

'Evandale' (formerly 'Dewrang')

Prepared by: Context

Address:

269 Union Road, Balwyn

Name: 'Evandale' (formerly 'Dewrang')	Survey Date: October 2018
Place Type: Residential	Architect:
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: 1927



Figure 1. View of 269 Union Road, Balwyn. (Source: Context, September 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 'Idylwyde' 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

Union Road was originally named Warrington Road. Warrington Road, between Cotham (Whitehorse) Road and Winmalee Road, formed the eastern boundary of the Canterbury Park Estate, subdivided by J W Cliff and sold from 1883 (Batten 1883, SLV). Part of the Canterbury Park Estate became the Warrington Estate, sold from 1888 (Batten and Percy 1888, SLV).

In c1900, R S Smythe purchased land in the Mont Albert area. It was about this time that Warrington Road was renamed Union Road (*Age* 28 March 1901:5). In 1916, the same year the nearby Mont Albert electric tramway was completed, Smythe subdivided 25 acres of his land to form the Hill Top Estate. The 80 'ideal villa sites' offering 'delightful views' and 'bracing air' included the subject land (see Figure 2) (Tuxen 1916, SLV). Saxil Tuxen, who surveyed the estate, was the third generation in the Tuxen family to achieve prominence in Victoria as a town planner (Nichols 2012). He was known for his responsiveness to landscape, distinct from grid patterns, an approach which can be recognised in the sinuous pattern of Union Road. In partnership with George Miller, Tuxen's firm surveyed Ranelagh, Mount Eliza, designed by Walter Burley Griffin, and Park Orchards, Doncaster, in 1925 (Nichols 2012).

Development of Hilltop Estate was slow due to the advent of World War One. In 1924, Camberwell City Council purchased seven allotments on the Hill Top Estate for use as a public park (*News* 5 August 1924:4).

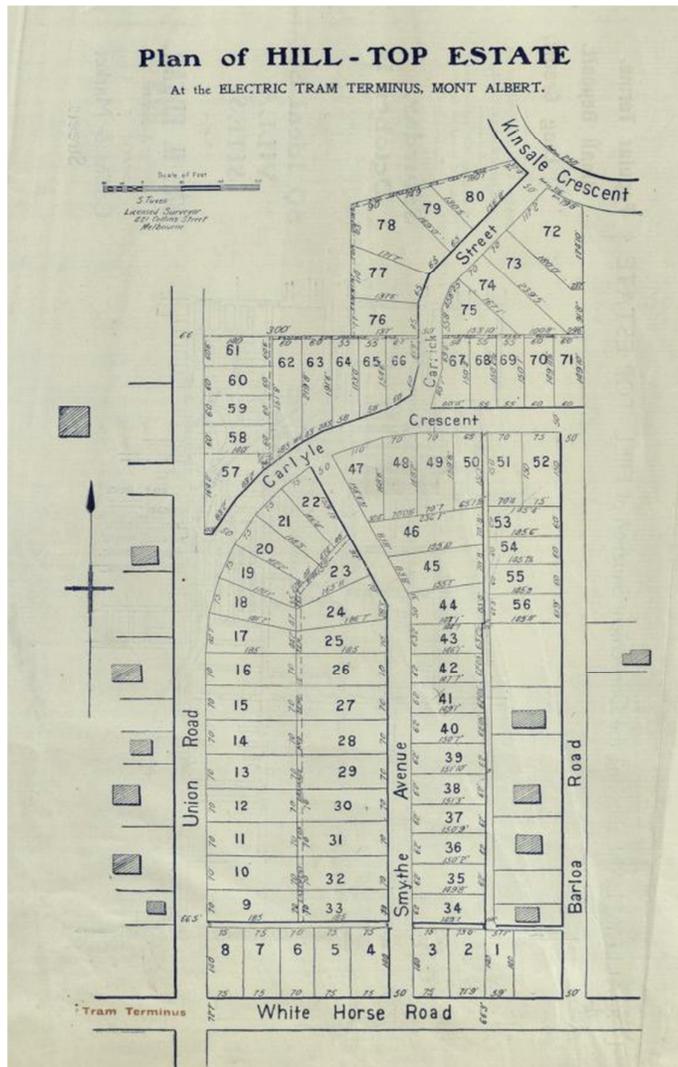


Figure 2. Plan of the Hill Top Estate, 1916, including the subject site (allotment 13 in the above plan). (Source: Tuxen 1916, SLV)

Nellie Selina Just purchased the subject land in 1920 and transferred ownership to Emily Thomas in 1925 (CT V:4372 F:236). The interwar attic bungalow at 269 Union Road, Balwyn, was subsequently built in 1927 for Elizabeth and Cecil L Thomas (S&Mc 1927, 1928; CT V:4372 F:236). Information on the builder and/or designer has not been located. The residence was unnumbered until 1930, when it was listed as 269 Union Road (S&Mc 1930). The house was first named 'Dewrang'. By the 1990s the house had been renamed 'Evandale' (*Argus* 18 January 1936:15; *Age* 13 November 1999:209).

Agnes Carter owned the subject property from 1938 to 1942, followed by Edwin Griffith Phillips, commercial traveller, from 1942 to 1944; and John Walters Bryant, artist, from 1944 to 1955 (CT V:4372 F:236). In 1950 Ethel May Johnson Castle, widow of Ernest Castle, had equal shares in the property with her daughter-in-law, Ethel Castle née Pitman (Ancestry.com 2010). Ethel May passed away in 1966 and the probate of her will was granted to her son (Ethel Castle's husband) John Mortimer, a sales superintendent, in 1967 (CT V:4372 F:236). Ethel Castle, who was a member of the Dental Hospital auxiliary, hosted a Box Hill Horticultural Society flower show at the house in 1956 (*Age* 7 September 1956:8).

The subsequent owner, R Mabin, had several alterations carried out to the house, including the construction of a fence (1972); a garage (1973); alterations and additions (1990); and reblocking (1992) (BP).

Description & Integrity

269 Union Road, Balwyn, is a substantial unpainted roughcast and brick attic style residence dating from the interwar war era displaying characteristics of the California Bungalow style. Located on the eastern side of Union Road, it is positioned mid-way between Whitehorse Road and Carlyle Crescent. Union Road is an arterial road linking Canterbury through to Doncaster and the Eastern Freeway.

The house is set under a main transverse gable roof running north to south, with a large, street facing, projecting gable towards the southern end of the principle elevation. The roof has a slightly steeper pitch than is common for bungalow residences in this style. This allows for attic rooms above. The roof is clad in grey terracotta tiles and is likely to have been replaced in recent times. Terracotta finials crown the gable ends. A tapered flat-topped chimney penetrates the roof at its northern end. Finished in unpainted roughcast render with vertical recessed smooth panels, this subtle detail picks up on similar panels set into the verandah pylons below. Exposed rafter ends sit beneath the eaves of the main roof forms. The front projecting gable sits on three exaggerated roughcast pylons with rendered brick slab cappings, and dwarf face brick piers above. The external walls of the house are of roughcast render with clinker brick wainscoting to the base.

The front (west) elevation is unpretentious in style and embraces natural materials and finishes with expressed structural elements. Its main feature is an asymmetrically placed entrance verandah sheltered by the front projecting gable. The roughcast pylons are distinguished by vertical clinker brick details falling from the slab cappings and diamond-shaped clinker brick infill panels. A recessed entrance door is set under the verandah and is framed by a round arch of exposed clinker bricks.

The front gable end is divided into three sections. A small top section has expressed timber strapping with lattice infill. The middle section is shingled and is punctuated by a grouping of three centrally placed double-hung sash windows with dividing glazing bars in their upper panels. The lower section is restrained in detail being strapped with smooth infill panels. Each section of the gable end steps out from that of the one below and is supported on small timber brackets.

To the north of the street facing gable, a shed dormer pitches from the main ridge line of the roof. Clad in shingles, the dormer has a further set of three smaller double hung sash windows with divided glazing in their top panel. Below the dormer, on the ground level, a shallow polygonal bay window protrudes from the roughcast front wall of the house. Divided into four double-hung sash windows with leaded upper panes, this window sits under a flat roof with an exaggerated eave overhang.

The north and south facing gable ends are finished with simple timber strappings and smooth infill panels with applied shingles at their apex.

The house is set within an established garden. A brick driveway, positioned near the northern boundary, leads to an attached single garage. Designed to match the detailing of the original house the garage is a later addition. A swimming pool has been added in the back yard with associated hard landscaping.

269 Balwyn Road, Balwyn is of relatively high integrity with very few changes to original or early elements of the place. The building retains its original building form, main roof form, projecting front gable, roughcast render, clinker brick work, windows and doors.

The integrity of the building is enhanced by the high level of intactness of these main elements, which includes details such as original chimneys, roughcast and face brick pylons with clinker brick details, leaded glass to principal window sashes, clinker brick wainscot and arch to the front door.

The integrity of the building is diminished by the addition of a garage, attached to the house on its northern elevation and by the replacing of the original roof tiles. The integrity of the place is slightly diminished by a high timber and brick front fence to Union Road.

Comparative Analysis

Spurred on by the expansion of a short section of the Outer Circle railway between Camberwell and Deepdene and the electrification of the electric tramway service from Malvern to Deepdene, residential development steadily increased during the interwar period in Balwyn. As a number of small farms and orchards were subdivided for suburban housing in the late 1920s and 1930s, affordable, largely timber homes in a variety of interwar styles, including the Californian Bungalow sprung up across large areas of Balwyn.

The Californian Bungalow was at once a type of dwelling and a design style redolent of its West Coast American origins where it developed from nineteenth-century timber cottages and as a vernacular distillation of such diverse sources as Japanese architecture, Swiss chalets, and California's Spanish Mission heritage.

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

The Californian Bungalow sat midway in pretension 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).

Many stylistic characteristics of the Arts and Crafts or Craftsmen styles were shared by the Californian Bungalow style, often in a simplified form, including elements such as pergolas, projecting rafters, wide eaves overhangs, and sometimes a rustic use of natural materials.

A number of inter-war precincts are identified within the City of Boroondara. Within these precincts' houses are generally sited on reasonably large allotments, with the setbacks to street boundaries containing gardens, lawns and landscaped areas. Most dwellings are free-standing and single-storey, although some have an original attic storey.

The Bungalow style is well represented in the Heritage Overlay in Boroondara. Whilst contributory houses within the HO are a mix of timber and masonry construction, individually significant examples are all detached masonry houses. Some examples are cited below.



HO2 19 Anderson Road, Hawthorn East (c.1921)(Source: VHD)

19 Anderson Road, Hawthorn East is of local architectural and historical significance. The house is a Californian bungalow illustrating typical details of the style, namely: red brick walls with rough cast panels; strapwork gables; deep verandah; raked eaves with exposed rafters; a large expanse of tiled roof with wide eaves; timber windows; and a long low feeling which settles the house into its garden setting. Whilst demonstrating a skilled synthesis of British and American Arts and Crafts influences it still reveals itself as a simplification of Federation houses.



HO314 2 Howard Street, Kew (c.1919) (Source: VHD)

2 Howard Street, Kew is of local historical and architectural significance as a representative and relatively externally intact example of an interwar bungalow type deriving from the Craftsman form. The house is distinguished by its dominant roof form - transverse gable roof with exposed rafters, tall slender brick chimneys with original pots and a shed dormer.



HO283 46 Clyde Street, Kew East (c.1929) (Source: VHD)

46 Clyde Street, East Kew, is of local historical and architectural significance as a representative and relatively intact example of the fully developed bungalow form. The design is accomplished in its use of line and its employment of contrast between mass and lightness in structural expression



HO421 127 Winmalee Road, Balwyn (c.1920)(Source: VHD)

127 Winmalee Road, Balwyn is of local historical and architectural significance as a fine, externally relatively intact and early example of a simply composed attic plan house with 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



HO355 84 Walpole Street, Kew (c.1928-9)(Source: VHD)

84 Walpole Street, Kew is of local historical and architectural significance as a good and externally relatively intact bungalow of the late 1920s. The house demonstrates the gabled and dormered forms and richness of materials typical of the style. It is an elegant composition which features a distinctive combination of shed dormer and gable on its street front.

269 Union Road, Balwyn compares well to the above examples in terms of both its architectural detailing and intactness. It is a good representative example of an externally intact 1920s bungalow with transverse gable roof, dominant entrance porch supported by pylons and use of craftsman details including exposed rafter ends, roughcast and face brick detailing.

It compares particularly well to 84 Walpole Street (HO355) with its distinctive combination of shed dormer and dominant gable to the street and to 2 Howard Street (HO314) with dominant roof form, transverse gable roof with exposed rafters, tall slender brick chimneys and a shed dormer.

It compares to 19 Anderson Road, Hawthorn East and 127 Winmalle Road, Balwyn. Whilst more substantial than 269 Union Road, both houses exhibit a low-slung building form, substantial exterior transitional spaces and large recessed porches enveloped by the main roof supported on exaggerated piers. The use of materials and details such as projecting rafters, wide eaves overhangs, rough cast and face brick are representative of the Californian Style and can be found at our subject site. However, in these two early houses, built 1920 & 1921, whilst demonstrating a skilled synthesis of British and American Arts and Crafts influences, they still reveal themselves as a simplification of Federation houses.

269 Union Road also compares well to 46 Clyde Street, Kew. This house is a representative example of the fully developed Californian Style. Similar elements to our subject site include the use of craftsman materials such as roughcast render face brickwork and exposed rafter ends and the successful interplay between mass and void with recessed porches supported on substantial pylons with squat tops.

127 Winmalee Road Balwyn (HO421) is currently the only individually listed example of a Californian Bungalow in Balwyn.

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).

The former 'Dewrang' is a good representative example of an externally intact 1920s attic Californian Bungalow with transverse gable roof, dominant entrance porch supported by pylons and use of craftsman details including exposed rafter ends, roughcast and face brick detailing.

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 residence formerly called 'Dewrang' (now 'Evandale') at 269 Union Road, Balwyn, built in 1927 on Hill Top Estate, is significant. The garage and front fence are not significant.

How is it significant?

The residence at 269 Union Road, Balwyn, Balwyn, is of local architectural (representative) significance to the City of Boroondara.

Why is it significant?

The former 'Dewrang' is a good representative example of an externally intact 1920s attic Californian Bungalow with transverse gable roof, dominant entrance porch supported by pylons and use of craftsman details including exposed rafter ends, roughcast and face brick detailing. (Criterion D)

Grading and Recommendations

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

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

External Paint 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>	No
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>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

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

References

Age, as cited.

Ancestry.com 2010, *Australian Marriage Index, 1788-1950*, <https://www.ancestry.com.au>, accessed online 31 January 2019.

Argus, as cited.

Batten and Percy 1888, 'Warrington Estate', State Library of Victoria (SLV) Batten and Percy Collection, accessed online 22 October 2018.

Batten, J 1883, 'Canterbury Park and township',

'Balwyn Township Estate' 1888, State Library of Victoria (SLV) Batten and Percy Collection, accessed online 18 September 2018.

Building permit (BP) card for '269 Union Road, Balwyn'.

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

Built Heritage Pty Ltd 2015, 'Balwyn and Balwyn North Heritage Study', prepared for the City of Boroondara.

Endacott Sydney J 1944, *Australian Aboriginal native words and their meanings*, Melbourne: Robertson and Mullens.

Land Victoria, Certificates of Title (CT), as cited.

News, as cited.

Nichols, David 2012, 'Tuxen, Saxil (1885–1975)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au>, published first in hardcopy 2012, accessed online 30 November 2018.

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

Tuxen, S 1916, 'Hill-top Estate: land sale extraordinary', State Library of Victoria (SLV) Haughton Collection, accessed online 22 October 2018.