Council's heritage consultant have reviewed the feedback received and have provided a summary of and response to each submitter in the table at **Attachment 1**. No changes are proposed to the draft heritage citations in response to any of the feedback.

It is considered that the heritage citations at **Attachments 2, 3, 4, 5 and 6** should be adopted and it should be resolved to write to the Minister for Planning to request authorisation to prepare and exhibit a planning scheme amendment to implement the Heritage Overlay on a permanent basis in accordance with the adopted citations.

## Officers' recommendation

That the Urban Planning Delegated Committee resolve to:

1. Receive and note the feedback received and outcomes of the preliminary consultation process undertaken on the draft Balwyn Interwar Heritage Assessment.
2. Endorse the officers' response to the preliminary feedback received as outlined in **Attachment 1**.
3. Adopt the citations comprising the Balwyn Interwar Heritage Assessment contained in **Attachments 2 to 6**, as annexed to the minutes.
4. Write to the Minister for Planning to request authorisation to prepare an amendment to the Boroondara Planning Scheme in accordance with Section 4B and 8A(4) of the *Planning and Environment Act 1987* to include properties identified in the Balwyn Interwar Heritage Assessment in the Heritage Overlay.
5. Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with Section 19 of the *Planning and Environment Act 1987*.
6. Authorise the Director Urban Living to undertake administrative changes to the amendment that do not change the intent of the Amendment or any changes required under the Minister for Planning's Authorisation prior to the commencement of exhibition.

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**Responsible director: Scott Walker, Director Urban Living**

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## 1. Purpose

The purpose of this report is to:

- Provide a summary of the outcomes of the preliminary consultation process and key issues raised in the feedback to the Balwyn Interwar Heritage Assessment.
- Respond to the key issues raised in the feedback (**Attachment 1**).
- Seek a resolution from the Urban Planning Delegated Committee (UPDC) to:
  - Adopt the heritage citations contained at **Attachment 2 to 6**
  - Write to the Minister for Planning to request the preparation and exhibition of a planning scheme amendment to include the properties listed in the Balwyn Interwar Heritage Assessment in the Heritage Overlay.

## 2. Policy implications and relevance to community plan and council plan

### Council and Community Plan

The Boroondara Community Plan 2021-31 sets out the 10-year vision for Boroondara's future based on values, aspirations and priorities important to the community, and includes the Council Plan 2021-25.

The heritage assessment implements the Strategic Objective of the Theme 4 of the Plan, to "Protect the heritage and respect the character of Boroondara, while facilitating appropriate, well-designed development".

Specifically, the amendment implements Strategy 4.1 - "Boroondara's heritage places are protected through ongoing implementation of heritage protection controls in the Boroondara Planning Scheme."

### Heritage Action Plan 2016

The Heritage Action Plan was adopted by Council on 2 May 2016 and establishes the framework to guide Council's heritage work program as it relates to the identification, protection, management and promotion of Boroondara's heritage assets.

The Balwyn Interwar Heritage Assessment is consistent with the following actions of the Heritage Action Plan 2016:

- Knowing – which seeks to identify, assess and document heritage places.
- Protecting – which seeks to provide statutory protection for identified heritage places.

## Boroondara Planning Scheme

The heritage assessment is consistent with the objectives of the Planning Policy Framework. Specifically, it addresses the following Clauses:

- Clause 2.03-4 Built environment and heritage of the Municipal Planning Strategy - which includes the strategic direction to 'protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance'.
- Clause 15.03-1S Heritage conservation - which seeks to 'ensure the conservation of places of heritage significance' and to 'identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme'.
- Clause 15.03-1L – Heritage in Boroondara - which seeks to 'preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm'.

The Planning Policy Framework seeks to ensure the Heritage Overlay is applied to protect places of heritage significance in the City of Boroondara. Initial heritage assessments are an integral step in this process.

## Plan Melbourne 2017-2050

The identification, assessment and protection of places of local heritage significance are supported by Outcome 4 of *Plan Melbourne* which seeks to ensure that '*Melbourne is a distinctive and liveable city with quality design and amenity*'. Direction 4.4 recognises the contribution heritage makes to Melbourne's distinctiveness and liveability and advocates for the protection of Melbourne's heritage places.

Policy 4.4.1 recognises the need for '*continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified as likely to be subject to substantial change*'.

The heritage assessment is consistent with these *Plan Melbourne* directions and initiatives.

## Planning and Environment Act 1987

The assessment is consistent with the objectives of planning in Victoria, in particular the objective detailed in Section 4(1)(d) of the *Planning and Environment Act 1987* (the Act), being:

*To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

This means that Council has an obligation to continuously identify and protect places of heritage significance through the Heritage Overlay.

### 3. Background

#### **Balwyn Park Estate (Tramway Heights Estate)**

The Balwyn Park Estate (comprising properties along both sides of Percy, Norbert and Austin Streets, extending between Gordon Street and Whitehorse Road) was identified as a potential precinct in Graeme Butler and Chris McConville's 'Camberwell Conservation Study' (1991).

In 2015 Built Heritage Pty Ltd considered and rejected this precinct from further assessment aside from a portion of Austin Street, which at the time remained substantially intact.

In November 2020, community members nominated the following properties and areas as places of potential heritage significance:

- Balwyn Park Estate (Tramway Heights Estate)
- Deepdene Township Estate (including 5 Creswick Street, Deepdene)
- 221 Whitehorse Road, Balwyn (as an individual property)

Following a detailed heritage assessment in late 2021 and early 2022, Council's heritage consultant GML Heritage recommended the following precincts and individually significant properties for protection under the Heritage Overlay:

- 133-141 Gordon Street, Balwyn (Gordon Street Precinct)
- 41 Austin Street, Balwyn
- 221 Whitehorse Road, Balwyn
- 5 Creswick Street, Deepdene
- 6 Creswick Street, Deepdene

### 4. Outline of key issues/options

#### **Preliminary consultation process**

Council's Strategic Planning Team undertook a preliminary consultation process from 20 May 2022 to 17 June 2022. This consultation process involved:

Written notifications were sent to all:

- directly affected and adjacent property owners and occupiers.
- relevant historical societies and community groups.
- individual/s who had nominated the property/s under the assessment for heritage review.

The letters contained a brief overview of the study, with links to the Boroondara City Council website study page and instructions on how to provide feedback on the assessment.

As a result of the preliminary consultation process, feedback was received from thirteen (13) parties, including:

- Seven (7) opposing submissions
- Five (5) supporting submissions
- One (1) partially supporting submission

A summary of feedback received, and officers' response is provided in the table at **Attachment 1**. The key issues raised in the feedback are discussed in detail below.

### **Key issues raised**

#### ***Supporting feedback***

Several submitters expressed support for the inclusion of the properties under the Heritage Overlay.

Reasons included the importance of preserving a connection to the past, promoting history and social cohesion, broadly maintaining architectural examples from different eras, and specifically the importance of preserving interwar-style housing.

The supporting feedback is not recommending changes to any of the heritage citations.

#### ***Detrimental impact on property value***

Multiple submitters expressed concerns that the value of their property will reduce significantly, if it is included in a Heritage Overlay, or if a neighbouring property is included.

The potential private economic impacts of introducing a Heritage Overlay are not a relevant consideration when determining whether a property should be included in the Heritage Overlay.

The purpose of the Heritage Overlay is to recognise places of identified heritage significance. Challenges to the proposed inclusion of properties within the Heritage Overlay must be based around the significance of those places.

Planning panels for similar heritage amendments have in the past considered the private economic impacts of a Heritage Overlay. These Panels have consistently concluded that impacts on land values or the individual financial circumstances of the owner are outside the scope for consideration (e.g. Melbourne C207 Panel and Moreland C149 Panel). The only relevant test for the application of the Heritage Overlay is whether a property has recognised heritage value that is suitable for protection and enhancement. If so, the Heritage Overlay should be applied.

Financial matters relating to the use and development of a particular heritage place are most appropriately considered at the time planning permits are sought.

***Concerns regarding the management of trees under potential heritage overlays.***

Some residents raised concerns regarding possible limitations on tree maintenance that may come from the potential inclusion of tree controls as part of the Heritage Overlay.

No tree controls are proposed for any of the properties recommended for inclusion in the Heritage Overlay. That means no planning permit is required for the removal, lopping or pruning of trees.

It should be noted however, that trees in Boroondara may still be protected as significant trees or canopy trees, under the Tree Protection Local Law. These controls operate separately to the Heritage Overlay.

***Disagreement that certain homes meet the criteria for inclusion under the Heritage Overlay.***

Some residents argued that their properties did not have heritage value and should be downgraded and/or excluded from a precinct.

Council's heritage consultant has reviewed the relevant feedback. None of the feedback received provided any evidence to suggest the places are not of heritage significance as detailed in the relevant heritage citation and Statement of Significance.

Accordingly, Council's heritage consultant maintains that the properties are of heritage significance and warrant protection, as per the citations contained at **Attachments 2 to 6**.

***Concerns regarding the liveability of homes that may not be practical by today's standard.***

Some submitters have objected to the application of a Heritage Overlay to their property on the basis that this will prevent the redevelopment of the property or the construction of a new dwelling in its place.

The potential impacts on an owner's redevelopment plans are not a relevant consideration when deciding whether a Heritage Overlay should be applied or not.

The purpose of the Heritage Overlay is to 'conserve and enhance places of identified heritage significance' and to implement the following objectives of Section 4(1) of the Act:

- (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or other special cultural value
- (g) to balance the present and future interests of all Victorians

It is acknowledged that the introduction of a Heritage Overlay is an additional layer of planning control. However, it does not prohibit alterations or additions to heritage places, but triggers the requirement for a planning permit for such development and associated works.

The planning permit process is necessary to ensure that any proposed works do not detrimentally impact the significant features of these heritage places.

The Heritage Overlay can only be applied to places of identified heritage significance and cannot be misused as a form of development or 'neighbourhood character' control.

***Concerns that streetscapes have already changed to the degree that the inclusion of certain homes under the Heritage Overlay is redundant.***

Some feedback received raised concerns that a significant amount of change has already occurred in the area, and that the inclusion of the properties under the Heritage Overlay comes too late.

The level of change in the surrounding streets/area is not a relevant consideration against the inclusion of these properties under the Heritage Overlay in this instance. While over time changes have occurred to streetscapes in the broader area, this does not preclude the protection of properties of heritage significance.

The individually significant properties at 41 Austin Street, 221 Whitehorse Road, 5 and 6 Creswick Street do not derive their significance from other properties or their relationship to them. They have significance in their own right irrespective of any other properties. In that regard, changes in the area are of no consequence.

With regards to the small precinct, Council's heritage consultant maintains that the homes forming the Gordon Street Precinct (133-141 Gordon Street) comprise a contiguous example of a series of houses that warrant protection under the Heritage Overlay. This is detailed in the heritage citation for the precinct.

***Maintenance and repairs of heritage places***

Several submitters raised concerns that the application of a Heritage Overlay will prevent them from undertaking repairs and maintenance of their property.

The Heritage Overlay does not place a statutory obligation on the owner to upkeep and maintain the heritage building to a particular heritage standard.

The Heritage Overlay does not require a planning permit for routine maintenance and repair that replaces materials like-for-like and do not change the external appearance of the building. Further, no internal planning controls apply meaning no permit will be required for works such as rewiring, plumbing, restumping, replastering, and installation of a new kitchen or bath.

Some submitters also raised concerns about increased costs associated with maintaining a heritage place. As with the potential impact on a property's value discussed above, the financial circumstances of owners in being able to pay for necessary repairs are not a relevant consideration.

***Requests for additional properties to be included in a Heritage Overlay***

A submitter nominated a precinct in Austin and Edmond Streets as well as an extension to the proposed Gordon Street Precinct (including properties Gordon Street, Walker Street, Cremorne Street and Austin Street).

The draft Balwyn and Balwyn North (including Deepdene and Greythorn) Heritage Study 2015 identified a small precinct in Austin Street as warranting protection through the Heritage Overlay. However, Council's heritage consultant reviewed this precinct as part of the peer review process and determined that the precinct was no longer sufficiently intact to warrant protection.

The extension nominated to the proposed Gordon Street Precinct was reviewed by Council's heritage consultant who concluded that the area recommended is not sufficiently intact to justify inclusion in the Heritage Overlay as an extension to the proposed Gordon Street Precinct.

**5. Consultation/communication**

All directly affected and adjacent property owners and occupiers were notified in writing of the heritage assessments and were invited to provide feedback. The draft heritage citations were also available on Council's website.

All residents who provided written feedback, as well as owners and occupiers of the affected and adjoining properties were notified of this UPDC meeting.

If the UPDC resolves to proceed to a planning scheme amendment and the amendment is authorised, all affected owners/occupiers and other interested parties will be notified in accordance with Section 19 of the *Planning and Environment Act 1987*. Any interested party can lodge a submission as part of the formal amendment exhibition process and will be able to present their views at future UPDC meetings and panel hearing (if required).

**6. Financial and resource implications**

Costs associated with the preparation of the heritage assessment and any planning scheme amendment will be funded through the Strategic and Statutory Planning Department operational budget for the 2022/23 financial year.

**7. Governance issues**

The officers responsible for this report have no direct or indirect interests requiring disclosure.

The implications of this report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

**8. Social and environmental issues**

The inclusion of the precinct and individually significant properties in the Heritage Overlay recommended by the Study would have positive social and environmental effects by contributing to the continual protection and management of the City's heritage.

**Manager: David Cowan, Manager Strategic and Statutory Planning**

**Report officer: Emil Dickson, Strategic Planner**

Attachment 1: Balwyn Interwar Heritage Assessment  
Summary of preliminary consultation feedback received and officer/consultant responses

Feedback No.	Summary of feedback	Officers' response to feedback	Officers' recommendation
1	<p><u>Opposing</u></p> <p>The submitter opposes the proposal to apply the Heritage Overlay to the Gordon Street Precinct for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The application of the Heritage Overlay to the Gordon Street precinct would affect the value of their home (a neighbouring property).</li> <li>2. Trees would be protected under the Heritage Overlay and will not be able to be maintained, which will affect their property.</li> </ol>	<p>Officers note the opposing feedback, and provide the following response:</p> <ol style="list-style-type: none"> <li>1. As noted in the officers' report, the potential personal financial impacts of including a property in the Heritage Overlay such as property value are not relevant considerations in the assessment of appropriate heritage controls. Refer to the discussion in the report at Section 4 for more detail.</li> <li>2. Tree controls are not being recommended as part of the proposed inclusion of the Gordon Street Precinct under the Heritage Overlay. This means no planning permit would be required under the Heritage Overlay (if approved) for the removal of a tree. However, trees in Boroondara may still be protected as significant trees or canopy trees, under the Tree Protection Local Law. These controls operate separately to the Heritage Overlay.</li> </ol>	<p><b>No change recommended.</b></p> <p><b>Adopt heritage citation and commence the planning scheme amendment process to apply the Heritage Overlay on a permanent basis.</b></p>
2	<p><u>Partially Supporting</u></p> <p>The submitter partially supports the inclusion of 41 Austin Street, Balwyn in the Heritage Overlay for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The streetscape around 41 Austin Street Balwyn has changed to the extent that retaining a singular house will do little to preserve the character of the area.</li> </ol>	<p>41 Austin Street is identified as an individually significant place.</p> <p>Officers note the opposing feedback, and provide the following response:</p> <ol style="list-style-type: none"> <li>1. It is acknowledged that this part of Balwyn has undergone change in recent years. However, the fact that houses in the street or surrounding area have already been demolished does not mean remaining houses of heritage significance cannot or should not be protected.</li> </ol>	<p><b>No change recommended.</b></p> <p><b>Adopt heritage citation and commence the planning scheme amendment process to apply the Heritage Overlay on a permanent basis.</b></p>

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	<p>2. The home is referred to as only 'a modest example in regard to its detailing' in the draft citation.</p> <p>3. The preservation of the homes included under the Balwyn Interwar Heritage Assessment - while in principle good – comes too late at this point as many properties have already been lost.</p>	<p>The properties recommended for heritage protection have been assessed in accordance with <i>Planning Practice Note 1: Applying the Heritage Overlay</i>. This means that not all streets and properties will be recommended for inclusion in the Heritage Overlay with streets (or parts of streets) selected for heritage protection based on their intactness and integrity.</p> <p>Further it is important to note that individually significant properties have heritage value in their own right. They do not rely on their relationship to other properties for their heritage significance. The level of change in the area and even on adjoining sites is therefore of no relevance to an individually significant house.</p> <p>In the case of the proposed Gordon Street Precinct, Council's heritage consultant has identified this group of interwar houses to be sufficiently intact and of an integrity to evidence the extensive residential development in this section of Balwyn during the interwar and early post-war period. The Gordon Street Precinct is also representative of the housing stock that was once prolific throughout the area.</p> <p>2. While it is acknowledged that the comparative analysis notes the house is a modest example with regard to its detailing, this does not mean the house is not of significance. Despite the lack of elaborate detailing, the house remains largely intact with very few changes visible to the original or early elements (such as original built form with a hip and gable roof, return verandah, weatherboard clad walls, red brick chimneys and fenestration). Most importantly, these remaining</p>	
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		original features demonstrate the typical characteristics of interwar housing. To satisfy Criterion D, the house does not need to be an outstanding example of a house with elaborate detailing. It needs to be representative, and the assessment contained in the heritage citation sets out the reasons why this house is considered to have satisfied Criterion D. The commentary around the modest detailing was made in the context of how it compares to some examples on the Heritage Overlay.	
3	<p><u>Opposing</u></p> <p>The submitter opposes the inclusion of 135 Gordon Street in the Heritage Overlay for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The home does not have any special external or internal features and was built to a budget.</li> <li>2. The fences of the property are not original.</li> <li>3. The driveway is too narrow to be used by modern vehicles, and the garage is damp and unusable for storage.</li> </ol>	<ol style="list-style-type: none"> <li>3. While over time, changes have occurred to streetscapes in the broader area, this does not preclude the identification, assessment and potential protection of remaining properties of heritage significance under the Heritage Overlay as noted above.</li> </ol> <p>135 Gordon Street is identified as a contributory property in the proposed Gordon Street Precinct. Officers note the opposing feedback, and provide the following response:</p> <ol style="list-style-type: none"> <li>1. It is agreed that the house at 135 Gordon Street is a simple brick duplex built in 1938. However, it is important to note that the property is not recommended as an individually significant property. Instead, it has been identified as part of a group of houses whose combined heritage value is based on their relationship with each other. In this intact group, the house helps to demonstrate the original interwar residential development of this part of Boroondara. 135</li> </ol>	<p><b>No change recommended.</b></p> <p><b>Adopt heritage citation and commence the planning scheme amendment process to apply the Heritage Overlay on a permanent basis.</b></p>

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	<p>4. The inclusion of this property under the Heritage Overlay will have a negative effect on its value.</p> <p>5. The inclusion of these properties under the Heritage Overlay may result in the properties failing to disrepair.</p>	<p>Gordon Street exhibits key characteristics of the era including a recessed entry porch; rendered brick walls with contrasting face brick work utilising roman or tapestry bricks; flashes of face brick at the buildings' edges suggesting the decay of age-old stucco and limewash; tripartite timber double-hung sash windows, large fixed 'picture' windows; and simple rendered, unadorned chimneys with face brick cap detailing. The interior of the house has not been assessed and interior controls are not recommended. A planning permit would not be required to undertake interior alterations.</p> <p>2. Council's heritage consultant acknowledges that the fence is not original, while noting that the low height of the front fence is in keeping with the distinctive interwar character of the precinct. The Heritage Overlay sets a permit trigger for works associated with a fence. This includes the removal of a non-original fence. Generally, the removal of a non-original fence can be supported subject to an appropriate replacement fence that is consistent with the interwar character of the house and precinct (i.e. generally a low fence).</p> <p>3. The garage has not been identified as a contributory or significant element of the house. A planning permit will be required for any buildings and works (such as external changes or demolition of the garage). Council's heritage policy generally supports the removal of non-contributory elements subject to appropriate replacement structures.</p> <p>4. Potential personal financial implications such as property value are not relevant considerations in</p>	
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		<p>deciding whether the apply the Heritage Overlay to a property. Refer to the discussion in the report at Section 4 for more detail.</p> <p>5. General maintenance and repairs that do not change the external appearance of the home do not a require permit, even if the home is subject to a Heritage Overlay. Further, no planning permit would be required for any internal alterations that do not change the external appearance of the house (e.g. increased building footprint or changes to external windows). In addition, the Heritage Overlay also does not prohibit external redevelopment or architectural innovation but requires that the identified heritage values are considered as part of the planning permit application process. Additions and alterations to 'contributory' graded properties may be approved, if they comply with Council's Heritage Policy. Refer to the discussion in the report at Section 4 for more detail.</p>	
4	<p><u>Supporting</u></p> <p>The submitter supports the proposal to apply the Heritage Overlay to the properties included under the Balwyn Interwar Heritage Assessment precinct for the following reasons:</p> <p>1. It is important to preserve a connection to the past and promotes history and social cohesion.</p>	<p>The submitter's support and comments are noted.</p>	<p><b>No change recommended.</b></p>

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5	<p><u>Opposing</u></p> <p>The submitter opposes the inclusion of the identified properties in the Heritage Overlay for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The area around the Gordon Street precinct has already undergone significant change.</li> </ol>	<p>Officers note the opposing feedback, and provide the following response:</p> <ol style="list-style-type: none"> <li>1. It is acknowledged that this part of Balwyn has undergone change in recent years. However, the fact that houses in the street or surrounding area have already been demolished does not mean remaining houses of heritage significance cannot or should not be protected.</li> </ol> <p>The properties recommended for heritage protection have been assessed in accordance with <i>Planning Practice Note 1: Applying the Heritage Overlay</i>. This means that not all streets and properties will be recommended for inclusion in the Heritage Overlay with streets (or parts of streets) selected for heritage protection based on their intactness and integrity.</p> <p>Further it is important to note that individually significant properties have heritage value in their own right. They do not rely on their relationship to other properties for their heritage significance.</p> <p>The level of change in the area and even on adjoining sites is therefore of no relevance to an individually significant house.</p> <p>In the case of the proposed Gordon Street Precinct, Council's heritage consultant has identified this group of interwar houses to be sufficiently intact and of an integrity to evidence the extensive residential development in this section of Balwyn during the interwar and early post-war period. The Gordon Street Precinct is also representative of the housing stock that was once prolific throughout the area.</p>	<p><b>No change recommended.</b></p> <p><b>Adopt heritage citation and commence the planning scheme amendment process to apply the Heritage Overlay on a permanent basis.</b></p>
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6	<p><u>Opposing</u></p> <p>The submitter opposes the inclusion of 137 Gordon Street, Balwyn in the Heritage Overlay for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The home does not have any features that are specified under the selection criteria, such as a brick façade, for the Gordon Street Precinct and should not be included.</li> <li>2. Doors and other elements require replacement due to wear and energy consumption issues.</li> </ol>	<p>137 Gordon Street is identified as contributory in the proposed Gordon Street Precinct.</p> <p>Officers note the opposing feedback, and provide the following response:</p> <ol style="list-style-type: none"> <li>1. Council's heritage consultant acknowledges that the home is not constructed of brick like most of the other houses in the proposed precinct. Nonetheless, the house still demonstrates key characteristics of a house built during the 1930s. These features (as noted in the Assessment Against Criteria of the citation) include its asymmetric form, terracotta hipped roof with integrated hip-roofed front porch supported by rendered brick columns, timber-framed tripartite windows, each with a large fixed central pane and double hung sashes either side. The home also has leadlight sash windows and a front door in a stylised Adamesque design, which was popular during the 1930s. The windows themselves are set on the outer edge of the house's timber frame and have sloped timber top boards supported by small timber brackets. This detailing is reminiscent of earlier bungalows of the 1920s and is typical of the eclectic styling used during the late interwar period.</li> <li>2. General maintenance and repairs that do not change the external appearance of the home do not require a permit, even if the home is subject to a Heritage Overlay. Further, no planning permit would be required for any internal alterations that do not change the external appearance of the house (e.g. increased building footprint or</li> </ol>	<p><b>No change recommended.</b></p> <p><b>Adopt heritage citation and commence the planning scheme amendment process to apply the Heritage Overlay on a permanent basis.</b></p>
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		changes to external windows). In addition, the Heritage Overlay also does not prohibit external redevelopment or architectural innovation but requires that the identified heritage values are considered as part of the planning permit application process. Additions and alterations to 'contributory' graded properties may be approved, if they comply with Council's Heritage Policy. Refer to the discussion in the report at Section 4 for more detail.	
7	<p><u>Opposing</u></p> <p>The submitter opposes the inclusion of 221 Whitehorse Road, Balwyn in the Heritage Overlay for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The house does not match the area and is out of character with the other homes included in the Balwyn Interwar Heritage Assessment as it does not align with the Federation or California Bungalow styles.</li> </ol>	<p>221 Whitehorse Road is recommended for inclusion in the Heritage Overlay as an individually significant place.</p> <p>Officers note the opposing feedback, and provide the following response:</p> <ol style="list-style-type: none"> <li>1. It is agreed that the architectural style of 221 Whitehorse Road is neither Federation nor Interwar. The house was built c.1873 and pre-dates the subdivision of the surrounding land. It is individually significant on its own merits, and as such does not derive its significance from its relationship or shared characteristics with surrounding properties. The house not being an example of Federation or California Bungalow styles is therefore not a relevant consideration in assessing the house's heritage significance.</li> </ol>	<p><b>No change recommended.</b></p> <p><b>Adopt heritage citation and commence the planning scheme amendment process to apply the Heritage Overlay on a permanent basis.</b></p>
8	<p><u>Supporting</u></p> <p>The submitter supports the proposal to apply the Heritage Overlay to the properties included under the Balwyn</p>	The submitter's support and comments are noted.	<b>No change recommended.</b>

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Summary of preliminary consultation feedback received and officer/consultant responses

	<p>Interwar Heritage Assessment precinct for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The houses meet the criteria for inclusion under the Heritage Overlay.</li> <li>2. The houses are important and should be preserved for future generations.</li> <li>3. The houses add to the character of the city, which is something the community has articulated as being valued.</li> </ol>		
9	<p><u>Supporting</u></p> <p>The submitter supports the proposal to apply the Heritage Overlay to the properties included under the Balwyn Interwar Heritage Assessment precinct for the following reasons:</p> <ol style="list-style-type: none"> <li>1. It is important to protect streetscapes in the Balwyn area.</li> <li>2. The homes included under the assessment meet the criteria for inclusion under the Heritage Overlay.</li> <li>3. An additional precinct around Austin Street and Edmund Street as well as an extension to the proposed Gordon Street Precinct extension for inclusion under the Heritage Overlay is recommended.</li> </ol>	<p>The submitter's support and comments are noted.</p> <p>With regards to the two additional areas nominated for inclusion in the Heritage Overlay, the following is noted.</p> <p><i>Austin and Edmond Streets</i></p> <p>The area around Austin Street was originally assessed as part of the draft Balwyn and Balwyn North (including Deepdene and Greythorne) Heritage Study. The draft Study identified a smaller section in Austin Street as a precinct warranting protection in the Heritage Overlay.</p> <p>Following the UDSC's decision to not proceed with the implementation of the draft Study, this precinct was then further assessed by Council's heritage consultant as part of the peer review process. Upon further review and consideration, Council's heritage consultant concluded that the precinct was no longer sufficiently intact to warrant protection.</p>	<b>No change recommended.</b>

Attachment 1: Balwyn Interwar Heritage Assessment  
Summary of preliminary consultation feedback received and officer/consultant responses

		<i>Gordon Street Precinct extension</i> Council's heritage consultant has reviewed the nominated properties in Gordon Street, Walker Street, Cremorne Street and Austin Street. They conclude that the proposed extension does not have sufficient intactness to warrant protection. Extending the Gordon Street Precinct as requested would undermine the legibility of the Gordon Street Precinct due to larger number of non-contributory properties (there are only contributory in the proposed precinct) and differing built form and architectural styles.	
10	<p><u>Opposing</u></p> <p>The submitter opposes the proposal to apply the Heritage Overlay to the properties included under the Balwyn Interwar Heritage Assessment for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Similar properties in the area have made alterations and additions to improve their liveability and inclusion under the Heritage Overlay may prevent this.</li> <li>2. Concerns regarding the absence of notification from Council regarding the status of 135a Gordon Street as under heritage investigation, when performing due diligence enquiries with Council prior to purchasing the property.</li> </ol>	<p>135a Gordon Street is identified as a contributory property in the proposed Gordon Street Precinct.</p> <p>Officers note the opposing feedback, and provide the following response:</p> <ol style="list-style-type: none"> <li>1. General maintenance and repairs that do not change the external appearance of the home do not require permits, even if the home is under the Heritage Overlay. It is also noted no 'Internal alteration control' is recommended, so no planning permit is required to undertake internal alterations, for example upgrades to kitchen or bathrooms where there are no external implications of this work (e.g. increased building footprint or changes to external windows). In addition, the Heritage Overlay also does not prohibit external redevelopment or architectural innovation but requires that the identified heritage values are considered as part of the planning permit application process for any development.</li> </ol>	<p><b>No change recommended.</b></p> <p><b>Adopt heritage citation and commence the planning scheme amendment process to apply the Heritage Overlay on a permanent basis.</b></p>

Attachment 1: Balwyn Interwar Heritage Assessment  
Summary of preliminary consultation feedback received and officer/consultant responses

		<p>Additions and alterations to 'contributory' graded properties may be approved, if they are in keeping with Council's Heritage Policy. Refer to the discussion in the report at Section 4 for more detail.</p> <p>2. Whether a property has been identified for future heritage investigation is not public information due to the potentially sensitive nature of that information. Being identified for future heritage investigation does not mean a house is of significance and it would be inappropriate to publish this information. In this instance, the first public notification of this project occurred with the preliminary consultation process in May 2022. While it is acknowledged that the property was purchased shortly before the commencement of the preliminary consultation process, it also needs to be noted that planning controls (policies, zoning and overlays) are not static. Council can propose changes to existing planning controls or introduce new planning overlays in its statutory role as the Planning Authority at any given time. In this instance, Council is proposing to run a formal planning scheme amendment process to introduce a permanent Heritage Overlay. This process provides the owner with the opportunity to make submissions and have their views considered by an independent planning panel and eventually the Minister for Planning in determining whether to approve the amendment (if the amendment is adopted by Council).</p> <p>Officers also note that the Heritage Overlay does not prohibit redevelopment but introduces a</p>
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Attachment 1: Balwyn Interwar Heritage Assessment  
Summary of preliminary consultation feedback received and officer/consultant responses

		planning permit trigger to ensure any changes will not detrimentally impact the heritage significance of the place. The submitter notes his desire to build a second storey addition to the house. Pursuant to Council's local heritage policy this may still be possible. While Council generally does not support the complete demolition of a contributory property, partial demolition which retains the front section of the house (including any existing chimneys) and building a new extension at the rear could be supported depending on the design. There are many examples of contributory properties with double storey extensions.	
11	<u>Supporting</u> The submitter supports the proposal to apply the Heritage Overlay to the properties included under the Balwyn Interwar Heritage Assessment precinct for the following reasons:  1. It is important to preserve our local built heritage to ensure that contributions from different eras are maintained.	The submitter's support and comments are noted.	<b>No change recommended.</b>
12	<u>Supporting</u> The submitter supports the proposal to apply the Heritage Overlay to the properties included under the Balwyn	The submitter's support and comments are noted.	<b>No change recommended.</b>

Attachment 1: Balwyn Interwar Heritage Assessment  
Summary of preliminary consultation feedback received and officer/consultant responses

	<p>Interwar Heritage Assessment precinct for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The homes meet the criteria for inclusion under the Heritage Overlay.</li> <li>2. Balwyn and Balwyn North have already lost many homes and have been degraded architecturally in recent years.</li> <li>3. Interwar housing is recognised by the community and heritage architects as being worthy of recognition.</li> </ol>		
13	<p><u>Opposing</u></p> <p>The submitter opposes the proposal to apply the Heritage Overlay to the properties included under the Balwyn Interwar Heritage Assessment for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The heritage overlay should not be applied to 219 Whitehorse Road Balwyn, because it is opposite a property listed under the heritage assessment.</li> </ol>	<p>219 Whitehorse Road is not recommended for inclusion in the Heritage Overlay.</p> <p>Officers note the opposing feedback, and provide the following response:</p> <ol style="list-style-type: none"> <li>1. 219 Whitehorse Road is not recommended for inclusion in the Heritage Overlay. The owners were notified as an adjoining property owner as the property at 221 Whitehorse Road, Balwyn is recommended for inclusion in the Heritage Overlay.</li> </ol>	<p><b>No change recommended.</b></p>



## Gordon Street Precinct

**Prepared by:** GML Heritage

**Address:** 133–141 Gordon Street, Balwyn

<b>Name:</b> Gordon Street, Balwyn	<b>Survey Date:</b> November 2021
<b>Place Type:</b> Residential	<b>Architect:</b> n.k.
<b>Grading:</b> Significant	<b>Builder:</b> E.V. Morom (numbers 133, 133A, 135, 135A & 139)
<b>Extent of Overlay:</b> See precinct map	<b>Construction Date:</b> 1937–39; 1950

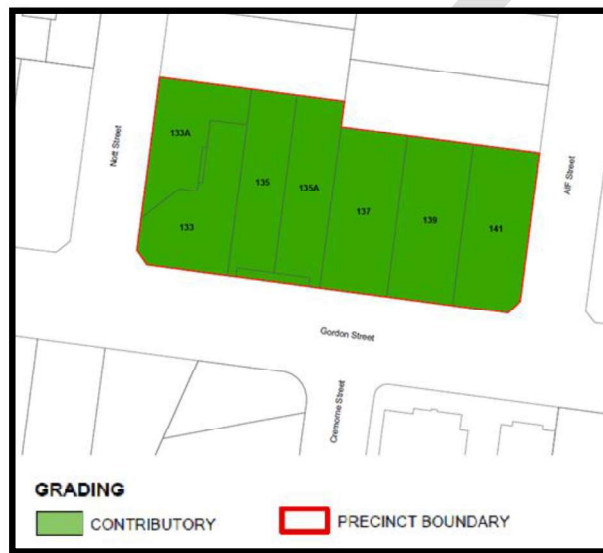


Figure 1. Precinct map showing contributory properties - Gordon Street, Balwyn. (Source: Boroondara City Council)

## Historical Context

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

*6.0 Building Towns, Cities and the Garden State*



### 6.3 Shading the suburbs

#### Locality History

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

#### *Development to 1914*

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

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

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

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

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



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

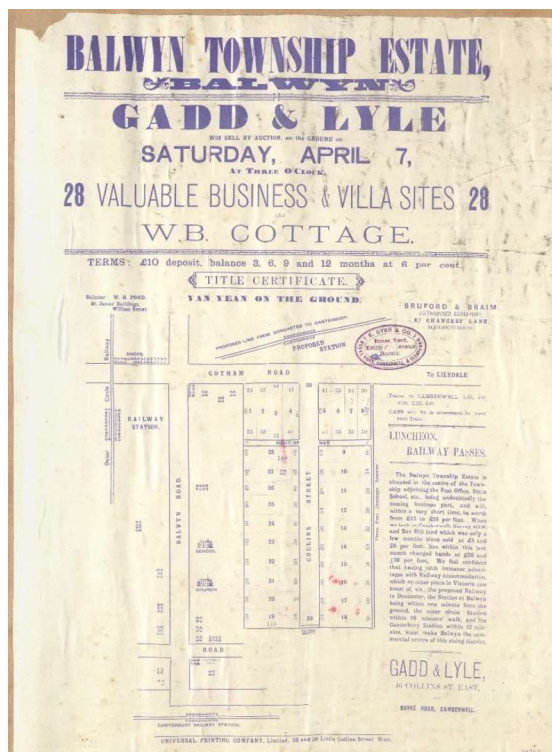


Figure 2 Advertisement for business and villa sites in the Balwyn Township Estate, 1888. (Source: State Library Victoria)

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

#### *Interwar development*

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



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

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

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

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

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



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

### **Precinct history**

#### **137, 139 and 141 Gordon Street**

In 1876 Thomas Neary (Nary), farmer, purchased 10 acres of Elgar's Special Survey fronting Balwyn Road, north of Cotham Road. Neary died in 1878, leaving the land and a three-roomed wooden house and stables valued at £16 to his widow Annie. Annie subdivided the land into three allotments in 1893, one for each for her daughters Ellen and Mary and one for herself (PROV 2022). At this time Normanby Road (now Gordon Street) ran along the southern boundary of the property (CT: V839 F640).

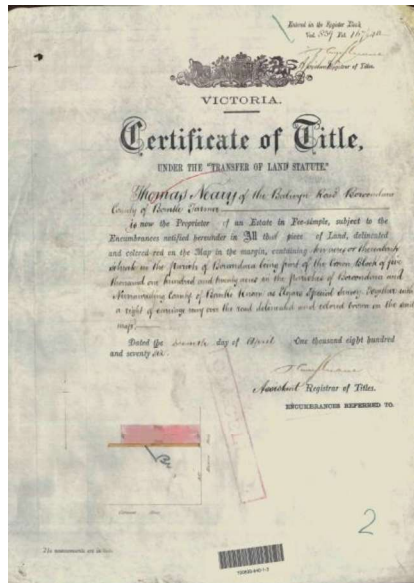


Figure 2. Certificate of title dated 7 April 1876 showing Thomas Neary as proprietor of 10 acres facing Balwyn Road (Source: CT: V859 V640)

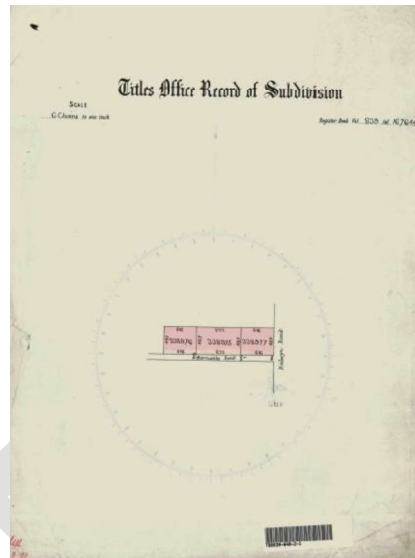


Figure 3. Plan of subdivision showing three lots as subdivided in 1894. Annie Neary retained lot 33897 facing Balwyn Road and transferred the middle lot (338975) to her daughter Ellen and the end lot (338976) to her daughter Mary.

After 1904 the original allotment of 10 acres changed hands several times, until in 1922 Edric David Lister, farmer, purchased the rear two acres facing Normanby Road (CT: V2981 F090; CT: V4000 F905; CT: V4218F575; CT: V4563 F472).



Figure 4. Certificate of Title dated 4 May 1922 showing Edric David Lister as proprietor of 2 acres facing Normanby Road/Gordon Street. (Source: CT: V4563 V472)

By 1926 Lister had subdivided his two-acre parcel of land, creating residential allotments and A.I.F. Street. By this time Normanby Road had been renamed Gordon Street (CT: V4563 F472).

Numbers 137, 139 and 141 Gordon Street refer to lots 44, 43 and 42, respectively, of this subdivision.

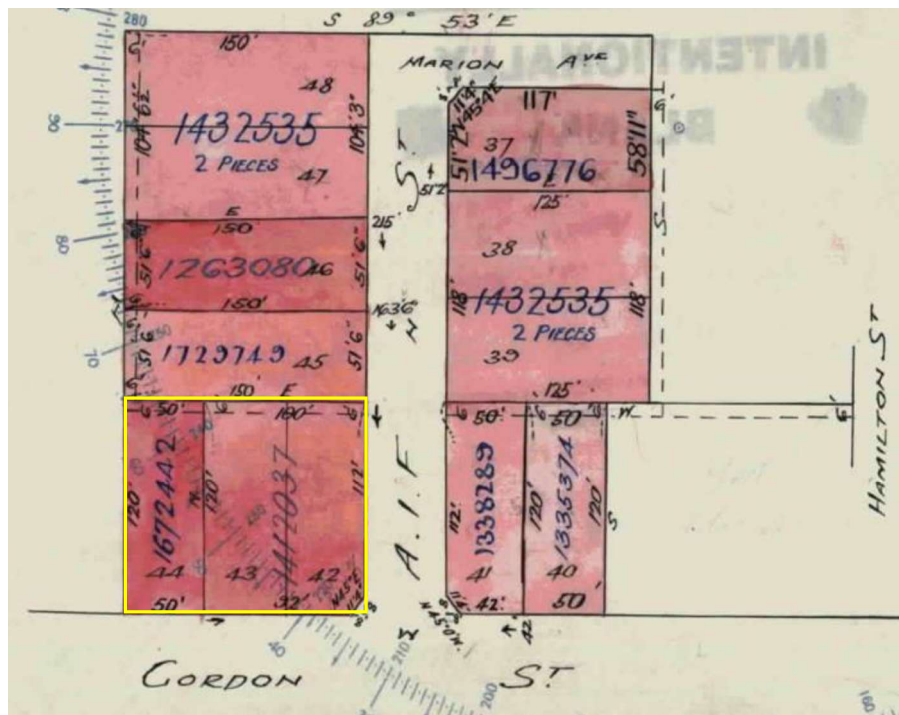


Figure 5. A.I.F. Street subdivision plan c.1926. Lots 42, 43 and 44, which became nos. 141, 139 and 137 Gordon Street, are outlined in yellow. (Source: LANDATA, CT: V4563 F474 with GML overlay)

Lots 42 (141 Gordon Street) and 43 (139 Gordon Street) were purchased in 1929 by Walter Horace Hopkins, a storekeeper in Willaura in western Victoria (CT: V5539 F631). The land remained vacant until 1937, when the owner, Elizabeth Hopkins, had builder E. V. Morom construct a five-room brick and timber dwelling on lot 42 (141 Gordon Street) at a cost of £850 (BP 7607).

Brick veneer alterations and additions were made to the house at 139 Gordon Street in 1946, and a brick garage was added in 1951 (BP 18558; BP 7247).

The property at 139 Gordon Street was sold in 1959 (CT V6083 F528), and a carport was added in the same year (BP 24248). Ownership changed again in 1990, and the property was purchased by the current owners in 2001 (CT V6083 F528).

Lot 42 (141 Gordon Street) was vacant until William Keith Johns purchased the property in June 1950 and built a four-roomed timber house later that year for a cost of £1500 (BP 6085, CT: V7397 F239). A garage and wood shed were added in 1953, and an addition of 465 square feet was made to the house in 1971 (BP 11718; BP 49069). The property is still owned by the same family (CT V7397 F239).

Lot 44 (137 Gordon Street) was purchased by John Aslin and Joseph Richmond, builders, in February 1938. Aslin and Richmond had already lodged an application for a building permit to construct a five-roomed timber house for a cost of £600 in January 1938 (CT V6176 F096; BP9153). Ownership of the



property subsequently changed in 1938 and again in 1963 (CT V6176 F096). A bedroom was added to the house in 1963 (BP 33811) and a garage in 1969 (BP 41764). Re-cladding works were also undertaken in 1969 (BP 44922), and the house was re-blocked in 1991 (BP 921521). The property was sold in 2003 and again in 2007 (CT V6176 F096). Additions to the rear of the property, which are not visible from the street, were made in 2013.

### **133, 133A, 135, 135A, Gordon Street**

Two adjacent allotments on Elgar's Special Survey, one comprising 21 acres and the other 32 acres, and both facing Normandy Street (now Gordon Street), were acquired by Zilpa Small, the wife of gentleman Thomas Stephen Small, in 1877 and 1884 respectively. Title records show that the Smalls sold their combined holding of 53 acres in the early 1890s, including 34 acres sold to builder John Jeffery in 1893 (CT V1642 F276, CT V993 F421). By 1895 Jeffery had built a house on the property, which he named St Johns (CT V2563 F428).

The Jefferys owned the property until 1912 (by which time it was known as 'Sevenoaks'), when ownership transferred to Jessie Isabel Nott, wife of William Freeman Nott. Nott ran a piggery and dairy from the property (Context 2015). Following William's death in 1921, Jessie Nott sold off the majority of the 34-acre holding, which was subdivided into suburban allotments known as the Sevenoaks Estate in 1923. Nos 133 and 133 A and 135 and 135A Gordon Street are lots 19 and 20 respectively of this subdivision (CT V4684 F622).

Lots 19 and 20 were purchased by Annie Josephine McGrath, widow, of Ninyeunook in northwestern Victoria, in June 1929. Ernest Thomas Austin, a Collins Street dentist, purchased the lots in June 1939 and had builder E. V. Morom (the same builder as for 139 Gordon Street) erect two pairs of brick maisonettes at 133 and 133A Gordon Street and 135 and 135A Gordon Street at a cost of £1500 each (CT V5554 F664; BP 11361; BP 11362. Austin appears to have built the properties as investments, as they were rented out until his death in 1983.

A trellis and fence were added to No. 133 in 1992 (BP 94878; BP 95096). There are no other building card records of works being undertaken to the properties, although No. 133A appears to have had a garage added and an addition across the rear of the maisonette some time before 2007.

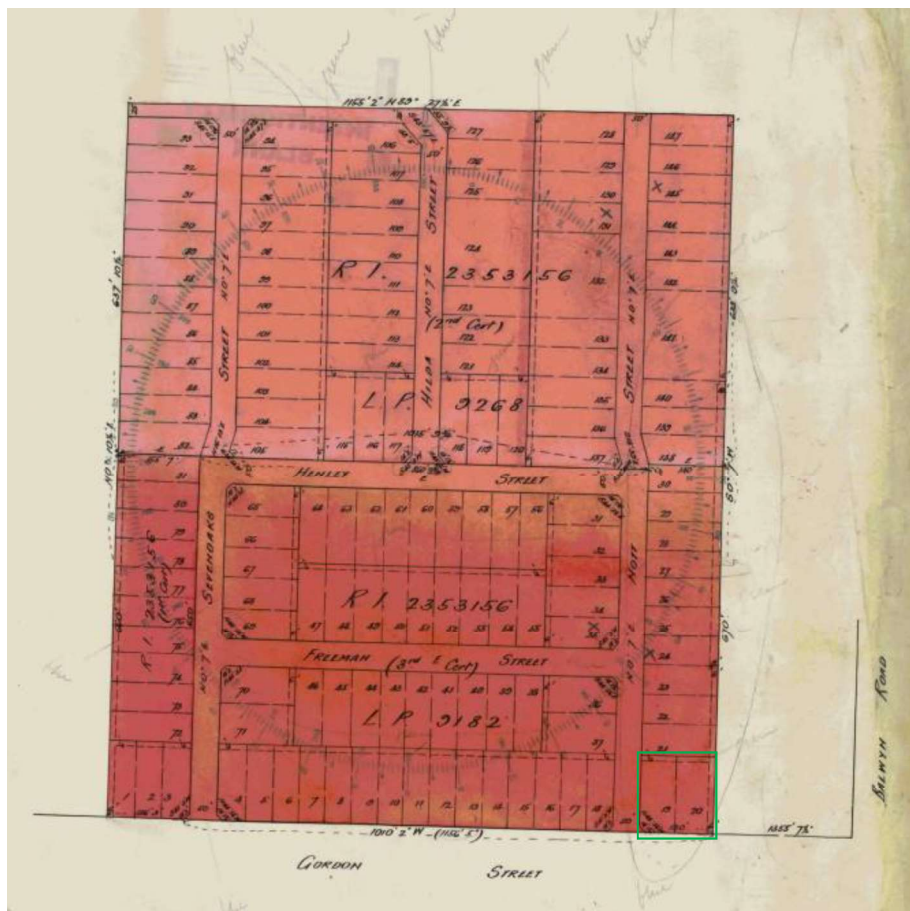


Figure 6. Plan of subdivision of the Sevenoaks Estate, 1923. Lots 19 and 20, outlined in green, became 133, 133a, 135 and 135a Gordon Street respectively. (Source: CT F4684 V622)

### Description and Integrity

The Gordon Street Precinct is on the northern side of Gordon Street, Balwyn, between Nott Street and A.I.F. Street. It includes seven properties consisting of two pairs of maisonettes (numbers 133–133A and 135–135A) and three freestanding houses (numbers 137–141).

Gordon Street is a residential street that runs between Burke Road and Balwyn Road and acts as a busy thoroughfare between these two roads. The asphalt street has bluestone curbing with concrete crossovers. The northern side of the street is lined with different species of Australian native trees: Brush Box (*Lophostemon confertus*) and Silky Oak (*Grevillea robusta*).

All the houses in the precinct are single storey. Numbers 137 and 141 are of timber construction, and the others are brick. Built over a short period of time between 1937 and 1939 (with the exception of No. 141, which was built in 1950 on the subdivided land of no. 139), the houses exhibit key characteristics of domestic architectural styling popular during the late interwar period. All have a



simple asymmetrical built form with tiled hip roofs, each pair of maisonettes being designed to appear as a single dwelling. The row of houses presents a particularly consistent streetscape in terms of their form, low roof-lines, common setbacks and general articulation of façades, which have large, tripartite windows and integrated entry porches.

### **139 Gordon Street**

The first house to be built in the precinct was no. 139 Gordon Street, in 1937. This simple, single-storey brick interwar house with terracotta hip roof has a projecting hip entry porch and smooth rendered walls with contrasting face brick base. The somewhat austere appearance of the house is mitigated by regularly spaced tapestry brick motifs midway up the plain rendered walls, and by bands of tapestry bricks which demarcate the windows sills and heads. Across the principal façade are two sets of three timber-framed windows positioned other side of the arched entry porch. The double-hung sash windows have diamond leadlighting in their upper panes. Two rendered chimneys are extant along the western façade and are capped with a double row of face bricks. The rear chimney retains a glazed terracotta chimney pot.

A flat-roofed double-storey extension was added to the rear of the house prior to 2009. It is visible from the street only when the house is viewed from its eastern side. The house sits behind a low slatted-timber fence, which is a recent addition; a concrete-paved double car space in front of the house on its eastern side must also be a recent addition.



Figure 7. 139 Gordon Street, Balwyn. (Source: GML, February 2022)

### **137 Gordon Street**



137 Gordon Street was built in 1938 by John Aslin and Joseph Richmond. Constructed of timber with a terracotta hipped roof, this asymmetrical house features an integrated hip-roofed front porch supported by three square rendered brick columns, each with two bands of applied moulding. Across the principal façade are two sets of timber-framed tripartite windows, each with a large fixed central pane and double hung sashes either side. The upper panes of the side sashes feature leaded glass in a stylised Adamesque design popular during the 1930s. The windows themselves are set on the outer edge of the house's timber frame and have sloped timber top boards supported by small timber brackets. This detailing is reminiscent of earlier bungalows of the 1920s and is typical of the eclectic styling used during the late interwar period. A single painted brick chimney is extant along the western façade.

There are no visible extensions to the house from the public domain. The house sits behind a low slatted-timber fence, which is a recent addition, and there is a brick-paved double car space in front of the house on its western side.



Figure 8. 137 Gordon Street, Balwyn. (Source: GML February 2022)

### **135/135A and 133/133A Gordon Street**

The two pairs of single-storey maisonettes at 133 and 135 Gordon Street were built in 1938 by E. V. Morom. Built to appear as single houses, the maisonettes are of brick construction with hipped terracotta tiled roofs.

#### ***135 and 135A Gordon Street***

Numbers 135 and 135A feature face brick bases to sill height, with rendered walls above. Window heads are demarcated by two rows of thin roman-style bricks and flashes of face brick at the buildings' edges suggesting the decay of age-old stucco and limewash. A recessed entry porch for



No. 135A faces the street, but the entry to No. 135 is discreetly positioned off the side drive, reinforcing the pair's appearance as a single house. Windows are typically timber-framed, double-hung sash units adjacent to a large, fixed pane. An extant rendered chimney with simple face brick cap penetrates the southern plane of the roof.

There are no visible alterations or additions to either maisonette from the public domain. The maisonettes sit behind a wire post and rail timber fence that is not original. Concrete strip drives with grassed medians and front entry paths, which were part of the early garden layout (just visible in the 1945 aerial), are still extant on both allotments (Melbourne 1945).



Figure 9. 135A Gordon Street, Balwyn. (Source: GML, February 2022)



Figure 10. 135 Gordon Street, Balwyn. (Source: GML, February 2022)

### *133 and 133A Gordon Street*

Numbers 133 and 133A are located on the corner of Nott Street with the entry to No. 133 facing Gordon Street and No. 133A facing Nott Street. The pair appears to be a single house, particularly when viewed from Gordon Street; No. 133 spreads across the width of the block and appears to be a typical asymmetrical 1930s villa with a long wing running down Nott Street (No. 133A). The pair of houses sits on a low face brick base with rendered walls above and features a face brick cornice line, two courses deep, below the boxed eaves. Windows are typically framed by a single course of thin tapestry brick, with window heads and sills distinguished by three courses of the same bricks. As at Numbers 135 and 135A, flashes of face brick at the edges of the buildings suggests the decay of age-old stucco and limewash. Entries to both houses are demarcated by curved wall corners and feature small curved and cantilevered concrete-roofed porches. Windows are typically timber-framed double-hung sash units adjacent to a large fixed pane. Extant rendered chimneys with simple face-brick caps are located along each street frontage.

No. 133 sits behind a tall brick and render fence which runs along both Nott Street and Gordon Street, with a splayed corner. A recessed contemporary metal entry gate is positioned along Gordon Street and the brick fence returns to join the projecting room of the maisonette to create a concrete paved double parking space. There are no visible alterations and additions to the maisonette.



Along Nott Street, No. 133A sits behind a low timber slated fence which steps down the block increasing in height at its northern end before terminating in a single brick drive which leads to a single garage. Both the fence and garage are recent additions.



Figure 11. 133 Gordon Street, Balwyn. (Source: GML, February 2022)



Figure 12. 133A Gordon Street, Balwyn viewed from Nott Street. (Source: GML February 2022)



### 141 Gordon Street

141 Gordon Street was the last house built in the precinct. Built in 1950 on land that had been owned by the owners of No. 139, No. 141 is positioned on the corner of A.I.F. Street. Constructed of timber with a tiled hip roof, this asymmetrical house takes advantages of its corner block. It bears characteristics popular in the late interwar years that carried on into the 1950s in a vernacular/austere style. This is particularly evident in its cream brick entry porch, which has a curved corner that links to a broad cream brick chimney with stepped edges. Distinctively, the house is clad in wide weatherboards with mitred corners. Windows are typically double-hung sash units. The window in the projecting front room is a tripartite window with a large fixed central pane and double-hung sashes either side. Along the A.I.F. Street frontage, the corners of the original 1950 house are set with corner windows. The flat-roofed section at the rear of the house was added in 1971.

141 Gordon Street sits behind a very low timber paling fence which returns down A.I.F. Street with a played corner. The fence increases to standard height along A.I.F. Street just north of the house's corner window. Double gates provide access to the rear yard. The house appears to retain its early concrete path layout.



Figure 13. 141 Gordon Street, Balwyn. (Source: GML February 2022)

### Integrity

The Gordon Street Precinct has high intactness and integrity, with few changes to original or early elements of the houses. Overall, the visual cohesion of the group is strong, with all dwellings being largely intact, each retaining key characteristics of domestic architectural styling popular during and immediately following the interwar period. All houses retain their original built form, including entry porches, roof form, materiality and pattern of fenestrations. They all retain their original timber-framed



windows, some with leadlighting. The brick houses of the group retain contrasting face-brick detailing typical of the era including, face-brick base work, slim roman style brick work and flashes of tapestry bricks. Although built later, no. 141 bears characteristics popular in the late interwar years that carried through into the 1950s in a vernacular/austere version of an earlier interwar style. These include the curved cream brick entry, stepped chimney and corner windows, all reminiscent of the interwar Moderne.

Alterations and additions that are visible from the street include a single garage at the rear of no. 133A (off Nott Street), a two-storey flat-roofed addition at no. 139, and a flat-roofed addition at the rear of no. 141, added in 1971. These additions are largely not intrusive because they are well set back and not visually prominent from the street. They have not altered the original forms of the house roofs, are modest in scale, and have little impact on the integrity of the group as a whole. All front fences are not original, but (with the exception of No. 133) they are low and do not intrude on the visual unity of the group. The tall fence at No. 133 is somewhat intrusive.

### **Comparative Analysis**

The precinct comprises a small group of single-storey houses and maisonettes built in 1937–39 (with the exception of 141, which was built in 1950 on the subdivided land of no. 139) in architectural styles popular during the late interwar period. Due to material and labour shortages during the war years construction virtually stopped. In the years immediately following the war, house design either continued using the styles and influences popular before the war or embraced the emerging modernist movement. Although 141 Gordon Street is of a later build date than the rest of the precinct, it displays characteristics more typical of houses built in the late interwar years. As a result, and because of its overall form and scale, 141 Gordon Street is integral to the group.

Some large and small houses in other precincts in the Boroondara Heritage Overlay represent the late interwar period. Those of a similar (small) size or a comparable housing stock include the following.

### **Balwyn and Balwyn North**

HO767 Maud Street Maisonette Precinct, Balwyn — The precinct comprises 10 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), façade articulation (symmetrical vs asymmetrical) and stylistic detailing (Tudor Revival vs Moderne vs Classical influences). All 20 maisonettes were erected between 1938 and 1940.

HO192 Reid Estate, Balwyn — The precinct comprises large, detached brick houses in a range of interwar architectural styles, demonstrating a high quality of architectural design (particularly those constructed during the 1930s). This architectural quality is combined with the visually unifying factors of lot and frontage size, materials, and uniform setbacks, to create a cohesive and notable interwar heritage precinct. The place is a generally intact interwar landscape containing concrete roads, mature gardens and street trees, lamp posts, and some original fencing.

HO231 Riverside Estate and Environs, Balwyn North — The precinct comprises large, detached houses built in various interwar architectural styles, demonstrating a high quality of architectural design. This architectural quality is combined with the visually unifying factors of lot size, materials and uniform setbacks to create a cohesive and notable interwar precinct. The housing types and



styles physically demonstrate the appeal of North Balwyn as one of Melbourne's most fashionable new suburbs of the 1930s, a status that was consolidated after 1945.

#### **Wider Boroondara**

HO918 Home Farm Estate and Environs Precinct, Ashburton — The precinct comprises a collection of good-quality interwar dwellings that illustrate the range of styles and materials popular through the course of the interwar period. The earliest houses in the precinct are timber bungalows, including a substantial attic-storey bungalow at 13 Dunlop Street. By the late 1920s the style had moved to face-brick Californian bungalows. The more prestigious masonry construction remained the rule for the rest of the interwar period, moving through the classically inspired Mediterranean Revival (mostly rendered), medieval Old English (clinker brick and/or rendered), and then machine-age Moderne (usually rendered) style houses.

HO226 Goodwin Street and Somerset Road, Glen Iris — Most houses in this precinct, which was surveyed in 1929, were built in 1934–38 during the building revival following the Great Depression. Most houses are rendered and have brick detail, but some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO846 Stonyhurst and Athol Estates Precinct, Hawthorn East — The precinct comprises a collection of medium and smaller sized houses from the interwar period in a range of interwar architectural styles including Californian Bungalow and interwar Old English, Mediterranean and Spanish Mission revival styles. Clusters of houses built to the same and similar designs enhance the visual cohesiveness of the precinct. A relatively high proportion of single-storey duplex and triplex housing of high architectural quality and detailing distinguishes the precinct.

In style, size, architectural quality and intactness, the subject precinct is most comparable to HO767 Maud Street Maisonette Precinct, Balwyn. Although the Maud Street precinct consists entirely of maisonettes, both precincts represent the more modestly scaled and detailed residential development that occurred during the interwar years in Balwyn in the block bounded by Burke Road, Whitehorse Road, Balwyn Road and Doncaster Road. This is distinguished from residential development in the Reid Estate, Balwyn (HO192) and Riverside Estate and Environs, Balwyn North (HO885) which, although also developed during the interwar years, contains more substantial houses frequently designed by architects.

Further afield, the subject precinct is similar in style and architectural detailing to the Home Farm Estate and Environs Precinct, Ashburton (HO918), Goodwin Street and Somerset Road Precinct, Glen Iris (HO226) and Stonyhurst and Athol Estates Precinct, Hawthorn (HO846). Although larger than the Gordon Street Precinct, these precincts all contain a similar collection of medium and smaller houses from the interwar period with architectural styling popular at the time.

Overall, the Gordon Street Precinct is a good example of the more modestly scaled and detailed middle-class residential development that occurred in the section of Balwyn bounded by Burke Road, Whitehorse Road, Balwyn Road and Doncaster Road. The precinct illustrates a development pattern and type of dwelling which are not well represented in the Heritage Overlay in the area. The precinct provides a cohesive streetscape between Nott Street and A.I.F. Street of late interwar dwellings that exhibit a particularly consistent expression in terms of their form, brick and weatherboard



construction, low roofs, common setback, and general articulation of façades with large picture windows, asymmetrical entry porches and distinctive detailing.

### **Assessment Against Criteria**

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

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

The Gordon Street Precinct is of local historical significance for the evidence it provides of the extensive residential development in this section of Balwyn during the interwar and early postwar period, which was the result of improved transport connections established in the first decades of the twentieth century and the development of infrastructure (such as electricity from 1920 and sewage from 1927). It reflects the significant expansion of residential development in the middle suburbs of Melbourne during this period. Modest in scale, this small group of houses and maisonettes is representative of the interwar and early postwar housing stock that once proliferated throughout this area of Balwyn, bounded by Burke Road, Whitehorse Road, Balwyn Road and Doncaster Road, but which is now increasingly rare due to development pressures. (Criterion A)

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

N/A

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

N/A

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

Houses in the Gordon Street Precinct are significant as a highly intact group of dwellings that represent typical domestic architectural styling popular during the 1930s, which carried over into the immediate postwar years, and which were once prevalent throughout this area. Constructed of brick or timber, all have a simple asymmetrical built form with low-pitched tiled hip roofs, each pair of maisonettes being designed to appear as a single dwelling. Features across the houses which are typical of the era include recessed entry porches; rendered brick walls with contrasting face brick work often utilising roman or tapestry bricks; flashes of face brick at the buildings' edges suggesting the decay of age-old stucco and limewash; tripartite timber double-hung sash windows, frequently with leadlight in the upper panes and large fixed 'picture' windows; and simple rendered, unadorned chimneys with face brick cap detailing.

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

Aesthetically, the precinct is significant as a cohesive group of intact late interwar to early postwar houses that exhibit a particularly consistent expression in terms of their built form, low pitched hipped roof lines, common setback and general articulation of facades with large picture windows and asymmetrical planning. At the same time, the houses and maisonettes express a lively sense of



individuality through their contrasting façade articulation which display stylistic eclecticism applied to the standard hipped roof houses of the late interwar period. This is evident in the different treatment of window surrounds (such as sills, heads and jambs brick details), finishes (weatherboard or different permutations of rendered brickwork with face brick details utilising different brick types) and detailing (including diamond and Adamesque leadlighting, curved corners and entry porch detailing). The distinctive interwar character of the precinct is enhanced by the retention of low front fences (although not original) and some early concrete paths and driveways.

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

N/A

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

N/A

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

N/A

## **Statement of Significance**

### **What Is Significant?**

The Gordon Street Precinct, comprising 133–141 Gordon Street, Balwyn, is significant.

Elements that contribute to the significance of the precinct include:

- The house and maisonettes constructed between 1937 and 1950, as shown on the precinct map.
- The overall consistency of single-storey built form and materials of timber or brick walls, tiled hipped roofs, asymmetrical planning, and integrated entrance porches.
- Consistent street setbacks.
- Expression of individual detailing across the group, which includes rendered brick walls, face brick detailing including base brick work, roman and tapestry brick detailing, exposed brick flashes and window sill, head and jamb details (numbers 133, 133A, 135, 135A, 139), weatherboard walls with brick entry porches (numbers 137 and 141), double-hung sash windows, picture windows, leadlighting, curved walls (numbers 133A, 133 and 141) and all extant chimneys.
- Early concrete paths and drives at numbers 135, 135A and 141.

Contributory buildings include 133, 133A, 135, 135A, 137, 139 and 141 Gordon Street, Balwyn.

Features that do not contribute to the significance of the precinct include non-original alterations and additions to individual properties. Although none of the front fences are original, their low height (with the exception of no. 133) enhances the distinctive interwar character of the precinct.



### **How Is It Significant?**

The Gordon Street Precinct, Balwyn, is of local historical, representative and aesthetic significance to the City of Boroondara.

### **Why Is It Significant?**

The Gordon Street Precinct is of local historical significance for the evidence it provides of the extensive residential development in this section of Balwyn during the interwar and early postwar period, which was the result of improved transport connections established in the first decades of the twentieth century and the development of infrastructure (such as electricity from 1920 and sewage from 1927). It reflects the significant expansion of residential development in the middle suburbs of Melbourne during this period. Modest in scale, this small group of houses and maisonettes is representative of the interwar and early postwar housing stock that once proliferated throughout this area of Balwyn, bounded by Burke Road, Whitehorse Road, Balwyn Road and Doncaster Road, but which is now increasingly rare due to development pressures. (Criterion A).

Houses in the Gordon Street Precinct are significant as a highly intact group of dwellings that represent typical domestic architectural styling popular during the 1930s, which carried over into the immediate postwar years, and which were once prevalent throughout this area. Constructed of brick or timber, all have a simple asymmetrical built form with low-pitched tiled hip roofs, each pair of maisonettes being designed to appear as a single dwelling. Features across the houses which are typical of the era include recessed entry porches; rendered brick walls with contrasting face brick work often utilising roman or tapestry bricks; flashes of face brick at the buildings' edges suggesting the decay of age-old stucco and limewash; tripartite timber double-hung sash windows, frequently with leadlight in the upper panes and large fixed 'picture' windows; and simple rendered, unadorned chimneys with face brick cap detailing. (Criterion D).

Aesthetically, the precinct is significant as a cohesive group of intact late interwar to early postwar houses that exhibit a particularly consistent expression in terms of their built form, low pitched hipped roof lines, common setback and general articulation of facades with large picture windows and asymmetrical planning. At the same time, the houses and maisonettes express a lively sense of individuality through their contrasting façade articulation which display stylistic eclecticism applied to the standard hipped roof houses of the late interwar period. This is evident in the different treatment of window surrounds (such as sills, heads and jambs brick details), finishes (weatherboard or different permutations of rendered brickwork with face brick details utilising different brick types) and detailing (including diamond and Adamesque leadlighting, curved corners and entry porch detailing). The distinctive interwar character of the precinct is enhanced by the retention of low front fences (although not original) and some early concrete paths and driveways. (Criterion E).

### **Grading and Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct

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



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

**Identified by:**

Context 2021



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## 41 Austin Street, Balwyn

**Prepared by:** GML Heritage

**Address:** 41 Austin Street, Balwyn

<b>Name:</b> House	<b>Survey Date:</b> December 2021, February 2022
<b>Place Type:</b> House	<b>Architect:</b> n.k.
<b>Grading:</b> Significant	<b>Builder:</b> n.k.
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> c.1912



Figure 1. View of the two principal elevations of 41 Austin Street, Balwyn. (Source: GML 2022)

### Historical Context

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

6.0 Building Towns, Cities and the Garden State

6.3 Shading the suburbs

### Locality History

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

The beginning of post-contact settlement in the Balwyn area dates back to 1841, when the land bounded by Burke Road, Canterbury Road, Warrigal Road and Koonung Creek was purchased by Henry Elgar under the short-lived 'special survey' provisions, whereby 5120 acres could be purchased at £1 per acre on the condition that survey was carried out by the purchaser. According to a map of May 1841, two squatters occupied the large area known as Elgar's Special Survey at the time that he



purchased it: Charles Mullins in the southeast corner and Arundel Wright in the northeast. (Donald Maclean, cited in Built Heritage 2015:7). By 1847, the Port Phillip Directory listed eighteen people with the address of 'Elgar's Survey', including ten 'agriculturists', two farmers, two 'artificiers' and a grazier (Gwen McWilliam, cited in Built Heritage 2015:7).

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

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

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

During the 1880s two significant developments in public works spurred residential settlement. A mains water supply from Yan Yean Reservoir was constructed between 1880 and 1882, from Cotham Road along Whitehorse Road, as far as Balwyn Road. In addition, the construction of the Outer Circle Railway, passing through Ashburton, Camberwell, Deepdene and Kew East, commenced in 1887. As a result, land in the Balwyn area became highly sought after by speculators who established residential estates. The subdivisions included Deepdene estate (1884), Belmore Park Estate in Deepdene (1888) and others further north, including the Kew Park Estate (1888), the Heights of Kew Estate (1888), and the Kew Vale Estate (1889) – all located on the south side of Doncaster Road in what is now Balwyn North, (Built Heritage 2015:9), and in Balwyn township itself (see Figure 1). A small number of mansion houses were erected in the more elevated parts of Balwyn in the late 1880s and early 1890s, taking advantage of fine views to the north and east.

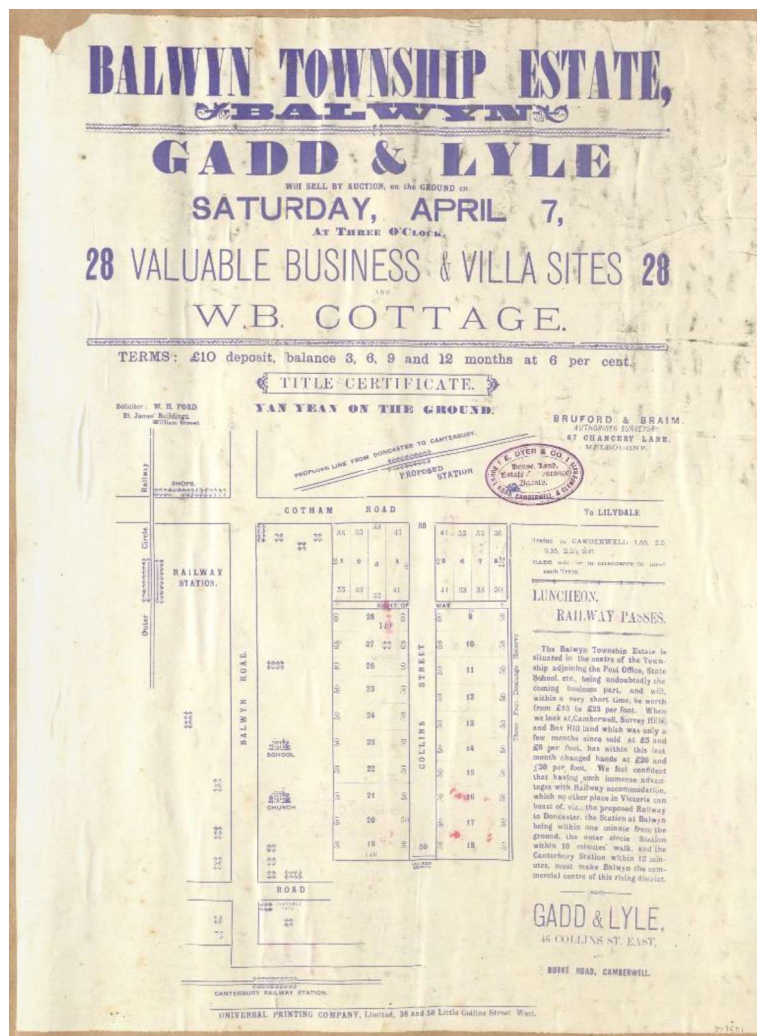


Figure 2. Business and villa sites in the Balwyn Township Estate, 1888. (Source: State Library Victoria)

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

#### Interwar development

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



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

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

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

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

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



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

### **Place History**

41 Austin Street, Balwyn, is on the southwest corner of Austin Street and Gordon Street, fronting Austin Street. The house is a single-storey timber dwelling constructed c.1912.

This site is part of the area known as Elgar's Special Survey. In the 1870s and 1880s this land was used largely for farming. By 1873 it was part of a 20-acre area occupied by John Andrews (RB 1873; PROV 1882). In June 1882, 19 acres of land were transferred to his widow, Eliza Mary Ann Andrews (Figure 3). This property was transferred to Austrian-born merchant Ludwig Radinger in 1883 (CT 1501/157), who subdivided it into 90 allotments (Figure 4).

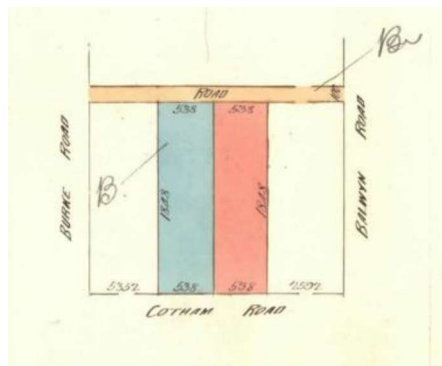


Figure 3. Detail from Certificate of Title 1363/553, showing the parcels of land delineated and coloured blue and red (19 acres) transferred to Eliza Mary Ann Andrews in 1882. (Source: LANDATA)

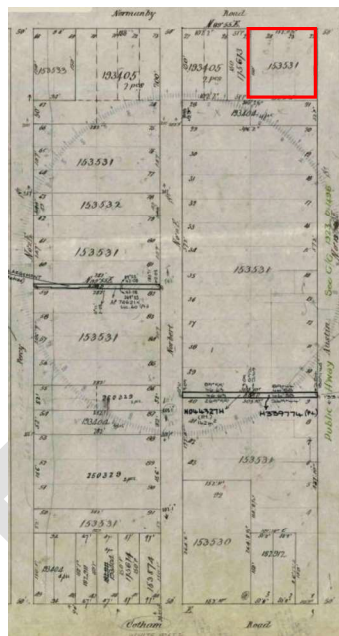


Figure 4. Detail from Certificate of Title 1501/157 showing the 1883 subdivision plan. The subject site formed part of the land parcel identified as No. 153531 outlined in red. (Source: LANDATA, with GML overlay)

In April 1885, F.L. Flint advertised the sale of allotments in the Balwyn Park estate. The estate contained 90 allotments within the block bound by Normanby Road (now Gordon Street) to the north, Austin Street to the east, Cotham Road (Whitehorse Road) to the south and Percy Street to the west. The advertisement spruiked the estate's proximity to the Camberwell and Canterbury railway stations, and the proposed Outer Circle Railway (see Figures 5 and 6). The subdivision plan was prepared by architects and surveyors Terry & Oakden (Butler 1991).

In August 1885 allotment No. 153531 on the subdivision plan was transferred from Ludwig Radinger to Edward Nathan Brown (Figure 4) (CT 1732/289).

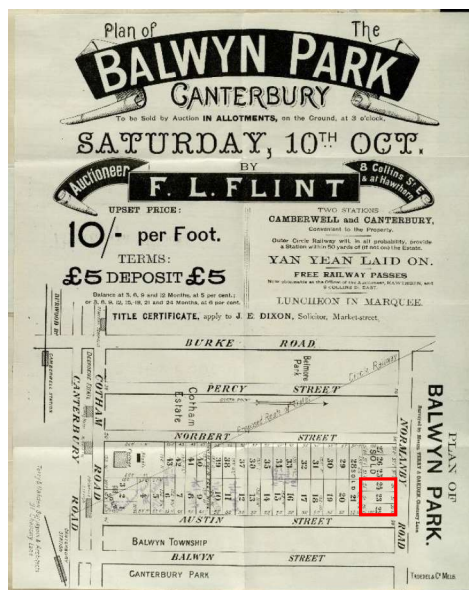


Figure 5. Flyer advertising the sale of allotments in the Balwyn Park estate (Cotham and Normanby Roads, Percy and Austin Streets) by Batten & Percy 1885. The subject site formed part of the land parcel identified as lots 24, 23, and 22 delineated in red outline. (Source: State Library Victoria)

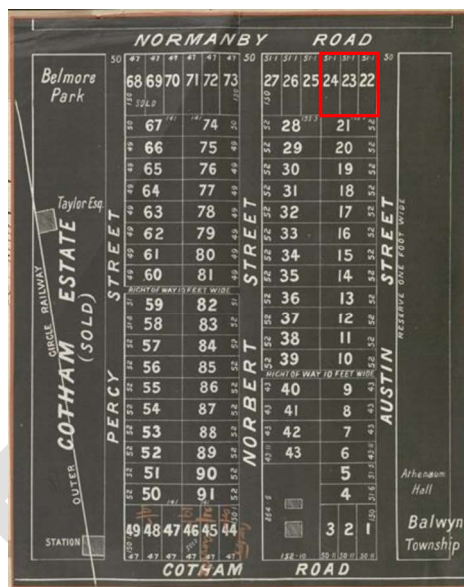


Figure 6. Subdivision plan of the Balwyn Park estate (Cotham and Normanby Roads, Percy and Austin Streets) by Batten & Percy c.1885. The subject site formed part of the land parcel identified as lots 24, 23, and 22 delineated in red outline. (Source: State Library Victoria)

In 1889 the Premier Permanent Building Land and Investment Association was listed as the owner of lots 24, 23 and 22 on subdivision plan 848 (Figure 7) (CT 2175/942).

In March 1912 the land comprising the three allotments was transferred to James Frederick Smith, a coachbuilder. At that time Smith was listed as the owner of a 5-bedroom weatherboard house on Normanby Road (Gordon Street), named 'Keusdell' (CT 2973/536; RB 1913). Austin Street, Balwyn, is recorded for the first time in the Sands and McDougall directory for 1913, with James Frederick Smith listed as a resident (Built Heritage 2015: 144; S&McD 1914).

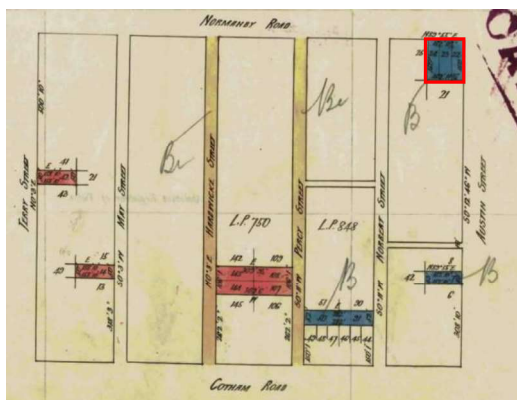


Figure 7. Detail from Certificate of Title 2175/942, showing lots 24, 23 and 22 on subdivision plan 848 located at the corner of Normanby Road (Gordon Street) and Austin Street (1889). The subject site is outlined in red. (Source: LANDATA, with GML overlay)

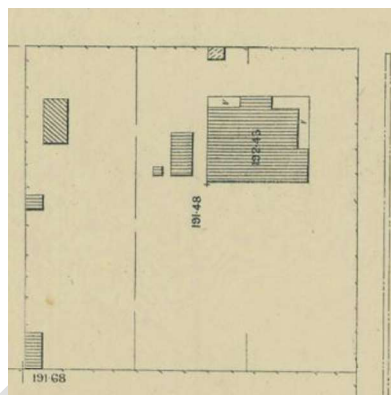


Figure 8. Detail from Melbourne and Metropolitan Board of Works detail plan No. 2957, Municipality of Camberwell, 1926. (Source: State Library Victoria)

The MMBW detail plan of 1926 shows the footprint of a detached timber house situated on a fenced block on the southwest corner of Gordon Street and Austin Street (Lots 22 and 23). The house is shown with projections to the east (front) and north elevations. A return verandah runs from the east projection, wrapping around the northeast corner of the house, terminating at the north projection. A second verandah runs from the other side of the north projection, terminating at the northwest corner. Three outbuildings are immediately west and north of the house, and three other outbuildings are farther west on Lot 24 (Figure 8).

In 1936 Lots 22 and 23 were each subdivided into two blocks. The southern sections of the lots, along with Lot 24, were transferred to William Archibald McKinnon, and the larger northern sections, which include the subject site, were retained by James Smith (Figure 9) (CT 3354/791).

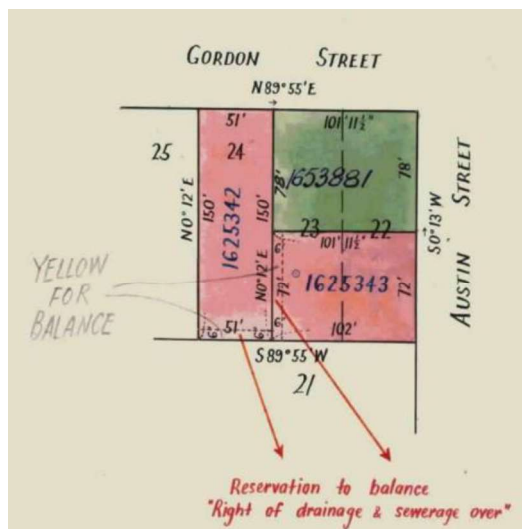


Figure 9. Detail from Certificate of Title 3354/791, showing the subdivision in 1936 whereby the blocks coloured red (1625342 and 1625343) were transferred to William McKinnon. The blocks coloured green (1653881), which include the subject site, were retained by James Smith. (Source: LANDATA)

In 1937 the subject site was transferred to Florence Beatrice Preuss, a schoolteacher. In 1965 it was acquired by Stjepan and Ingeborg Lang, who ran the Balwyn Yoga School there from c.1968 until c.1995 (CT 8817/546). The property was last transferred in 1994.

### Description

The house at 41 Austin Street, Balwyn, is a single-storey detached timber dwelling built c.1912 for James Frederick Smith. Located on the western corner of Austin Street and Gordon Street, and designed to address both street frontages, the house sits on a 736m<sup>2</sup> allotment.

Asymmetrical in form with projecting rooms along its north and east elevations, the weatherboard-clad house sits beneath a hip and gable roof clad in corrugated iron. A return verandah runs between the two projecting rooms, wrapping around the northeast corner of the house.

Key features of the building and landscape are:

- an asymmetrical built form designed to address both street frontages
- return verandah that terminates at projecting rooms at its southern and western ends
- corrugated iron hip and gable roof with exposed rafter ends
- original pattern of fenestration
- weatherboard-clad walls with a continuous timber mould at sill height and notched weatherboards below
- projecting gable ends along the north and east elevations with large, curved wall bracket weatherboard-clad gable ends



- bullnose verandah roof clad in corrugated iron
- turned timber verandah posts with decorative timber fretwork
- red brick chimneys with corbelled brick caps
- original front door with leadlight and moulded surround
- timber double-hung sash windows mostly grouped in pairs with moulded architraves
- diamond-shaped leadlight window under the verandah at its western end
- low brick front fence along Austin Street and Gordon Street
- garden setting with equal setbacks to both streets, including a high cypress hedge along Gordon Street and around the corner into Austin Street, and clipped shrubs continuing the hedge south along Austin Street.

Alterations and additions include:

- rear side verandah along the northern elevation, as shown on the 1926 MMBW plan, has been removed at an unknown date
- two small timber additions along the southern wall of the house (c.1970)
- corrugated iron shed at the southwest corner of the property (c.1970)
- single-storey timber addition at the rear of the original house (west elevation) with a pyramidal corrugated iron roof (c.1994).



Figure 10. View of the principal elevations of 41 Austin Street, Balwyn, as viewed from the corner of Austin Street and Gordon Street. (Source: GML, February 2022)



Figure 11. Roof view of the north projecting bay and extant red brick chimney of 41 Austin Street, Balwyn. (Source: GML, February 2022)



Figure 12. View of the north-facing projecting bay at 41 Austin Street, Balwyn, showing paired double-hung sash windows set in a decorative architrave. Note the timber mould at sill height, below which the weatherboards are notched. (Source: GML February 2022)



Figure 13. View of the diamond-shaped leadlight window under the verandah at its western end. Note the turned timber verandah posts and decorative fretwork. (Source: GML February 2022)



### **Integrity**

41 Austin Street, Balwyn, is largely intact; few changes are visible to the original or early fabric. The building retains its original built form with a hip and gable roof, return verandah, weatherboard clad walls, red brick chimneys and fenestration. The integrity of the house is greatly enhanced by the intactness of these main elements, which includes details such as double-hung sash windows (frequently in pairs with a surrounding architrave), front door with leadlight and moulded surround, turned timber verandah posts and fretwork, continuous timber mould at sill height below which weatherboards are notched, and a diamond-shaped leadlight window under the verandah at its western end. The two small additions along the southern elevation and the extension at the rear of the house do not detract from the overall integrity of the original house. Overall the place has high integrity.

### **Comparative Analysis**

41 Austin Street, Balwyn, is a Federation-era villa built in 1912 which displays characteristics of the Queen Anne revival style which was popular in Australia between 1890 and 1915.

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

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

The Federation style is commonly associated with domestic architecture and its adaption of a simple nineteenth-century building form (single- or doubled-fronted) in red brick, weatherboard, or timber block front to create a lighter and more picturesque appearance by use of timber columns and decoration, projecting gables, verandahs (often under the main roof form), mixed roof forms, and orange terracotta roof tiles. The style is closely related to the local adaptation of the Queen Anne style, adapted from examples from England and America, but given a local flavour by integration of Queen Anne decorative details with the wrap-around verandah incorporated into the main roof of early Australian homesteads.

A significant number of intact Federation/Edwardian dwellings survive in the City of Boroondara, particularly in Camberwell, Canterbury, Kew and Hawthorn. However, there are only a few examples in Balwyn, Balwyn North and Deepdene.

There are four Federation/Edwardian houses in Balwyn and Deepdene currently in the Boroondara Heritage Overlay. These include 'Reumah' at 1 Reumah Court, Balwyn; 'Khartoum' at 8 Kitchener Street, Deepdene; 1 Salisbury Street, Balwyn; and 1–3 Myambert Avenue, Balwyn.



HO871: 'Reumah', 1 Reumah Court, Balwyn (c.1908–09, partly rebuilt 1919). (Source: City of Boroondara)

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



HO874: 'Khartoum' 8 Kitchener Street, Deepdene (1913–14). (Source: City of Boroondara)

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



HO192: 1 Salisbury Street, Balwyn (1907). (Source: GML April 2022)

1 Salisbury Street, Balwyn, is an individually significant place within the Reid Estate precinct. This substantial house, designed in the Queen Anne style, originally faced Mont Albert Road, and is distinguished by its picturesque asymmetric form with steeply pitched gabled roof, series of verandahs with turned timber posts and fretwork, projecting bay windows and red brick chimneys with corbeled caps and strap work.



1-3 Myambert Avenue, Balwyn, is an individually significant place within the Reid Estate precinct as an early example of the Federation Bungalow style, probably by the noted architectural firm of Reed Smart & Tappin. Demonstrating key characteristics of the Queen Anne style, the house is distinguished by its asymmetric built form, steeply pitched gable roof with half-timbering and rough cast render and a distinctive entry set at the angle with brick



HO192: 1–3 Myambert Avenue, Balwyn. (Source: GML April 2022)

surround and parapet embossed with art nouveau motifs.



HO327: 17 O'Shaughnessy Street, Kew (1907–08). (Source: City of Boroondara)

17 O'Shaughnessy Street, Kew, is of local historical and architectural significance as a fine, representative and relatively externally intact example of a Federation residence dating from the peak of popularity of that period in Australian architecture. It is atypical in Kew, among leading Federation examples, in being timber rather than brick.

In comparison with other Federation/Edwardian houses on the Heritage Overlay in Balwyn and Deepdene, 41 Austin Street is equally intact, but it is a modest example in regard to its detailing. 'Reumah' and 'Khartoum' both demonstrate distinctive and more detailed Queen Anne styles. Compared to these two examples — and to 1 Salisbury Street, Balwyn, and 1–3 Myambert Avenue, Balwyn, both part of the Reid Estate precinct (HO192), and which are much larger and architecturally more elaborate places — 41 Austin Street is distinguished by its simpler design and its timber rather than brick construction.

41 Austin Street is more comparable to 17 O'Shaughnessy Street, Kew. Both houses occupy corner blocks and are designed to address the two street frontages, and they are of a similar scale (before additions and alterations) and timber construction. However, 17 O'Shaughnessy Street exhibits more elaborate decorative flourishes, such as the terracotta ridge cappings and leadlight windows, which are more typical of the quality of residential architecture in Kew.

41 Austin Street is one of few largely intact Edwardian/Federation houses that represents the period of early residential development in Balwyn. It is the earlier of only two Federation houses that survive in the area developed as the Balwyn Park estate. The other example is at 102 Gordon Street (built c.1914). 41 Austin Street appears to be more intact than 102 Gordon Street, and its scale and positioning on the corner of Austin and Gordon Streets makes a valuable contribution to the streetscape.

The area of Balwyn bounded by Burke Road, Whitehorse Road, Balwyn Road and Belmore Road developed initially as an area that appealed to a lower-middle class demographic (skilled trades, shopkeepers, etc) rather than to middle-class professionals. The latter group had a greater concentration in, for example, in the area of Balwyn between Whitehorse Road and Mont Albert Road, which is characterised by much larger and more architecturally refined places. The simple and modest design of 41 Austin Street reflects the middle to lower-middle income housing stock that historically characterised this part of Balwyn and cannot be compared to the more affluent pockets of the locality. In the last few decades, the area of Balwyn bounded by Burke, Whitehorse, Balwyn and Belmore roads has been extensively developed, and little of the Federation and interwar housing stock of the early twentieth century remains.



### Assessment Against Criteria

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

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

The Federation/Edwardian house at 41 Austin Street, Balwyn, built c.1912, is of local historical significance as a rare surviving example of early residential development in Balwyn. Originally occupying a larger allotment on the Balwyn Park estate that was later subdivided, the house is one of a small number of residences in Balwyn and Deepdene dating to the Federation/Edwardian period.

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

N/A

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

N/A

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

41 Austin Street, Balwyn, built c.1912, is significant as a largely intact example of a Federation/Edwardian dwelling. Features of the house which express the typical characteristics of its class include its asymmetrical built form with a hip and gable roof, return verandah, weatherboard clad walls, red brick chimneys, double-hung sash windows (frequently in pairs with surrounding architrave), front door with leadlight and moulded surround, turned timber verandah posts and fretwork, continuous timber moulding at sill height below which the weatherboards are notched, and a diamond-shaped leadlight window under the return verandah at its western end. The modest size of the dwelling and simplicity of architectural detailing are significant for their ability to demonstrate the predominantly middle to lower-middle class development that exemplified this part of Balwyn in the early twentieth century.

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

N/A

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

N/A

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

N/A



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

N/A

DRAFT



## Statement of Significance

### What Is Significant?

41 Austin Street, Balwyn, built c.1912, is significant.

Elements that contribute to the significance of the place are:

- asymmetrical built form designed to address both street frontages
- return verandah that terminates at projecting rooms at its southern and western ends
- corrugated iron hip and gable roof with exposed rafter ends
- weatherboard-clad walls with timber moulding at sill height, below which the weatherboards are notched
- projecting gable ends along the north and east elevation with large, curved wall bracket
- weatherboard-clad gable ends
- bullnose verandah roof clad in corrugated iron
- turned timber verandah posts and decorative timber fretwork
- red brick chimneys with corbelled brick caps
- original front door with leadlight and moulded surround
- original pattern of fenestration
- timber double-hung sash windows often grouped in pairs with moulded architraves
- diamond-shaped leadlight window under the verandah at its western end
- the front garden setting to Austin and Gordon streets.

The cypress hedge is in keeping with the significance of the place.

The two additions along the southern elevation of the house and the rear extension with pyramidal roof are not significant.

### How Is It Significant?

The house at 41 Austin Street, Balwyn, is of local historical and representative significance to the City of Boroondara.

### Why Is It Significant?

The Federation/Edwardian house at 41 Austin Street, Balwyn, built c.1912, is of historical significance as a rare surviving example of early residential development in Balwyn. Originally occupying a larger allotment on the Balwyn Park estate, which was later subdivided, the house is one of a small number of residences in Balwyn and Deepdene dating to the Federation/Edwardian period. (Criterion A)

It is a largely intact example of a Federation/Edwardian dwelling. Features of the house which express the typical characteristics of its class include its asymmetrical built form with a hip and gable roof, return verandah, weatherboard clad walls, red brick chimneys, double-hung sash windows (frequently in pairs with surrounding architrave), front door with leadlight and moulded surround,



turned timber verandah posts and fretwork, continuous timber mould at sill height below which weatherboards are notched, and the diamond-shaped leadlight window under the verandah at its western end. The modest size of the dwelling and simplicity of architectural detailing are significant for their ability to demonstrate the predominantly middle to lower-middle class development that exemplified this part of Balwyn in the early twentieth century. (Criterion D)

### Grading and Recommendations

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

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

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

### Identified by:

Context 2021

### References

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Terry & Oakden c.1885. 'Plan of the Balwyn Park, Canterbury' (State Library Victoria).

Terry & Oakden c.1885. 'The Grill Parzer Estate' (State Library Victoria).



## 221 Whitehorse Road, Balwyn

**Prepared by:** GML Heritage

**Address:** 221 Whitehorse Road, Balwyn

<b>Name:</b> House	<b>Survey Date:</b> October 2021, February 2022
<b>Place Type:</b> House	<b>Architect:</b> n.k.
<b>Grading:</b> Significant	<b>Builder:</b> n.k.
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> c.1873 (probable)



Figure 1. Principal (south) elevation of 221 Whitehorse Road, Balwyn. (Source: GML 2022)



## Historical Context

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

### *6.0 Building Towns, Cities and the Garden State*

#### *6.3 Shading the suburbs*

## Locality History

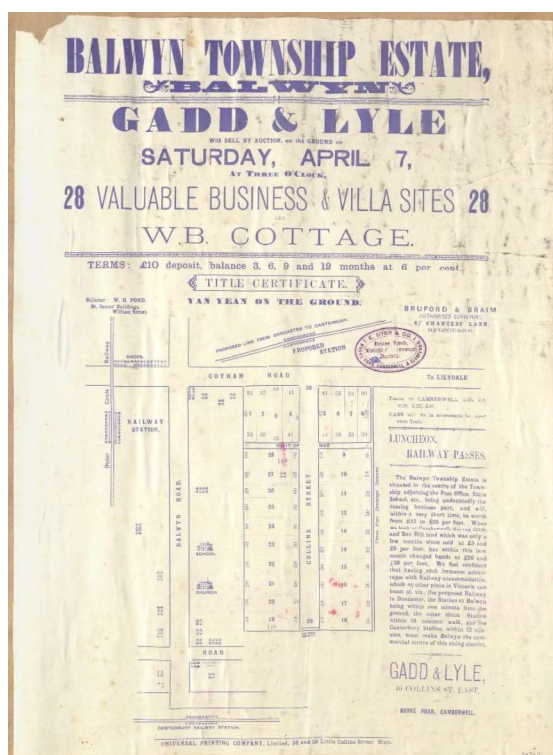
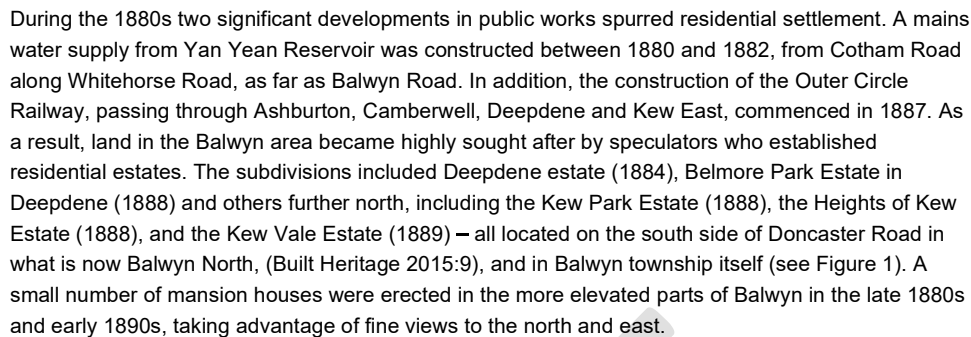
Balwyn is a residential suburb 10 kilometres east of central Melbourne. To its south are Deepdene, Canterbury and Surrey Hills, and to the north is Balwyn North, which is separated from Balwyn by Belmore Road. Deepdene, historically part of Balwyn, became a separate suburb in 2008.

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

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

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

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



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



### Place history

221 Whitehorse Road, Balwyn, on the north side of Whitehorse Road (formerly Cotham Road), is a brick villa constructed by c.1873. The site was within Elgar's Special Survey, and in the 1870s and 1880s this land was used largely for farming.

In 1873 John Andrews, civil servant, was listed as the owner and occupier of a house and 10 acres of land on Whitehorse Road. In 1878, 1880 and 1881 he was rated £100 for a house and 20 acres of land on Whitehorse Road (RB 1873–1881).

On his death in 1882, Andrews' assets included a house and land at Balwyn, with land amounting to almost 20 acres (PROV 2022). The house and land were advertised for sale in January 1882, and were described at the time as:

*Land containing about 20 [acres] having 1176 links frontage to Cotham Road or Whitehorse Road, and similar frontages to Normanby Road by a depth through of 1848 links, upon which is erected a comfortable cottage residence, substantially built of brick, and containing dining and drawing room, five bedrooms, kitchen, servant's room, scullery, bathroom, stables, buggy shed and outhouses. The land is subdivided into capital flower and vegetable gardens, orchard, grass and cultivation paddocks (Age, 18 January 1882: 2).*

In June 1882, 19 acres of land were transferred to his widow, Eliza Mary Ann Andrews (C/T 1363/553) (see Figure 3). In 1883, the house and 20 acres of land in Whitehorse Road, Balwyn, was owned and occupied by Austrian-born merchant and importer Ludwig Radinger (RB 1883; C/T 1501/157). The house at this time was said to be known as 'Grillpazee' (*Argus*, 19 January 1884: 1), possibly after Franz Grillparzer (1791–1872), an eminent nineteenth-century Austrian playwright (Encyclopedia Britannica 2022). In 1881 Radinger had served as Austrian Commissioner to the Melbourne International Exhibition (*Argus*, 11 January 1881: 2). In 1883 the land owned by Radinger was subdivided into 90 building allotments (see Figure 4).

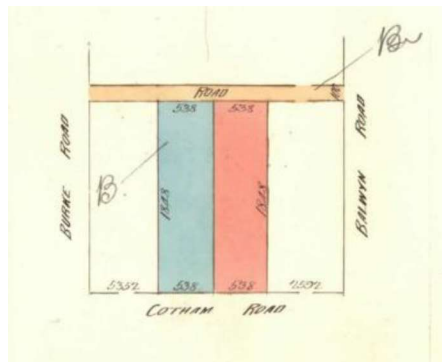


Figure 3. Detail from Certificate of Title 1363/553, showing the parcels of land delineated and coloured blue and red (19 acres) transferred to Eliza Mary Ann Andrews in 1882. (Source: LANDATA)

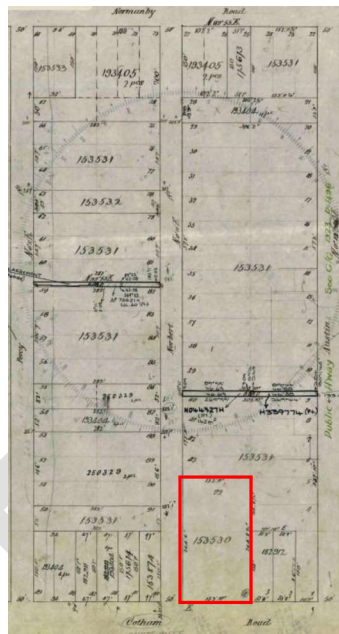


Figure 4. Detail from Certificate of Title 1501/157, showing the 1883 subdivision plan. The subject site formed part of the land parcel identified as No. 153530, outlined in red. (Source: LANDATA with GML overlay)

The estate subdivision plan was first known as the Grill Parzer Estate, as advertised in March 1885 by auctioneers Frazer and Co and surveyors Terry & Oakden (Figure 5). Confusingly, at the same time it was also advertised as the Grillparza Estate, also by Frazer and Co (Age, 5 March 1885: 2). The estate name appears to have drawn inspiration from the name Radinger had bestowed on the house ('Grillpazee') (Argus, 19 January 1884: 1). The estate contained 90 allotments within the block bound by Normanby Road (Gordon Street) to the north, Austin Street to the east, Cotham Road (Whitehorse Road) to the south and Percy Street to the west (see Figure 5).

The advertisement promoted the estate's proximity to the Camberwell and Canterbury railway stations and the proposed Outer Circle Railway (see Figure 5). The subdivision plan was prepared by architects and surveyors Terry & Oakden (Butler 1991).

A promotional flyer for the estate noted the sale of 'a most comfortable well-built 8 roomed brick villa with stables, coach house and outbuildings', with frontages to Cotham Road and Norbert Street (Figure 5). This is illustrated on the flyer in a similar position to the current building at 221 Whitehorse Road. Although the mapping of the house and outbuildings on the flyer does not correlate precisely with the location of the current building, there is no evidence that the house that existed in 1873 had been replaced by this time. An early 1870s construction date for the building is supported by the appearance of the original front section of the current house.

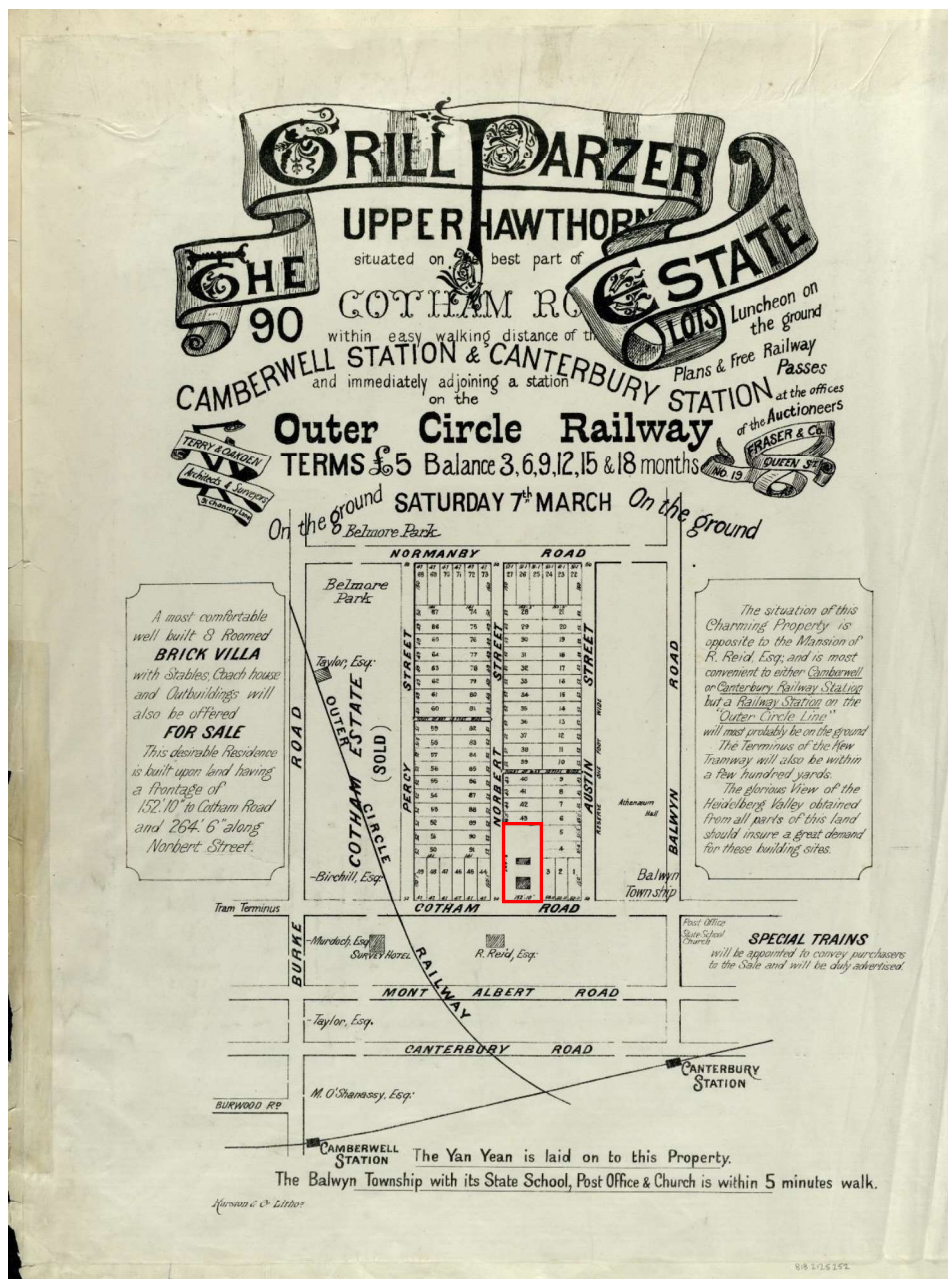


Figure 5. Promotional flyer advertising the sale of the Grill Parzer estate prepared by Terry & Oakden c.1885. The subject site is outlined in red. (Source: State Library Victoria, with GML overlay)



By April of the same year the estate name was changed and was advertised as the Balwyn Park estate, when the 90 allotments were advertised for sale by FL Flint (*Herald*, 7 April 1885: 4). The promotional flyer and auctioneer plans included in the sale notice for the Balwyn Park estate also shows a 'Cottage' and rear 'Stables' at the corner of Whitehorse Road and Norbert Street, in a similar position to that illustrated in Figure 5 (see Figures 6 and 7).

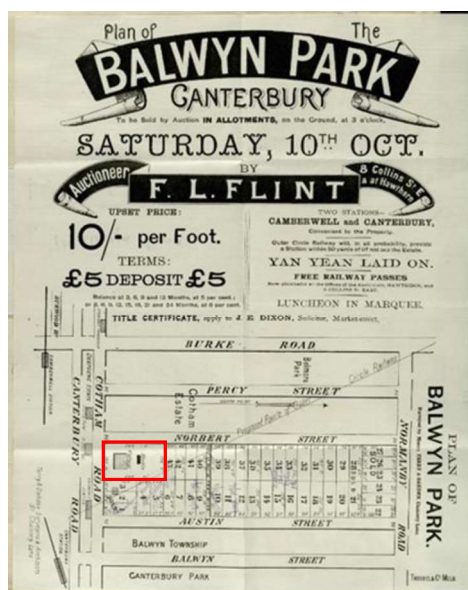


Figure 6. Promotional flyer advertising the sale of the Balwyn Park estate (Cotham and Normanby roads, Percy and Austin streets) by Batten & Percy in 1885. The subject site and existing dwelling and outbuildings are indicated in red outline. (Source: State Library Victoria, with GML overlay)

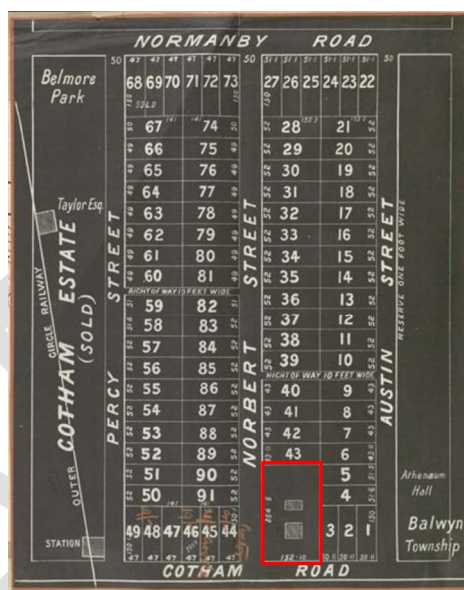


Figure 7. An auctioneer flyer depicting the Balwyn Park estate (Cotham and Normanby roads, Percy and Austin streets) by Batten & Percy c.1885. The subject site and existing dwelling and outbuildings are indicated in red outline. (Source: State Library Victoria, with GML overlay)

Following the subdivision sale, William Brunton was listed in August 1885 as the owner of the property, which was rated for a house and 1 acre of land on Whitehorse Road (CT 1732/288; RB 1887). The property remained in Brunton's ownership until it was transferred to Emma Hibbs in November 1904 (CT 1732/288).

In 1906 Hibbs was listed as the owner of a 10-room brick house rated at £35 (RB 1906). After her death in 1923 the land was divided into three allotments; the location of the dwelling at 221 Whitehorse correlates with the larger of the three allotments (lot 1113791) (CT 1732/288) (see Figure 8). In 1923 two of the three allotments (lots 1113791 and 1134257) were transferred to new owners, one of whom was the son of Emma Hibbs. (CT 1732/288) (see Figure 8). The subdivision at this time may have resulted in the removal of the house's outbuildings. The house at 221 Whitehorse Road is now close to the north boundary of the southernmost allotment.

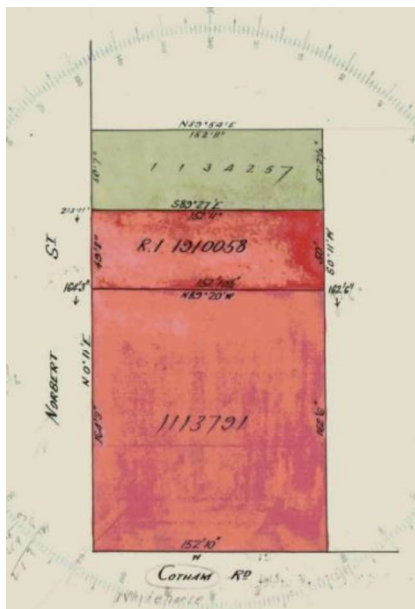


Figure 8. Detail from Certificate of Title 1732/288, showing the subdivision in 1923. The location of the dwelling at 221 Whitehorse correlates with the larger of the three allotments (lot 1113791). (Source: CT 1732/288)

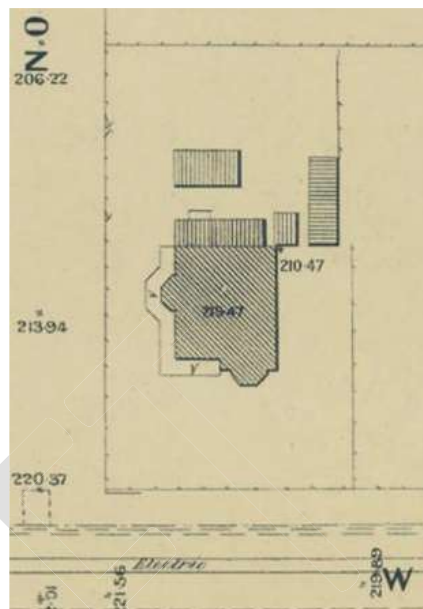


Figure 9. Melbourne and Metropolitan Board of Works detail plan No 2957, Municipality of Camberwell, 1926. (Source: State Library Victoria)

The MMBW detail plan of 1926 shows the footprint of a Victorian-era brick dwelling situated on a fenced block on the corner of Whitehorse Road and Norbert Street. There are bay windows to both the south and west elevations. A return verandah is shown, extending from the bay window at the south elevation, wrapping around the southwest corner of house, and continuing along the west side and terminating at the northwest corner of the house. The house is shown with a rear timber section and timber outbuildings (MMBW 1926) (see Figure 9).

In 1973 and 1987 the property was advertised for sale as a 'Victorian residence, superbly restored'. A double carport and private rear patio had been added to the property by 1973 (*Age*, 8 August 1973: 9; *Age*, 23 May 1987: 51) (see Figure 11). In 1976 a planning permit was approved for the construction of a family room extension to the west elevation of the house (see Figure 10) (BP 58828). The return verandah depicted in the 1926 MMBW detail plan shows that it extended the full length of the house on the west elevation. It is believed that the original verandah was replaced as part of the 1976 proposed works, if not earlier. Other changes to the property included the installation of a brick fence at the southern boundary in 1972 and a contemporary Colorbond fence on the eastern boundary, which appears to have been added in the 2000s (BP 52174).

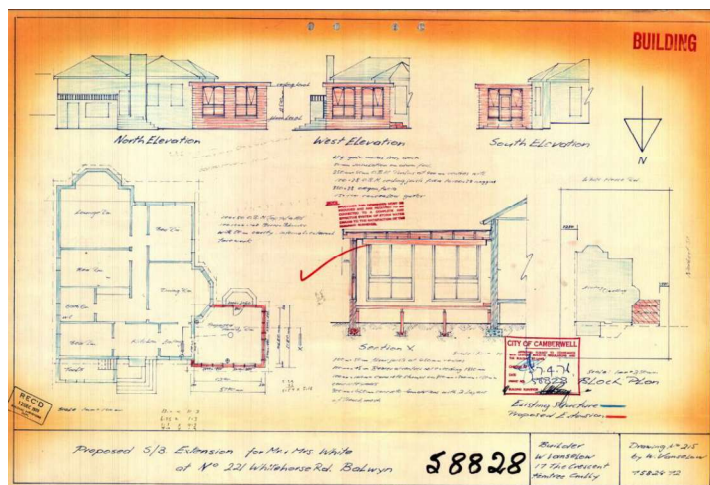


Figure 10. Drawing No. 215 by builder W Vanselow, depicting the proposed family room extension to 221 Whitehorse Road, Balwyn. The City of Camberwell approved the drawings in April 1976 and issued building permit no. 58828. (Source: Boroondara City Council)



Figure 11. Newspaper advertisement for the auction of 221 Whitehorse Road, Balwyn, in 1987. (Source: Age, 23 May 1987: 51)

Following this, the property changed ownership several times throughout the late twentieth century but remained a residential dwelling. It was last sold in 1997 (C/T 8817/546).



### Description

The house at 221 Whitehorse Road, Balwyn, is a single-storey brick villa that was built c.1873. The house is located on the north side of Whitehorse Road on the north-east corner of Norbert Street. It sits on a 774m<sup>2</sup> rectangular allotment with a substantial setback from Whitehorse Road. Due to the fall of the land from south to north, the house sits below street level along Whitehorse Road and is elevated across its rear, where there is a room under the main floor level.

The house displays a typical Victorian asymmetrical form with a return verandah and projecting canted bays at the verandah ends. Sitting beneath a corrugated iron M-shaped hipped roof, the house has smooth rendered brick walls to its principal façades. The detailing of the house is very restrained: simple timber eaves brackets sit below the boxed eaves, and the vertically proportioned, double-hung sash windows have timber frames and round-arched heads. The original verandah, which wrapped around the canted bay facing Norbert Street (see Figure 9), has been replaced. The existing verandah is supported by slender concrete pillars that appear to date to the interwar period, although this is unknown. Under the verandah, facing Whitehorse Road, a single door with a fanlight provides entry into the house.

A rear addition to the house, which extends towards Norbert Street, was added in 1976. Constructed of overpainted concrete blockwork, the extension is attached to the northern return of the west facing canted bay. This somewhat distorts an appreciation of the house's original built form, although its roof line sits under the eaves of the original house, leaving the form of the canted bay legible. The building plans for the extension (Figure 10) show the bay window intact internally, so it is possible that the alteration could be reversed and the canted bay re-instated (see Figure 10). If the rear extension was built as drawn in 1976 (Figure 10), further additions have occurred to its north (Figure 12), although no building plans for this extension were provided by Council.

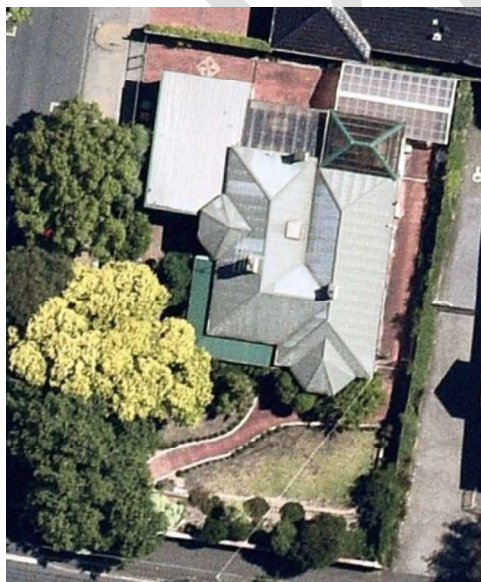


Figure 12. Current aerial view of 221 Whitehorse Road, Balwyn. (Source: Nearmap 2022)



The house sits within an established garden with mature trees and shrubs, including a sizable Pin Oak (*Quercus palustris*) in the southwest corner of the front garden. A tall brick and timber lattice fence which runs along Whitehorse Road; the return fence along Norbert Street is Colorbond steel.

Key features of the place are:

- asymmetrical built form with projecting canted bay windows
- rendered brick walls
- return verandah with concrete pillars (possibly dating to the interwar period)
- M-shaped corrugated iron hip roof
- timber eaves brackets
- original pattern of fenestrations to its west, south and east elevations
- vertically proportioned double-hung timber sash windows with round arched heads
- rendered brick chimneys
- large *Quercus palustris* (Pin Oak) in the front garden.

Alterations and additions include:

- flat-roofed brick extension at the rear northwest corner of the house (c.1976)
- replacement of the original return verandah
- gable-roofed double carport accessed off Norbert Street (by 1973)
- timber deck at the rear of the house, covered by a steeply pitched gable roof clad with corrugated iron and enclosed by a timber railing (by 1973)
- brick boundary fence along Whitehorse Road (by 1972)
- Colorbond steel boundary fence along Norbert Street (c2000s).



Figure 12. South elevation view of 221 Whitehorse Road, Balwyn. (Source: GML 2022)



Figure 13. East elevation view of 221 Whitehorse Road, Balwyn. (Source GML 2022)



Figure 14. Rear of 221 Whitehorse Road, Balwyn, showing the c.1976 addition. (Source: GML 2022)



Figure 15. Return verandah at south elevation of 221 Whitehorse Road, Balwyn. (Source: GML 2022)

### Integrity

The house at 221 Whitehorse Road, Balwyn, is relatively intact, although some changes to original or early fabric are visible. The building retains its original built form, having its M-shaped hip roof, rendered brick walls, chimneys and fenestrations largely intact. The integrity of the house is enhanced by the retention of its original vertically proportioned, timber-framed double sash windows with their round-arched heads and timber eaves brackets. Although the verandah has been replaced, its form reinforces the building's original expression as an asymmetrical mid-Victorian villa. If the extension to the northwest was demolished the original footprint of the verandah shown on the 1926 MMBW plan (Figure 9) could be reinstated. While the side extension to the house along Norbert Street somewhat distorts an understanding of the canted bay along this elevation, its roof line sits under the eaves of the original house, leaving the form of the bay legible. The understated design and detailing of the house is consistent with pre-boom Victorian houses built in suburban Melbourne. Overall, the place is of moderate integrity.

### Comparative analysis

Only a few intact nineteenth-century dwellings survive in Balwyn, Balwyn North and Deepdene. Most of these are along the southern boundary of Balwyn, just north of Whitehorse Road. There are also some surviving early residences south of Whitehorse Road, between Whitehorse Road and Mont Albert Road.

Eight pre-1901 houses in the Balwyn area are currently in the Boroondara Heritage Overlay or have been recommended for inclusion in the overlay. Two of them are in the later Federation Queen Anne style (1 Salisbury Street, Balwyn, and 199 Whitehorse Road, Balwyn) so they are not considered useful comparators for 221 Whitehorse Road, which is earlier and a pre-boom Victorian-era dwelling. The remaining six are described below.



Figure 16 HO877: 'Mararoa', 28 Leonard Street, Deepdene (c.1889). (Source: City of Boroondara)

'Mararoa' is of local historical significance as a rare example of nineteenth-century development in Deepdene (formerly part of Balwyn) prior to the opening of the Outer Circle railway line and the subsequent suburban subdivision. Built c.1889 on the Cotham Estate (1884), it is one of only a few houses that survive largely intact from this period in the Deepdene and Balwyn area.



Figure 17 HO192: 9 'Canonbury', 9 Barnsbury Road, Balwyn (1861). (Source: National Trust of Australia (Vic.))

'Canonbury', 9 Barnsbury Road, Balwyn, built in 1861, is of local architectural significance as an example of an early Italianate villa. The stuccoed villa is single storey and symmetrical, with a gabled central porch surmounted by a finial. The current return verandah is a later addition or replacement (c.1970s or 1980s).



Figure 18 HO390: 'Colongulac', 11 Luena Road, Balwyn North (c.1892–94). (Source: City of Boroondara)

'Colongulac', 11 Luena Road, Balwyn North, is of local significance as a large single-storey villa with a central tower. It is a late example of the Victorian Italianate form and incorporates hybrid characteristics associated with the emerging Federation style.



Figure 19 HO761: 192 Doncaster Road, Balwyn North (1856). (Source: City of Boroondara)

192 Doncaster Road, Balwyn North, is of local historical significance for its early Victorian (1856) stone farmhouse that sits hidden at the rear of the current building. It is significant as the earliest known house in Balwyn, associated with the early subdivision and initial private sale of the land that formerly constituted Elgar's Special Survey, which was acquired in 1841.



Figure 20 Recommended for HO: Fankhauser Farmhouse, 224 Belmore Road, Balwyn North (also known as 4 Collins Court) (1870s/80s) (c.1870s–1880s). (Source: Built Heritage 2015)

Fankhauser farmhouse, 224 Belmore Road, Balwyn North, is of local historical significance for demonstrating the early farming history of Balwyn. Built in the 1870s or 1880s, it is a representative polychrome brick Italianate house with notable details. It has a symmetrical façade and M-hip roof. Windows are double-hung sashes below segmental brick arches. It has lost its original front verandah



Figure 21 Recommended for HO: 17 and 19 King Street, Balwyn (c.1893). (Source: Built Heritage 2015)

17 and 19 King Street, Balwyn, built c.1893, are of local historical and aesthetic significance as a pair of double-fronted timber Italianate houses with typical features. They are largely intact externally, apart from a double-storey extension to the rear of No. 17.

The early construction date as a residential dwelling, which pre-dated the first major period of Balwyn's residential development in the 1880s, distinguishes 221 Whitehorse Road, Balwyn, from comparable houses in the area that are in or have been recommended for inclusion in the Boroondara



Heritage Overlay. Built by 1873 on the Balwyn Park estate (1885), the house predates the opening of the Outer Circle Railway in 1891. It was one of few houses on the estate until the line reopened a decade later in c.1900, prompting expansion of the area and denser suburban development. It appears to be the only nineteenth-century house within the former Balwyn Park estate that has survived. In this regard it is most comparable to 'Mararoa', built c.1889 prior to any significant residential development of the Cotham Estate.

The house at 221 Whitehorse Road was built for James Andrews, a civil servant, and is therefore not directly comparable with other early to mid-Victorian-era brick dwellings in Balwyn and Balwyn North such as 192 Doncaster Road (HO761) and the Fankhauser Farmhouse (recommended for HO), which are associated with the early farming history of Balwyn. In contrast the subject site was situated on an allotment of approximately 20 acres, which from 1873 to 1883 was laid out in flower and vegetable gardens, an orchard, and grass and cultivation paddocks. Despite the productive use of the land, farming was not a primary land use.

In terms of intactness, 221 Whitehorse Road, Balwyn, is comparable to 224 Belmore Road, Balwyn North which has lost its front verandah and one chimney, and 17 King Street, Balwyn, which has a rear addition visible from the street. The detailing of 221 Whitehorse Road is more modest, particularly compared to the house at 9 Barnsbury Road, Balwyn (HO192), which exhibits a fine level of detail. In this regard (relative intactness and modest detailing) 221 Whitehorse Road compares well to the timber houses at 17 and 19 King Street, Balwyn (recommended for HO). Those properties, however, demonstrate Italianate features typical of late-Victorian dwellings and so are not directly comparable with 221 Whitehorse Road, which is an earlier example. Similarly, 'Colongulac' 11 Luena Road, Balwyn North (HO390), is not directly comparable because it is a later example (c.1892–94) and incorporates hybrid characteristics associated with the emerging Federation style.

### **Assessment against criteria**

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

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

The residence at 221 Whitehorse Road, Balwyn, which appears to have been built by 1873 for John Andrews, civil servant, is historically significant as one of the earliest surviving residential dwellings in Balwyn that pre-dates the first major period of residential development in the 1880s. Limited evidence survives of this phase of development in this part of Boroondara. The house was built on an original allotment of approximately 20 acres, which extended from its frontage to Whitehorse Road to its northern boundary at Gordon Street. Following the residential subdivision of the Balwyn Park Estate c.1885, which saw the development of the western side of Austin Street and the eastern side of Norbert Street, the house stood on a reduced holding of 1 acre (later reduced to the current allotment of 774m<sup>2</sup>).

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

N/A



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

N/A

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

N/A

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

N/A

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

N/A

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

N/A

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

N/A

### **Statement of Significance**

#### **What Is Significant?**

The house at 221 Whitehorse Road, Balwyn, built by 1873, is significant.

Elements that contribute to the significance of the place include:

- asymmetrical built form with projecting canted bay windows
- return verandah with concrete pillars (possibly dating to the interwar period)
- M-shaped corrugated iron hip roof
- timber eaves brackets
- original pattern of fenestrations to its west, south and east elevations
- vertically proportion double-hung timber sash windows with round arched heads
- rendered brick chimneys.

The front brick and lattice fence constructed c.1972, the rear carport and patio constructed by c.1973, and the east elevation addition constructed c.1976 are not significant.



### How Is It Significant?

The house at 221 Whitehorse Road, Balwyn, is of local historical significance to the City of Boroondara.

### Why Is It Significant?

The residence at 221 Whitehorse Road, Balwyn, built by 1873, most likely for civil servant John Andrews, is historically significant as one of the earliest surviving residential dwellings in Balwyn that predates the first major period of residential development in the 1880s. Limited evidence survives of this phase of development in this part of Boroondara. The house was built on an original allotment of approximately 20 acres, which extended from its frontage to Whitehorse Road to its northern boundary at Gordon Street. Following the residential subdivision of the Balwyn Park Estate c.1885, which saw the development of the western side of Austin Street and the eastern side of Norbert Street, the house stood on a reduced holding of 1 acre (later reduced to the current allotment of 774m<sup>2</sup>).

### Grading and Recommendations

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

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

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

Identified by:



City of Boroondara 2021

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DRAFT



## 5 Creswick Street, Deepdene

**Prepared by:** GML Heritage

**Address:** 5 Creswick Street, Deepdene

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



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

### Historical Context

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

*6.0 Building Towns, Cities and the Garden State*

*6.3 Shading the suburbs*



### Locality History

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

#### *Development to 1914*

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

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

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

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

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



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

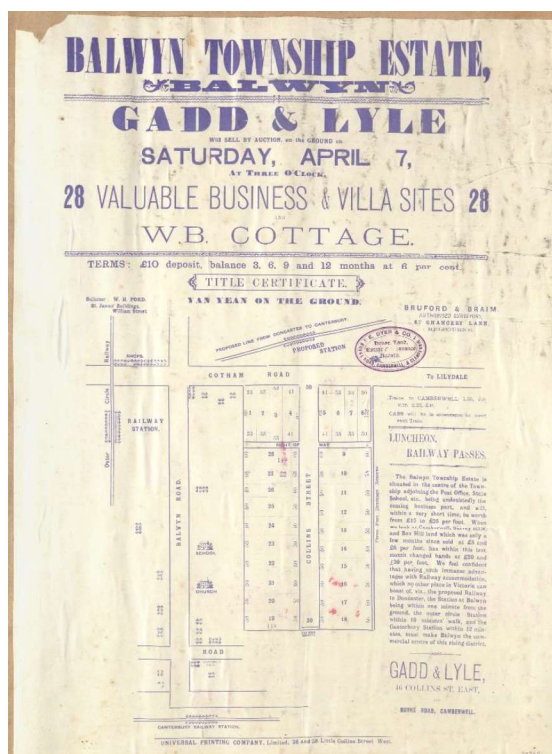


Figure 2. Advertisement for business and villa sites in the Balwyn Township Estate, 1888. (Source: State Library Victoria)

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

#### *Interwar development*

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



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

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

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

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

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



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

### Place History

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

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

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

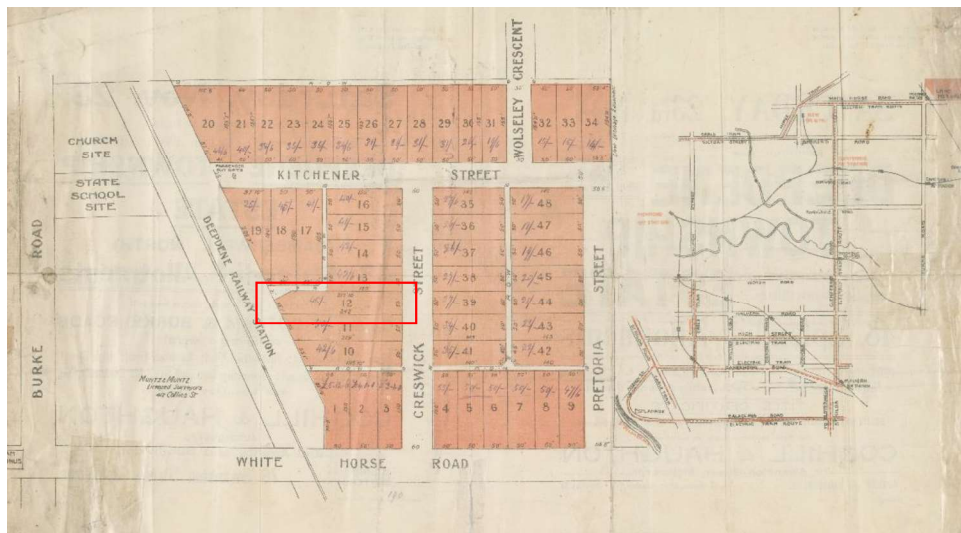


Figure 3. Deepdene Township Estate subdivision plan, 1912, showing the location of 5 Creswick Street, Deepdene, as Lot 12 (red outline). (Source: State Library Victoria, with GML overlay)



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

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



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

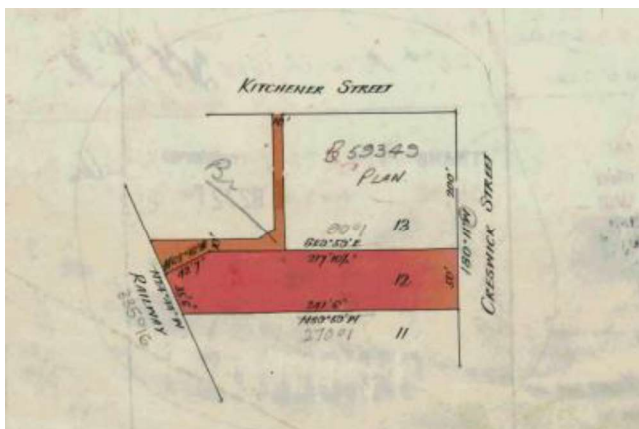


Figure 5. Detail from Certificate of Title 4111/197 showing the parcels of land delineated and coloured brown and pink that were transferred to Lilian Martha Cant in 1918. (Source: LANDATA)

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

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

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

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



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

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



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

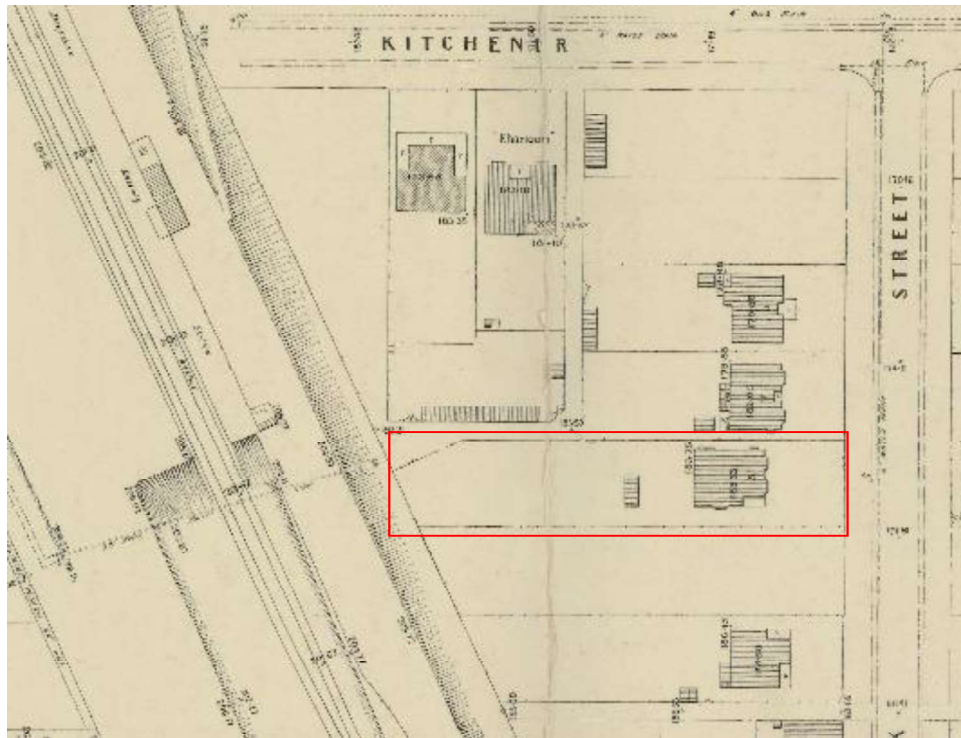


Figure 7. Detail from Melbourne & Metropolitan Board of Works detail plan No. 2954, Municipality of Camberwell, 1926. 5 Creswick Street is outlined in red. (Source: State Library Victoria)

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

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

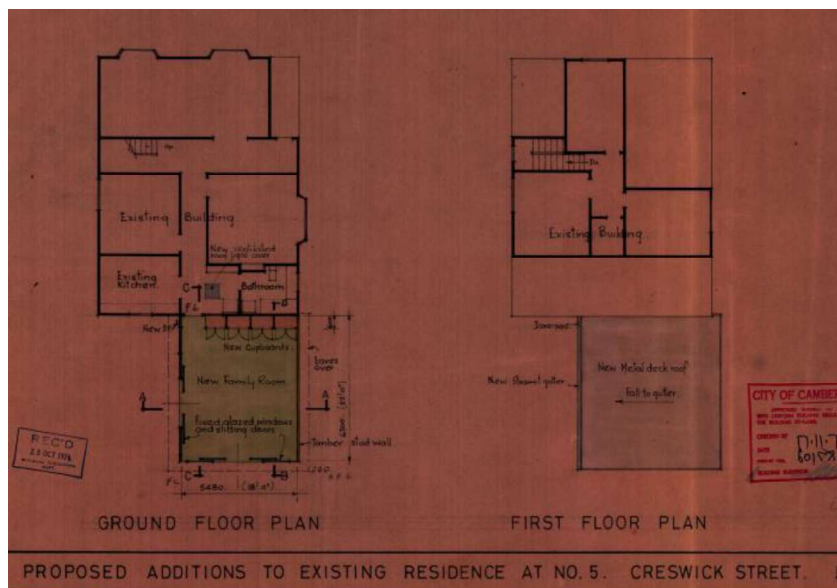


Figure 8. Drawing by A. F. Colafella Pty Ltd Consulting Engineers, depicting the proposed extension to 5 Creswick Street, Deepdene. The City of Camberwell approved the drawings in 1976 and issued Building Permit No. 60158. (Source: Boroondara City Council)

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

### Description

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

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

Original and defining features of the house are:

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



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

Alterations and additions include:

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





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

### **Integrity**

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

### **Comparative Analysis**

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

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

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

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

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

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

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



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

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

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



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

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



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

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



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

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



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

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

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

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



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

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

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

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



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

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



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



HO593: 62 South Road, Brighton, built in 1927 by Dunlop & Hunt (Source: Hermes)	substantial and well-articulated attic-storeyed dwellings.
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### Assessment Against Criteria

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

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

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

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

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

N/A

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

N/A

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

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

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

N/A

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



N/A

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

N/A

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

N/A

DRAFT



## Statement of Significance

### What Is Significant?

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

Elements that contribute to the significance of the place include:

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

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

### How Is It Significant?

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

### Why Is It Significant?

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

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



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

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

### Grading and Recommendations

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

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

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

Identified by:

Context 2021



## References

*Advance Australia*, as cited.

*Australian Home Builder*, as cited.

Batten & Percy 1888. 'Balwyn Township Estate'. Batten and Percy Collection, State Library Victoria.

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## Corra Lynn

**Prepared by:** GML Heritage

**Address:** 6 Creswick Street, Deepdene

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



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

### Historical Context

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

*6.0 Building Towns, Cities and the Garden State*

*6.3 Shading the suburbs*



### Locality History

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

#### *Development to 1914*

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

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

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

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

During the 1880s two significant developments in public works spurred residential settlement. A mains water supply from Yan Yean Reservoir was constructed between 1880 and 1882, from Cotham Road along Whitehorse Road, as far as Balwyn Road. In addition, the construction of the Outer Circle Railway, passing through Ashburton, Camberwell, Deepdene and Kew East, commenced in 1887. As a result, land in the Balwyn area became highly sought after by speculators who established residential estates. The subdivisions included Deepdene estate (1884), Belmore Park Estate in



Deepdene (1888) and others further north, including the Kew Park Estate (1888), the Heights of Kew Estate (1888), and the Kew Vale Estate (1889) – all located on the south side of Doncaster Road in what is now Balwyn North, (Built Heritage 2015:9), and in Balwyn township itself (see Figure 1). A small number of mansion houses were erected in the more elevated parts of Balwyn in the late 1880s and early 1890s, taking advantage of fine views to the north and east.

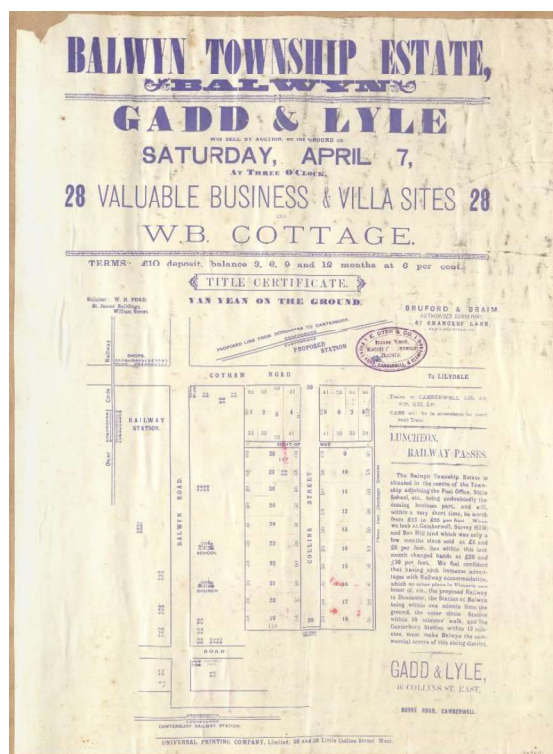


Figure 2. Advertisement for business and villa sites in the Balwyn Township Estate, 1888. (Source: State Library Victoria)

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

#### *Interwar development*

New public transport connections to the area that were established from the first decades of the twentieth century encouraged residential development in Balwyn and Deepdene. A short section of the Outer Circle Railway, between East Camberwell and Deepdene, was reopened in 1900 and was serviced by the 'Deepdene Dasher' steam train until 1927; part of the line remained open as goods-only service until 1943. Close to the Deepdene Railway Station, a hotel operated in Deepdene in the early 1900s. The Prahran & Malvern Tramways Trust extended its electric tramway service from



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

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

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

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

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



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

### Place history

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

Residential development of the Balwyn (Deepdene) area began in a limited way in the 1880s but gathered pace in the early 1900s. John Graham of Creswick purchased approximately 11 acres of Elgar's Special Survey in 1912, which he subdivided the same year to form the Deepdene Township Estate. There was 'strong demand' for allotments in the estate due to its proximity to the Deepdene railway station and the new 'electric tram terminus' which reached the corner of Cotham Road and Burke Road in 1913 (*Prahran Telegraph*, 23 November 1912:5). Before the arrival of the electric tramway, the Outer Circle railway had 'been the only means of communication with the city' (*Herald*, 29 April 1915:8). The tramway offered prospective purchasers a new convenience that was a key factor in the success of the Deepdene Township Estate.



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

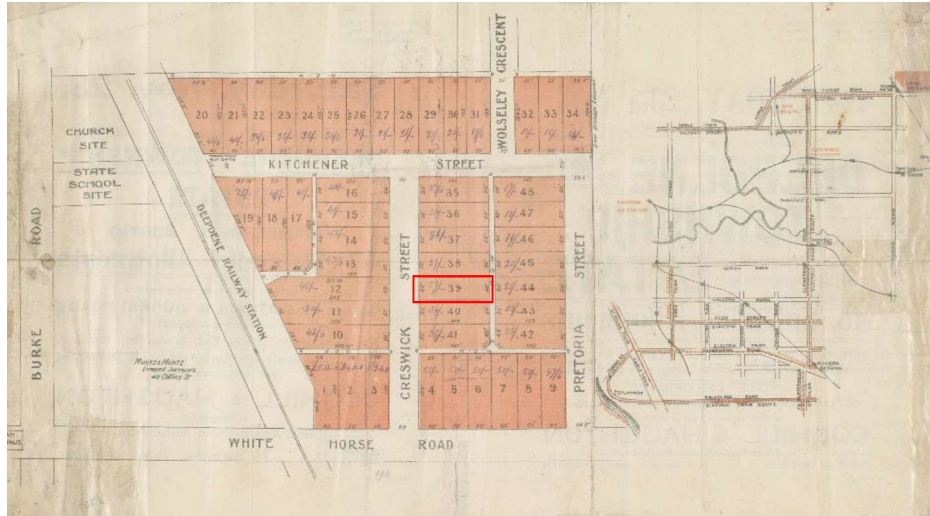


Figure 3. Deepdene Township Estate subdivision plan, 1912, showing the location of 6 Creswick Street, Deepdene, as Lot 39 (red outline). (Source: State Library Victoria, with GML overlay)



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



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

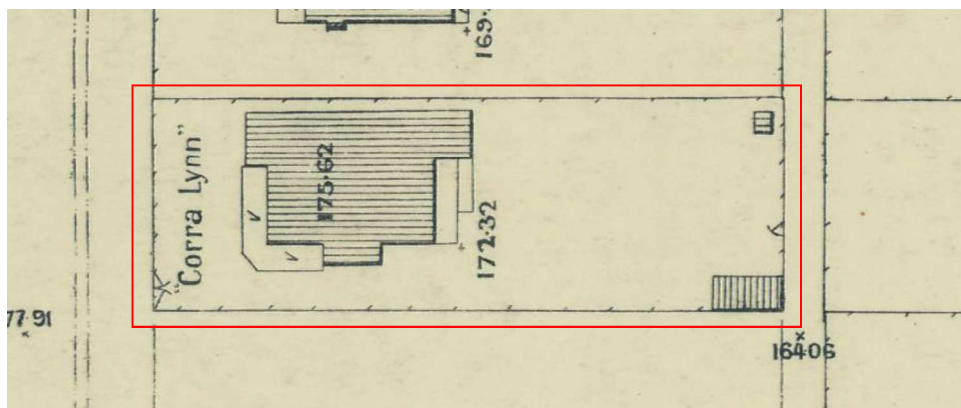


Figure 5. Detail from Melbourne and Metropolitan Board of Works detail plan No. 2954, Municipality of Camberwell, 1926. (Source: State Library Victoria, with GML overlay)

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

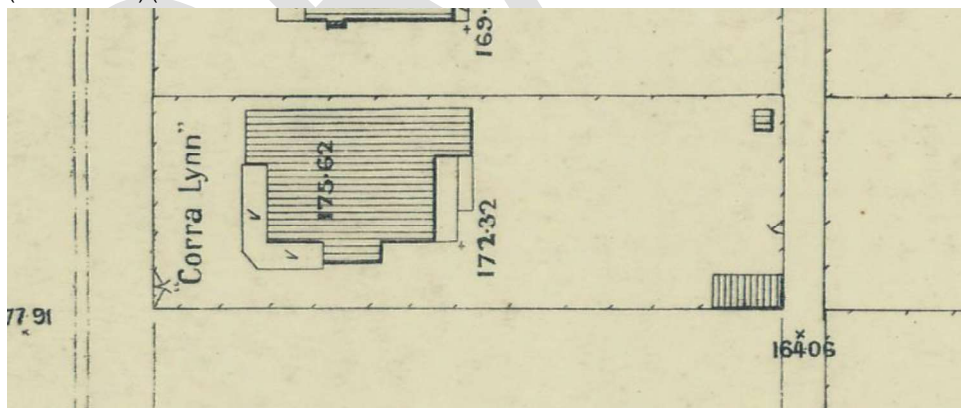


Figure 5). The smaller of the two outbuildings is most likely the outside toilet, accessed for waste disposal via a gate to the rear lane; the MMBW connected the sewerage to this area in 1920 (Built Heritage 2015: 10).

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



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

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

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

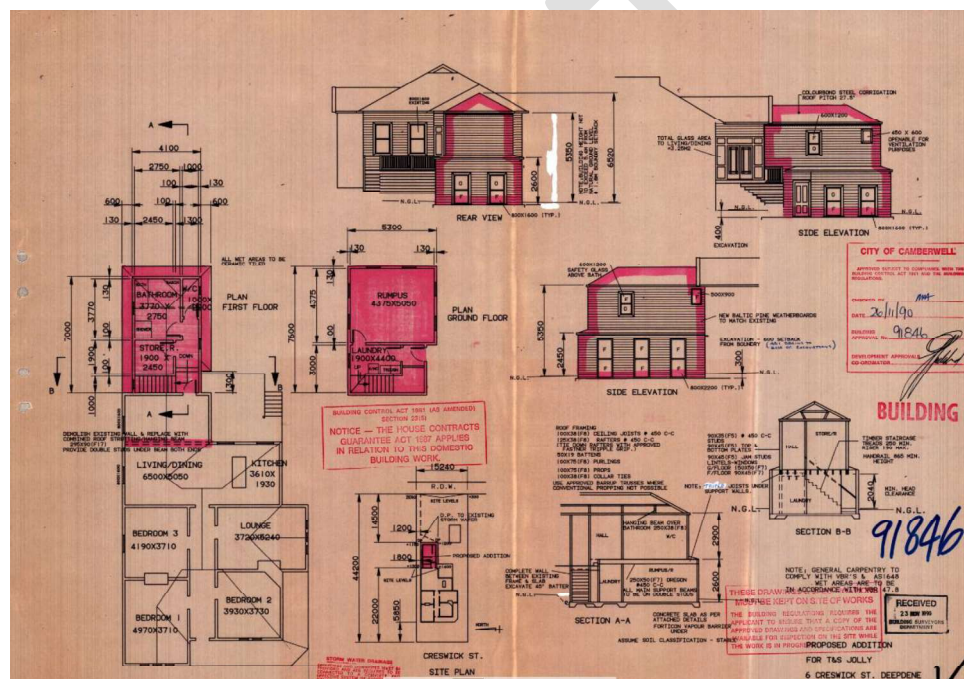


Figure 6. Building plans from 1990, showing a rear extension to the house, providing a bathroom and store at the main floor level and a rumpus room below. (Source: City of Camberwell, BP 91846)

### Description and Integrity

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

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



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

Key features of the building and landscape are:

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

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



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



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

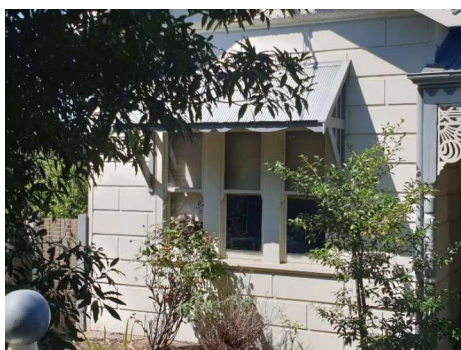


Figure 9. West-facing window with window hood. (Source: GML, February 2022)



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

### Integrity

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

### Comparative analysis

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



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

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

The Federation style is commonly associated with domestic architecture and its adaption of a simple nineteenth-century building form (single- or doubled-fronted) in red brick, weatherboard, or timber block front to create a lighter and more picturesque appearance by use of timber columns and decoration, projecting gables, verandahs (often under the main roof form), mixed roof forms, and orange terracotta roof tiles. The style is closely related to the local Queen Anne style adapted from examples from England and America, but given a local flavour by integration of Queen Anne decorative details with the wrap-around verandah incorporated into the main roof of early Australian homesteads.

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



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

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



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

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



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

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

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

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



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

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

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

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



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

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

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



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

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

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




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

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

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

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

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

### **Assessment Against Criteria**

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

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

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



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

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

N/A

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

N/A

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

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

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

N/A

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

N/A

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

N/A

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

N/A



## Statement of Significance

### What Is Significant?

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

Elements that contribute to the significance of the place are:

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

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

### How Is It Significant?

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

### Why Is It Significant?

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



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

### Grading and Recommendations

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

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

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

**Identified by:**

Context 2021



## References

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