

'Silver Birches' (formerly 'Hillsborough') and garden

Prepared by: Context

Address:

129-131 Yarrbat Avenue, Balwyn

Name: 'Silver Birches' (formerly 'Hillsborough') and garden	Survey Date: October 2018
Place Type: Residential	Architect: A S and R A Eggleston.
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: 1936



Figure 1. View of 129 Yarrbat Avenue, Balwyn. (Source: Context, November 2017)

Historical Context

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

Interwar development

A number of significant infrastructure projects established from the first decades of the twentieth century provided opportunities for extensive residential development in Balwyn. 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. In addition, 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). 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. An elevated area on the north side of Whitehorse Road was developed in the 1930s as the prestigious Reid Estate. The wealthy retailer Oliver Gilpin built the mansion home 'Idylwylde' in Balwyn in the 1930s (now Connaught Aged Care); its extensive grounds included lavish sunken gardens, an ornamental lake, a swimming pool and a private zoo.

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 of 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 also 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, relocated to David Syme's former mansion 'Tourmont' in Balwyn Road in 1936. The Anglican Mission of St James and St John opened a large 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.

History

Located on the north side of Yarrbat Avenue, the subject site occupies a generous sized allotment situated between Fitzgerald Street to the east and Narrak Road to the west. The land comprises allotment 10, section 13 of Canterbury Park Estate ('Canterbury Park Estate' 190-). The first land sale on the Canterbury Park Estate was held in 1883 (*Herald* 4 April 1883:4). Building activity on the estate was slow because of the economic depression of the 1890s. At the 1910 sale of remaining lots, 20 lots were sold with prices ranging from 17s to £2 per foot (*Evening News* 10 October 1910:10). Allotments on the Canterbury Park Estate continued to be advertised through the 1920s (*Age* 3 April 1925:4).

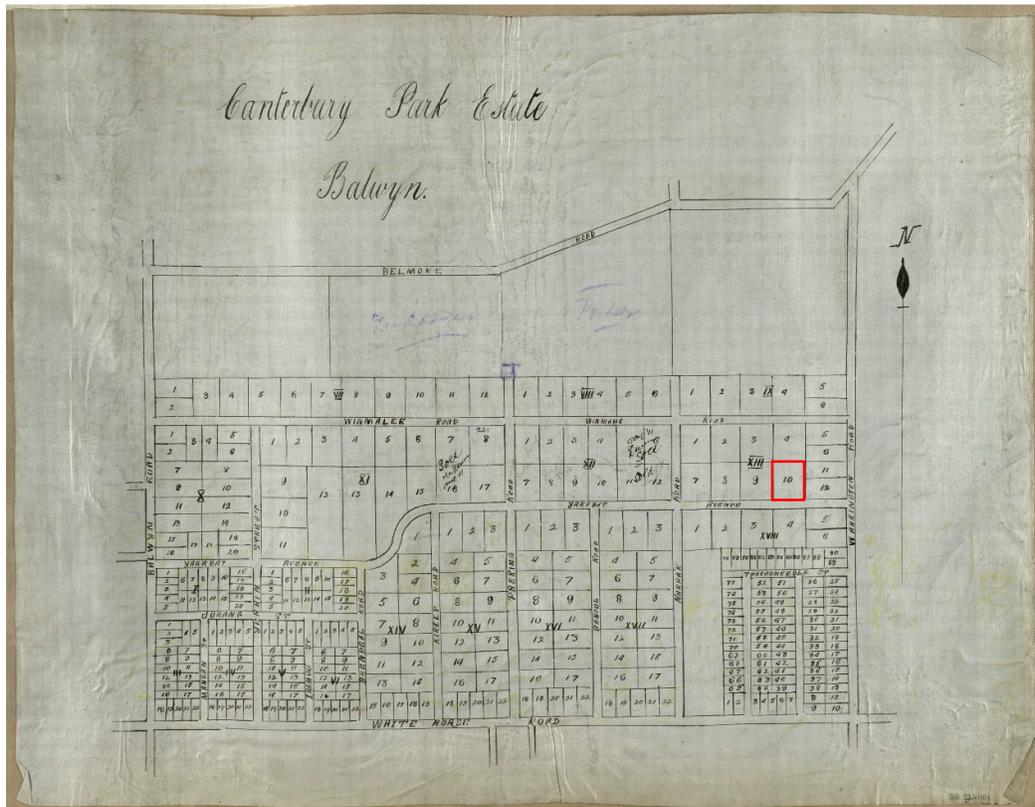


Figure 2. 'Canterbury Park Estate Balwyn' 190- residential subdivision with subject allotment outlined in red box. (Source: State Library Victoria)

Douglas Gray George purchased the allotment which is now 129-131 Yarrbat Avenue, Balwyn, and had the house 'Hillsborough' built in 1936 (Built Heritage 2015; *Herald* 27 May 1939:1). An article in *Art in Australia* in May 1939 described the George house in Yarrbat Avenue, Balwyn, designed by architects A S and R A Eggleston:

In order to gain the best ventilation, the plan generally speaking is only one room in thickness. This enables each room to obtain the benefit of the cool southerly wind and gives garden views on either side of the house. The terrace is paved with slate and the dwarf walls are of bluestone... The brick walls are colour-washed off white and the roof is covered with old English slates of a warm grey tone verging on green and purple. The windows are painted a light grey (Art in Australia 1939:74-75).

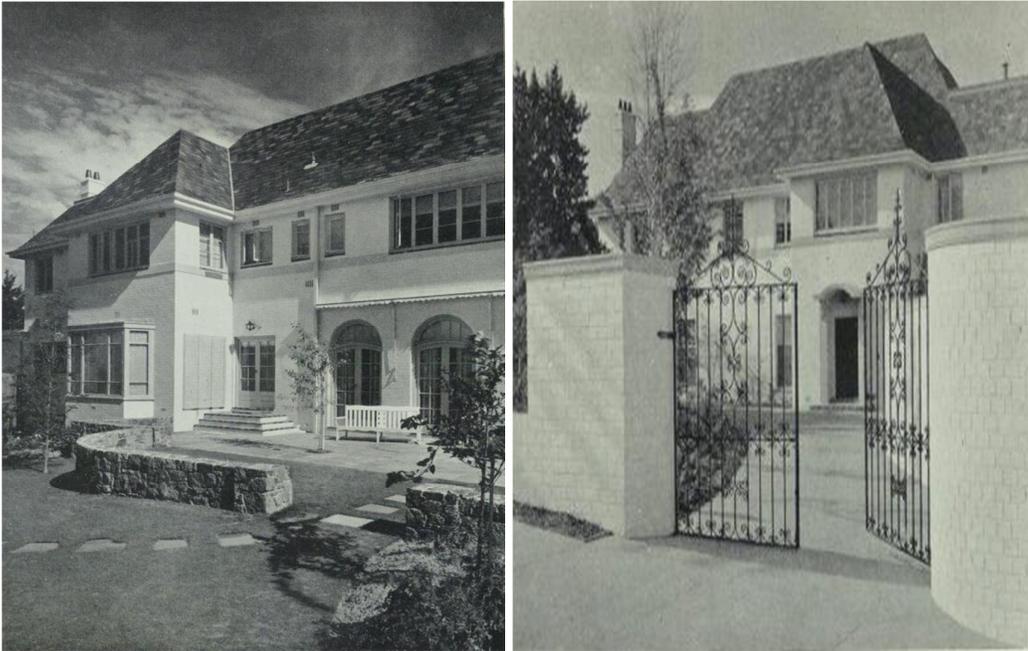


Figure 3. Exterior views of 129 Yarrbat Avenue, 1939. (Source: *Art in Australia* 1939:74-75)



Figure 4. Interior views of 129 Yarrbat Avenue, 1939. (Source: *Art in Australia* 1939:75-76)

Edna Walling designed the garden, 'Silver Birches', for 'Hillsborough' in 1936 (see Figure 5) (Built Heritage 2015:34). The garden name has since been adopted for the entire property.



Figure 5. Edna Walling's design for the 'Silver Birches' garden for Douglas George, Yarrbat Avenue, Balwyn, 1936. (Source: Walling 1936, SLV)

The grand residence and garden reflects the wealth and status of its owner, Douglas Gray George, who was the managing director of Georges Ltd on Collins Street, a luxury department store.

Georges department store was established in 1880 as 'George and George' in Melbourne's CBD by brothers William and Alfred George. In 1883 the brothers moved to four-storey premises at 11-17 Collins Street East, and after a disastrous fire in September 1889, the business moved to its famous location at 162-168 Collins Street (originally 89 Collins Street East). By 1901 Georges was a 'favoured spot with most of the smartest people in Melbourne', becoming an icon of genteel shopping and epitomising the exclusive image of Collins Street. Advertised as the 'Universal Provider', it sold all manner of goods from drapery and laces to carpets and coal. It was a pioneer in Australian retailing, being one of the first stores to introduce lifts, a cash discount system, and a bargain basement 'on the American principle'. The 1940s Georges Gallery and the Invitation Art Prize from the early 1960s supported artistic achievement across the state, prize winners including John Olsen and Fred Williams. Cox Brothers took over Georges from 1960 to 1966, with David Jones Ltd buying the business in 1981. Georges closed its city and suburban stores in October 1995 after 115 years, despite a number of rescue bids (May 2008).

After William George died in 1935, his son Douglas Gray George became managing director of Georges Ltd. Only four years later, in May 1939, Douglas Gray George died at the age of 46 and was survived by his wife, Margaret. The couple had no children (*Herald* 27 May 1939:1). Margaret George remained at 'Hillsborough' until at least 1942 (S&Mc 1942). The subsequent owner-occupants were Geoffrey Garnett Macalester and his wife, Margaret O'Neil, from 1947 until 1970, who don't appear to have made any alterations to the house (*Age* 20 June 1947:22; *Age* 20 October 1970:21)

Colin Douglas Mayes, company director, owned the property from 1971 (*Age* 11 November 1976:27; BP 1971). During his ownership, Mayes carried out several works to the house including significant additions in 1971, including the installation of a pool and change rooms, the demolition of some internal walls in the kitchen and a small extension to the family room to the east; minor alterations and additions in 1975 that appear to be internal and connected to the basement; and bathroom alterations in 1982 (BP).

Architects

Alec Stanley Eggleston was born in St Kilda, Victoria, and served his articles with Beverley Ussher of Ussher & Kemp between 1900 and 1903. Working at Ussher & Kemp until 1906, Eggleston moved into private practice with a branch office in Warrnambool. Between 1912 and 1923,

Eggleston was in partnership with Percy Oakley as Eggleston & Oakley, after which he formed a partnership with his son Robert A. Eggleston and J. Douglas Overend. The firm of A.S. & R.A. Eggleston & J.D. Overend practiced until 1936, when Overend left the firm. In 1954, the firm became Eggleston, MacDonald & Secomb and was an influential force in modern design for the mid-latter part of the twentieth century (Context Pty Ltd, 2017).

Description & Integrity

'Silver Birches' (formerly 'Hillsborough'), 129-131 Yarrabat Avenue, Balwyn, is a substantial two-storied interwar Georgian Revival residence built in 1938. Constructed of brick with a slate roof, the house is located on the north side of Yarrabat Avenue, bound by Fitzgerald Street to the west and Narrak Road to the east, and is located on a generous allotment. Set within established gardens, the property's Yarrabat Avenue boundary is enclosed by a painted face brick wall punctuated by a pair of wrought iron driveway gates and a single solid timber service gate close to its eastern boundary. The capped sections of the front fence and wrought iron gate are original. There is a cross fall to the site, falling gently from south to north, and west to east, giving views to the north east.



Figure 6. The principal façade. (Source: Context 2018)

The house is set under a high-pitched hip roof with bell-cast eaves. Tiled in slate, the ridge lines have concealed transverse flashings under the slates removing the need for ridge capping. This heightens a sense of simplicity and clarity in the design and demonstrates the restrained and simplified detailing often evident in Georgian Revival architecture. Eaves are understated with soffit linings in painted smooth sheeting. The roof is punctuated on its eastern side with a large painted brick chimney capped with simple corbeling and a pair of early terracotta chimney pots. A similar chimney punctuates north face of the roof line at its western end.



Figure 7. The bell-cast eaves to the roof of the residence and garage. (Source: Context 2018)

Whilst asymmetrical in form, the southern elevation, facing Yarrbat Avenue, further demonstrates an understated restraint in detailing prevalent in Georgian Revival architecture. The main entrance is marked by a simple smooth rendered door surround and pediment with a wrought iron security door. Positioned centrally within a section projecting from the main façade line, a series of five casement windows above provide a contrasting horizontal element to the otherwise vertical proportions of the elevation. The remaining fenestration on the upper level, are simple pairs of side hung casements with horizontal mullions dividing the glass into three equal panes. Sills are of unpainted brick. On the ground floor the windows are multi-paned double-hung windows of vertical proportions. A rendered string course is positioned three quarters of the way up the wall demarcating the ground and upper floors.

'Silver Birches' is positioned towards the front of a substantial allotment with large mature deciduous trees in the front yard and expansive rear gardens including a swimming pool. A garage, which is original to the house, is positioned in the south east corner of the allotment and is concealed from the street by a serpentine wall of painted brick extending from the front driveway gates towards the house's entrance. This wall is a part of the original garden designed by Edna Walling. The painted brick front fence is horizontal in height from its eastern corner until the second drive gate pier. It has a simple painted concrete capping and is inset with a letter box, newspaper tube and entrance gate that appear early. The fence then continues, uncapped where it has been raised, following the fall of the land for the remainder of the boundary. The house name 'Silver Birches', fashioned out of mild steel and applied to the front fence, is a later addition.



Figure 8. The serpentine wall and front fence, and roof of original garage. (Source: Context 2018)

'Silver Birches' is of very high integrity with very few changes to original or early elements of the place. The building retains its original building form, slate roof, original fenestrations painted brickwork, garage and most garden elements associated with the Edna Walling garden design.

The integrity of the house is greatly enhanced by the high level of intactness of these main elements, which includes details such as the slate roof, multipaned casement and double-hung windows, unpainted window sills, walls of painted brick work, entrance door surround and pediment, rendered string course, original chimney and chimney pots, the garage and elements of the Edna Walling garden including the capped sections of the front fence, curved drive wall and entrance gates, mature plantings (in particular the mature specimen Oak), and pond, low rubble stone walls and other hard landscaping features in the rear garden.

Alterations and additions made in 1971 include the installation of a pool and change rooms, the demolition of some internal walls in the kitchen and a small extension to the family room to the east. These additions are not visible from the street and do not impact on the integrity of the house. The 1975 and 1982 alterations were internal.

The integrity of the place is very slightly diminished by the raising of the original fence height west of the driveway pier.

Comparative Analysis

In Australia, the Interwar Georgian Revival style began to make its presence felt during the 1920s. Rediscovering the simple and subtle details of the early nineteenth century architecture of New South Wales and Tasmania, this interwar style was the first time in Australia's history that an early style of our own architecture was chosen as the starting point for a twentieth-century idiom. It mirrored a similar interest in Georgian-era architecture in America's architecture in the early years of the twentieth century.

Hallmarks of the Georgian Revival style were a simplicity and clarity of proportions layered with a restrained classicism. Predominantly domestic in scale, the buildings were frequently of fine face brickwork or stucco with regular repetitive fenestrations. Roof lines were commonly simple hips

(often steeply pitched), whilst classical elements such as orders, porticoes, pediments, etc. added a refinement to overall compositions.

Buildings were commonly free standing in formal garden settings and contributed a good-mannered scale and detail to the streetscape. The style was particularly favoured by academically trained architects and well-to-do clients.

Whilst a number of interwar precincts are identified within the City of Boroondara, few have examples of the Georgian Revival style.

Seven individual properties of the Georgian Revival style are identified as significant within the municipality and offer good comparisons to 129 Yarrbat Avenue, Balwyn.



HO277 1 Bradford Avenue, Kew (c.1927-8)
(Source: Lovell Chen Architects & Heritage Consultants)

1 Bradford Avenue, Kew is of local historical and architectural significance. Though a relatively late example, 1 Bradford Avenue is a fine and intact example of a two-storey Mediterranean Style suburban residence of the interwar period. Stylistically, the house is an accomplished exercise in the fusion of Mediterranean forms and usage of loggias and arcades with elements of Georgian Revival detailing. The synthesis was central to Australian trained architects' thinking in the interwar period, at least in high culture circles. The gracefully planted and tranquil garden complements the air of innate repose and balance.



HO406 1292 Toorak Road, Glen Iris (c.1931)
(Source: Lovell Chen Architects & Heritage Consultants)

1292 Toorak Road, Glen Iris is of local historical and architectural significance. It is a representative, intact and prominently sited example of a substantial two-storey residence of the interwar period, which retains its original setting, including the brick and stucco fence. Typical for the period, the house is an assured composition which consciously blends elements taken from diverse stylistic and cultural sources.



HO392 91 Maud Street, Balwyn North (c.1940)
(Source: Lovell Chen Architects & Heritage Consultants)

91 Maud Street is of local historical and architectural Significance. A conservative design, the dwelling reflects the broad acceptance of the Georgian or Mediterranean amalgams as a preferred style for Australian housing. The exterior of the house reflects an increasing gravitation to Neo-Georgian that appeared in the late 1920s and early 1930s and was popular in Toorak, South Yarra and other elite suburbs with clear overtones of gracious living.



HO689 67 Mont Albert Road, Canterbury (c.1936)
(Source: Context)

67 Mont Albert Road, Canterbury is of local architectural and aesthetic significance. The dwelling is representative of the development of the Georgian Revival style in the 1920s and 30s and its popularity amongst the upper-middle classes as a result of the work of William Hardy Wilson and Leslie Wilkinson. It is of importance as a fine, highly intact example of the Georgian Revival style, with American Georgian Revival influences. The dwelling embodies the principal characteristics of the style and presents as a well composed example.



HO384 10 Fitzgerald Street, Balwyn (c.1924)
(Source: Lovell Chen Architects & Heritage Consultants)

Ingoda, at 10 Fitzgerald Street, Balwyn is of local historical and architectural significance as a representative and intact example of a two-storey stuccoed brick residence of the early 1920s, embodying the Neo-Georgian and Mediterranean fusion that interested architects at the time. In common with various other Neo-Georgian and freely referenced designs, *Ingoda* carries hints of the simple, blocky form and hipped roof architecture that became a suburban vernacular after World War II.



HO383 119 Doncaster Road, Balwyn (c. 1948)
(Source: Lovell Chen Architects & Heritage Consultants)

Xanadu, at 119 Doncaster Road, Balwyn, is of local historical and architectural significance. Constructed in 1948, it is a representative and externally intact example of a two-storey neo-Georgian brick residence with prominent hipped roof and chimneys, in this case executed in cream brick and distinguished by the asymmetrical treatment of its principal elevation. *Xanadu* reflects a mixture of both progressive architectural thinking (expression of function through fenestration), and studied traditionalism.



HO264 35 Balwyn Road, Balwyn (c1931)
(Source: RBA Architects & Conservation Consultants)

35 Balwyn Road Canterbury is of local architectural and historical significance. It is a distinctive, largely intact house with some Georgian detailing designed by the architects, R M & MH King.

1 Bradford Street Kew, 1292 Toorak Road Glen Iris, 10 Fitzgerald Street Balwyn and 119 Doncaster Road Balwyn all demonstrate a less pure iteration of the Georgian style than 'Silver Birches' given their eclectic fusion of Georgian, Mediterranean, Jacobean and Italianate influences. 67 Mont Albert Road, Canterbury offers a better direct comparison, demonstrating a greater level of intricate detailing as evident in its deep eaves with modillions, the engaged portico with its simplified Tuscan pilasters and heavy entablature with projecting central feature on corbel brackets. 91 Maud Street, Balwyn provides a better example of a stripped back Georgian revival style similar to the subject site, however in this example a lack of sophistication in the detailing produces a more conservative and utilitarian design more accessible to the general public.

'Silver Birches' is a representative and externally intact example of a two-storey Georgian Revival dwelling. It is a particularly well detailed architect-designed residence that is carefully sited within an extensive garden designed by Edna Walling. The house is set under a high-pitched hip roof typical of the original Georgian houses with bell-cast eaves. Tiled in slate, the ridge lines have concealed transverse flashings under the slates removing the need for ridge capping. This heightens a sense of simplicity and clarity in the design and demonstrates the restrained and simplified detailing often evident in Georgian Revival architecture.

'Silver Birches' is also of note for its connections to Douglas Gray George who was managing director of Georges Ltd on Collins Street, Melbourne, a luxury department store. The house and garden reflects the wealth and status of its owner. Recent aerial images of the garden suggest that portions of the original Edna Walling designed garden are intact. This is representative of a number of house and garden collaborations Walling appeared to be entering into with prominent architects in the 1930s. Examples of these include 146-148 Winmalee Road, Balwyn, within the city of Boroondara; and 5 Linlithgow Ave (HO211), 161-163 Kooyong Road (HO363), 4 Grant Avenue and 14 St Georges Road (HO512), all in Toorak in the City of Stonnington.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised 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).

N/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 to an understanding of 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).

'Silver Birches' is a representative and externally intact example of a two-storey Georgian Revival dwelling. It embodies the principal characteristics of the style, including the understated restraint in detailing, cream brick walls, steep hipped slate roof, presentation of the pedimented entrance, and near symmetry in the arrangement of fenestration.

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

The residence and garden at 129-131 Yarrbat Avenue is aesthetically significant as a particularly well detailed architect-designed residence that is carefully sited within an extensive garden designed by Edna Walling. Tiled in slate, the roof's ridge lines have concealed transverse flashings under the slates removing the need for ridge capping. This heightens a sense of simplicity and clarity in the design and demonstrates the restrained and simplified detailing often evident in Georgian Revival architecture. The capped sections of the painted brick front fence, including the serpentine wall extending from the front drive gates towards the house's entrance, is part of this original garden design. The property's aesthetic significance is further enhanced by other remaining garden elements mature plantings (in particular the mature specimen Oak), and pond, low rubble stone walls and other hard landscaping features in the rear garden.

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).

The residence at 129-131 Yarrbat Avenue, Balwyn is significant for its association with Douglas Gray George, managing director of Georges department store in Melbourne, established in 1880 by brothers William and Alfred George. In 1889, the business moved to its famous location at 162-168 Collins Street. By 1901 Georges was a 'favoured spot with most of the smartest people in Melbourne', becoming an icon of genteel shopping and epitomising the exclusive image of Collins Street. It was a pioneer in Australian retailing, being one of the first stores to introduce lifts, a cash discount system, and a bargain basement 'on the American principle'. After William George died in 1935, his son Douglas Gray George became managing director of Georges Ltd for four years until his death in 1939. Georges closed its city and suburban stores in October 1995.

Statement of Significance

What is Significant?

'Silver Birches', formally known as 'Hillsborough', and garden, at 129-131 Yarrbat Avenue, Balwyn, built in 1936 on the Canterbury Park Estate, is significant. The house was designed by architects A S and R A Eggleston, and the garden by Edna Walling. Significant elements of the place include the house and garage, front and rear garden layouts and associated elements, including original capped sections of the front fence, curved drive wall and entrance gates, mature plantings (in particular the mature specimen Oak), and pond, low rubble stone walls and other hard landscaping features in the rear garden.

The raised section of the front fence and alterations made in 1970 are not significant.

How is it significant?

The residence and garden at 129-131 Yarrbat Avenue, Balwyn, is of local architectural (representative), aesthetic and associative significance to the City of Boroondara.

Why is it significant?

'Silver Birches' is a representative and externally intact example of a two-storey Georgian Revival dwelling. It embodies the principal characteristics of the style, including the understated restraint in detailing, cream brick walls, steep hipped slate roof, presentation of the pedimented entrance, and near symmetry in the arrangement of fenestration. (Criterion D)

The residence and garden at 129-131 Yarrbat Avenue is aesthetically significant as a particularly well designed and detailed architect-designed residence that is carefully sited within an extensive garden designed by Edna Walling. Tiled in slate, the roof's ridge lines have concealed transverse flashings under the slates removing the need for ridge capping. This heightens a sense of simplicity and clarity in the design and demonstrates the restrained and simplified detailing often evident in Georgian Revival architecture. The capped sections of the painted brick front fence, including the serpentine wall extending from the front drive gates towards the house's entrance, is part of this original garden design. The property's aesthetic significance is further enhanced by other remaining garden elements mature plantings (in particular the mature specimen Oak), and pond, low rubble stone walls and other hard landscaping features in the rear garden. (Criterion E)

The residence at 129-131 Yarrbat Avenue, Balwyn is significant for its association with Douglas Gray George, managing director of Georges department store in Melbourne, established in 1880 by brothers William and Alfred George. In 1889, the business moved to its famous location at 162-168 Collins Street. By 1901 Georges was a 'favoured spot with most of the smartest people in Melbourne', becoming an icon of genteel shopping and epitomising the exclusive image of Collins Street. It was a pioneer in Australian retailing, being one of the first stores to introduce lifts, a cash discount system, and a bargain basement 'on the American principle'. After William George died in 1935, his son Douglas Gray George became managing director of Georges Ltd for four years until his death in 1939. Georges closed its city and suburban stores in October 1995. (Criterion H)

Grading and Recommendations

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

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

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No

Tree Controls <i>Is a permit required to remove a tree?</i>	Yes—mature specimen Oak
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes—Garage and capped sections of front fence and gates
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Built Heritage Pty Ltd, 'Balwyn and Balwyn North Heritage Study (incorporating Deepdene & Greythorn)', August 2015

References

Age, as cited.

Art in Australia 1939, 'Designed for Living', Third series, no 75 (May 1939), pp 74-76.

Building permit (BP) card for '129 Yarrbat Avenue, Balwyn'.

Built Heritage Pty Ltd 2012. 'City of Boroondara Thematic Environmental History'. Prepared for the City of Boroondara. May 2012.

Built Heritage 2015, 'Balwyn and Balwyn North Heritage Study (Incorporating Deepdene and Greythorn)', prepared for the City of Boroondara.

'Canterbury Park Estate, Balwyn' 190-, Haughton Collection, State Library of Victoria,

<http://handle.slv.vic.gov.au/10381/169748>.

Context Pty Ltd 2017, 'Canterbury Heritage Gap Assessment', prepared for the City of Boroondara. (p191)

City of Camberwell Rate Books (RB), as cited.

Evening News, as cited.

Herald, as cited.

May, Andrew 2008, 'Georges' in in *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au/>, accessed 23 October 2018.

Sands & McDougall (S&Mc), *Melbourne and Suburban Directories*, as cited.

Walling, Edna 1936, 'Suggested Position of House Douglas George Esq', State Library of Victoria (SLV) Edna Walling Collection, <http://slv.vic.gov.au>, accessed 26 October 2018.

Table Talk, as cited.

Victorian Registry of Births, Deaths, and Marriages (VBDM) 1939, *Australian Marriage Index*, Melbourne, Victoria, Australia.