

3 Presentation of officer reports

3.1 Amendment C318 - Balwyn Heritage Peer Review - Panel Report and Recommendations

Abstract

On 2 September 2019, the Urban Planning Special Committee (UPSC) resolved to commence Amendment C318 to the Boroondara Planning Scheme which seeks to implement the recommendations of the Balwyn Heritage Study Peer Review Stage 2.

Specifically, Amendment C318 proposes to introduce Heritage Overlays to fifteen individual properties and one precinct in Balwyn, Balwyn North and Deepdene.

Following receipt of authorisation on 14 October 2019, Amendment C318 was exhibited from 4 November to 13 December 2019. Council received a total of nine submissions including three supporting and six submissions opposing or seeking changes to the amendment.

On 17 February 2020, the UPSC resolved to refer all submissions to an independent Planning Panel for review.

A directions hearing was held on 23 March 2020 and the Panel hearing was held on 6, 8 and 13 May 2020. Both the directions and Panel hearings were conducted remotely, due to COVID-19 restrictions.

The Panel provided its report to Council on 10 June 2020. The report was made publicly available on 7 July 2020.

The Panel supports the amendment subject to some minor modifications and recommends the amendment be adopted. The Panel does not recommend for any property to be removed from the amendment and not be included in the Heritage Overlay.

Officers recommend that the UPSC resolve to make changes to the amendment in accordance with the Panel's recommendations, and refer Amendment C318 to a Meeting of Council to be adopted.

Officers' recommendation

That the Urban Planning Special Committee resolve to:

1. Receive and acknowledge the Panel's report and recommendations, as shown at **Attachment 1**, in accordance with Section 27(1) of the *Planning and Environment Act 1987*.
2. Endorse the officers' response to the Panel's recommendations as outlined in this report and recommended changes to heritage citations, as shown at **Attachment 2**.
3. Adopt the revised Balwyn Heritage Study Peer Review as shown at **Attachment 3**.
4. Refer the updated Amendment C318 to a Meeting of Council to be adopted in accordance with Section 29(1) of the *Planning and Environment Act 1987*.
5. Authorise the Director City Planning to undertake administrative changes to the amendment and associated planning controls that do not change the intent of the controls.

**Responsible director: Shiran Wickramasinghe
City Planning**

1. Purpose

The purpose of this report is to:

1. Inform the Urban Planning Special Committee (UPSC) of the recommendation of the independent Planning Panel appointed to consider submissions to Amendment C318.
2. Seek a resolution from the UPSC to refer Amendment C318 to a Meeting of Council for adoption.

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

Council Plan 2017-2021 and Boroondara Community Plan 2017-27

The identification and protection of identified heritage places through the Balwyn Heritage Study peer review process and amendment is consistent with the strategic objectives and strategies set out in the Council Plan 2017-2021 and the Boroondara Community Plan 2017-2027.

Specifically, the amendment is consistent with the objective to 'Protect the heritage and respect the character of the City to maintain amenity and liveability whilst recognising the need for appropriate, well-designed development for future generations' identified in the Council Plan and the Boroondara Community Plan under Theme 4 - Neighbourhood Character and Heritage.

The amendment also assists in implementing the following strategies:

- **Strategy 4.3** - Preserve the City's history and protect heritage properties and precincts by undertaking a municipal-wide heritage review and introduce heritage overlays in the Boroondara Planning Scheme.
- **Strategy 4.6** - Engage with owners and developers to achieve a balance between development and protection of neighbourhood character, heritage and amenity.

The project will further assist Council in fulfilling its major initiative commitment to 'protect the City's heritage by continuing a municipal wide heritage assessment of all areas not currently subject to a Heritage Overlay 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 amendment is consistent with the following priority action of the Heritage Action Plan 2016:

- **Action OAR26** - Prepare and implement heritage controls to properties identified as 'individually significant' in the *Balwyn, Balwyn North and Deepdene Heritage Study*.

Boroondara Planning Scheme

The amendment is consistent with the objectives of the Planning Policy Framework (PPF) and Local Planning Policy Framework (LPPF). In particular it addresses the following Clauses:

- Clause 15.03-1S *Heritage Conservation* which seeks to 'ensure the conservation of places of heritage significance' by identifying, retaining and protecting places with identified heritage significance;
- Clause 21.04-5 - *Built Environment and Heritage* of the Municipal Strategic Statement which includes the objective 'to identify and protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance'; and
- Clause 22.03-2 Heritage Policy which seeks to 'preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm'.

Both the PPF and LPPF seek to ensure the Heritage Overlay is applied to protect places of heritage significance in the City of Boroondara.

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.

In particular, 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 amendment is consistent with these *Plan Melbourne* directions and initiatives.

Planning and Environment Act 1987

The amendment 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 Council has a statutory obligation to continuously identify and protect places of heritage significance through the Heritage Overlay.

- 129-131 Yarrbat Avenue, Balwyn (HO880) [Recommendation 4.b)]:
 - Include a view of front façade from the original building plans.
 - Acknowledge that the white Lilydale topping on the original driveway was replaced with tile.
 - Make associated changes and provide further details about the place.
- Angle Road Precinct (HO885) [Recommendation 4.d)], in the Description & Integrity section for 9 Angle Road to:
 - Reference that rear additions are not visible.
 - Reference changes resulting from works in the 1980s, 1990s and 2000s.

These changes are all supported by Council's heritage expert. Revised versions of the relevant citations can be viewed at **Attachment 2**.

958A Burke Road, Deepdene [Recommendations 1, 2 and 4.c)]

The Panel did not support Council's position that the tennis courts to the rear of the Church at 958A Burke Road, Deepdene should be included in the Heritage Overlay.

The Panel found the tennis courts were not of heritage significance, and it was not appropriate or justified to extend the Heritage Overlay over the tennis courts and car parking areas to the rear of the site. The Panel recommends a curtilage be utilised for this site, covering the main church building and hall and additions only. The recommended curtilage area is shown below.



The Panel also recommended the laneway to the south of the property be included within the Heritage Overlay curtilage. The laneway has been transferred into the ownership of the church and including it in the Heritage Overlay will assist in providing a curtilage around the church and hall buildings.

Council officers and Council's expert heritage consultant have reviewed the Panel's recommendation and agree the church building and the hall are the significant elements of the site. While Council had argued the tennis courts contribute to the significance of the site, they have been neglected for some time and their association with the church is not readily apparent. For these reasons, officers recommend the UPSC accept the Panel's recommendation and amend the Heritage Overlay extent to exclude the tennis courts and carparking area.

3. Background

The draft Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn) (the draft Study) was completed in June 2014 identifying 26 individual properties and four heritage precincts to be included in the Heritage Overlay and recommending a further 40 properties for further investigation.

Preliminary consultation was undertaken in February/March 2015 with a total of 137 responses received. Of these, 94 responses were opposed to the recommendations, 22 were in support and 21 were neither in favour nor opposed, making comments on other matters such as the process of identifying properties or querying the heritage status of buildings not included in the study.

In 2017, the UPSC resolved to undertake a peer review of the draft Study. The table below details the key dates in the history of the peer review process.

Date	Event
September 2015	The UPSC resolved to not proceed with adopting the draft Study.
March 2017	The UPSC resolved to undertake a peer review of the draft Study. The peer review was to exclude properties that have been demolished, properties already within the Heritage Overlay and any post-World War 2 properties from consideration.
September 2017	The UPSC resolves to incorporate the peer review into the ongoing heritage consultancy work being carried out by Context Pty. Ltd. The UPSC also resolved to commence preliminary consultation on twelve individual properties and two precincts (comprising a total of 122 properties) that had previously prepared heritage citations. This forms Stage 1 of the peer review process
November 2017 - February 2019	The Stage 1 citations are exhibited and ultimately adopted as Amendment C276.
April 2019	Stage 2 of the peer review process identifies 15 individual properties and one heritage precinct (comprised of 13 properties) for heritage protection.
7 May to 4 June 2019	Preliminary consultation of the draft citations prepared for Stage 2. A total of seven submissions are received.
2 September 2019	UPSC considers submissions received during preliminary consultation and resolves to commence a planning scheme amendment to introduce Heritage Overlays over the identified places.
14 October 2019	Council receives authorisation to prepare and exhibit Amendment C318 to the Boroondara Planning Scheme.
4 November to 13 December 2019	Amendment C318 is formally exhibited. All affected property owners and occupiers, adjoining owners and submitters to preliminary consultation are notified in writing of the proposed amendment.

	At the conclusion of the exhibition period, Council had received a total of nine submissions. Of these, three were in support of the amendment and six were opposed or sought changes to the amendment.
14 November 2019	Interim Heritage Overlays for affected properties are gazetted in the Boroondara Planning Scheme.
17 February 2020	UPSC considers submissions received during exhibition of Amendment C318. The UPSC resolves to make changes to some citations in response to submissions and to refer all submissions to an independent Planning Panel for consideration.
23 March 2020	Panel Directions hearing
6, 8 and 13 May 2020	Panel hearing conducted by Planning Panels Victoria. Two parties are represented.
10 June 2020	Panel report received by officers.
7 July 2020	Panel report released publicly.

Table 1: Amendment C318 history and milestones

4. Outline of key issues/options

Panel Report and Recommendations

In general, the Panel supported Council's position regarding Amendment C318. The Panel concluded Amendment C318:

- Is supported by, and implements, the relevant sections of the Planning Policy Framework.
- Is consistent with the relevant Ministerial Directions and Practice Notes.
- Is well founded and strategically justified.
- Will deliver net community benefit and sustainable development, as required by Clause 71.02-3.

The Panel also supported the various changes to heritage citations endorsed by Council at the UPSC meeting of 17 February 2020.

Accordingly, the Panel recommended C318 be adopted by Council, subject to the following minor changes:

- Update the heritage citation for 28 Leonard Street, Deepdene (HO877) [Recommendations 3.a) & 4.a)] by:
 - Deleting any reference to the dwelling as a 'farmhouse' in the Statement of Significance.
 - Acknowledging the place's rarity in the 'How is it Significant?' section
 - Referring to works undertaken in the 1980s and 1990s, including the loss of the original chimney, in the History and Description sections.
 - Deleting reference to "original setback and early garden elements including a mature eucalypt" in the Description section.
 - Separating the two reasons for significance in the Assessment Against Criteria section.
 - Updating the Statement of Significance to include to further clarify what is significant.

A revised version of the relevant citation, incorporating the Panel's recommendations, can be viewed at **Attachment 2**.

28 Leonard Street, Deepdene

Following the release of the Panel's report and recommendations, officers were contacted by a representative of 28 Leonard Street, Deepdene seeking further changes to the heritage citation. Though they accepted the Panel's recommendation the property be included in the Heritage Overlay, they felt matters discussed at the Panel hearing had not been sufficiently addressed within the Panel's recommendations.

In particular, they requested changes to the citation to more accurately reflect the additions to the northern side of the dwelling were not original features, and had been added to the property in the years following its original construction. The return section of the verandah may also have been constructed at the same time as the northern addition, though the parties have been unable to conclusively agree on that point.

Officers, with the support of Council's heritage consultants, have reached a mutually agreed sentence to be included in the Statement of Significance section of the heritage citation for the property. The sentence is included below:

"It was extended c1912-15 by the addition of a projecting gabled room on the north side. The return section of the verandah may have been constructed at this time as well."

This change is included in the modified citation in **Attachment 2**.

3 Brenbeal Street, Balwyn

Council officers have been contacted by a representative of the owner of 3 Brenbeal Street, Balwyn. No formal submission was received in relation to this site during the exhibition process.

The representative is requesting the reference to works taking place at the site currently contained in the heritage citation be removed, as the works have been completed.

Officers agree it is appropriate to update the citation to reflect the completion of the works.

Council's heritage consultants prepared a revised citation in consultation with the representative of the property owner, to the satisfaction of both parties. This revised citation is shown at **Attachment 2**.

Next steps

Officers recommend the UPSC resolve to endorse the changes to heritage citations as recommended by the Panel appointed to consider Amendment C318 as well as the changes proposed to the citation for 3 Brenbeal Street, Balwyn and 28 Leonard Street, Deepdene. The amendment will then be referred to a Meeting of Council in order to be formally adopted and submitted to the Minister for Planning for approval and incorporation into the Boroondara Planning Scheme.

5. Consultation/communication

All owners and occupiers of affected and adjoining properties were notified in writing of the formal exhibition process and were invited to make a submission. A notice was published in the Progress Leader and the Victorian Government Gazette at the commencement of the exhibition period.

All amendment documentation was available to view on a dedicated page on Council's website, and in hard copy at Council's planning counter.

All submitters were extended the opportunity to appear at the public Panel hearing and to address the Panel in support of their submission. All written submissions were considered by the Panel in their report even if they chose not to appear at the hearing.

All residents who provided written feedback, as well as owners and occupiers of the affected and adjoining properties were notified in writing of this UPSC meeting and informed of their opportunity to address the UPSC.

6. Financial and resource implications

Costs associated with the planning scheme amendment and planning Panel have been funded through the Balwyn Heritage Study Priority Project Budget for the 2019/2020 financial year.

Costs associated with the approval of Amendment C318 will be funded through the Balwyn Heritage Study Priority Project Budget for the 2020/2021 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 precincts 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: Shiranthi Widan, Acting Manager Strategic Planning

Report officer: Nick Brennan, Senior Strategic Planner

Planning and Environment Act 1987

Panel Report

**Boroondara Planning Scheme Amendment C318boro
Balwyn Heritage**

10 June 2020

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment. [section 27(1) of the *Planning and Environment Act 1987* (the Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the Act]

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Boroondara Planning Scheme Amendment C318boro

Balwyn Heritage

10 June 2020



Con Tsotsoros, Chair

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Appendix A Document list

Appendix B Panel preferred version of the Statements of Significance

B1 28 Leonard Street, Deepdene (HO877)

B2 958A Burke Road, Deepdene (HO884)

Appendix C Panel preferred version of the heritage citations

C1 28 Leonard Street, Deepdene (HO877) citation

C2 129-131 Yarrbat Avenue, Balwyn (HO880) citation

C3 958A Burke Road, Deepdene (HO884) citation

C4 Angle Road Precinct (HO885) citation

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Glossary and abbreviations

Act	<i>Planning and Environment Act 1987</i>
Balwyn Peer Review	Balwyn Heritage Peer Review Stage 2 Background Report, Context, 12 April 2019
Council	City of Boroondara
draft Balwyn Heritage Study	Unadopted Balwyn and Balwyn North Heritage Study (Incorporating Deepdene and Greythorn), Built Heritage Pty Ltd, August 2015
PPN1 criteria	Criteria for assessing potential heritage places specified in Planning Practice Note 1 – Applying the Heritage Overlay (August 2018)
Uniting Church	Uniting Church in Australia Property Trust (Victoria)

Overview

Amendment summary	
The Amendment	Boroondara Planning Scheme Amendment C318boro
Common name	Balwyn Heritage
Brief description	Implements the recommendations of Balwyn Heritage Peer Review Stage 2 Background Report, Context, 12 April 2019 to introduce the Heritage Overlay on a permanent basis to 15 individual places and one precinct
Subject land	Properties in Balwyn, Balwyn North and Deepdene identified in Table 1
Planning Authority	City of Boroondara
Authorisation	14 October 2019
Exhibition	4 November to 13 December 2019
Submissions	<p>Submissions were received from:</p> <ol style="list-style-type: none"> 1. Philip Mallis 2. Robin Grow 3. Environment Protection Authority 4. June McKenzie 5. Uniting Church of Australia Property Trust (Victoria) 6. Robert and Rosa Wong 7. 9 Angle Road, Deepdene owners 8. Ian Hundley 9. Shirley Mayes 10. Frank Naskopoulos 11. Alison Wood

Panel process	
The Panel	Con Tsotsoros
Directions Hearing	By video conference, 23 March 2020
Panel Hearing	By video conference, 6, 8 and 14 May 2020
Site inspections	Unaccompanied, 30 April 2020
Parties to the Hearing	<ul style="list-style-type: none"> - City of Boroondara represented by Nick Brennan, who called expert evidence on heritage from Natica Schmeder of Context Pty Ltd - Uniting Church in Australia Property Trust (Victoria) represented by Nick Sutton of Planning and Property Partners, who called expert evidence on heritage from Bryce Raworth of Bryce Raworth Pty Ltd - 28 Leonard Street owner represented by Louise Hicks of Counsel instructed by Equipe Lawyers, who called expert evidence on heritage from Bryce Raworth of Bryce Raworth Pty Ltd
Citation	Boroondara PSA C318boro [2020] PPV
Date of this Report	10 June 2020

Executive summary

The *Planning and Environment Act 1987*, Planning Policy Framework and *Plan Melbourne 2017-2050* seek to conserve places of heritage significance by, among other strategies, identifying, assessing and documenting places of cultural heritage significance as a basis for including them in the Boroondara Planning Scheme.

The Boroondara Heritage Action Plan 2016 guides Boroondara City Council's (Council) heritage work program by identifying, protecting, managing and promoting Boroondara's heritage assets. One of its actions, OAR26 (Ongoing / As Required) is to prepare an implement a heritage controls to properties identified as 'individually significant' in the Balwyn, Balwyn North and Deepdene Heritage Study.

The process leading to the heritage study which supports the Amendment began in late 2012 when Council engaged Built Heritage Pty Ltd to conduct a heritage study in Balwyn and Balwyn North. Council resolved to not adopt the draft *Balwyn and Balwyn North Heritage Study (Incorporating Deepdene and Greythorn)* August 2015 following strong community opposition. It engaged Context to conduct a peer review of the heritage study. Context prepared the Balwyn Heritage Peer Review Stage 2 Background Report Report in April 2019 (Balwyn Peer Review) which was subsequently adopted by Council in September 2019.

Boroondara Planning Scheme Amendment C318boro (the Amendment) seeks to implement the findings of the Balwyn Peer Review by applying the Heritage Overlay to 15 new individual places and one new precinct. The Amendment was exhibited from 4 November to 13 December 2019 and received 11 submissions.

General issues raised in submissions related to building condition and intactness, development opportunity and financial implications, maintenance and property value. Most submissions objected to the Heritage Overlay being applied to their property, the extent to which the overlay was proposed to be applied, elements of their property being categorised as significant and how their property was described in the heritage citation or statement of significance.

Strategic justification

The Balwyn Peer Review's sound and comprehensive methodology forms a robust strategic basis for the Amendment. Council is commended for taking the time and effort to include relevant information provided during and after exhibition, which has improved the understanding of these heritage places and precinct.

For the reasons set out in this report, the Panel considers the Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework and is consistent with the relevant Ministerial Directions and Practice Notes.

The Amendment is well founded, strategically justified and will deliver net community benefit and sustainable development for present and future generations, as required by Clause 71.02-3. The Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in this report.

General issues

Issues of development opportunity, building condition, alterations and maintenance, property value and financial implications are not relevant when assessing the heritage significance of an individual place or a precinct or whether to apply the Heritage Overlay.

Individual heritage places

28 Leonard Street, Deepdene

It is appropriate and justified to apply the Heritage Overlay (HO877) to 28 Leonard Street, Deepdene. The house is intact and retains its integrity as a building of its development phase. Consistent with the views of two heritage experts, there is no evidence to prove that it was used as a farmhouse or dairy house. Its heritage citation should be revised to better accurately describe the place.

The house is a rare example of the few intact Italianate houses in Balwyn, representing the area's modest attempt to develop during the late Victorian era, in anticipation of the Outer Circle Line and before the land boom collapse in 1891. The place at 28 Leonard Street, Deepdene meets Criterion A (Historical significance) and Criterion B (Rarity).

958A Burke Road, Deepdene

It is appropriate and justified to apply the Heritage Overlay (HO884) to the church and hall buildings with the curtilage shown in Figure 4 of this report. Nobody questioned the significance of these two buildings. The car park, tennis courts and 1950s and 1960s hall additions are not significant, however the additions have been included because they form part of the curtilage for the original hall. Unlike the hall, there is no evidence to demonstrate that the deteriorated and discreetly located tennis courts contribute to the site's significance. The site's significance will not be affected by not applying the Heritage Overlay to the courts.

The Statement of Significance and heritage citation should be amended to reflect these circumstances and to make associated changes.

Other individual heritage places

It is appropriate and justified to apply the Heritage Overlay to:

- 113 Yarrbat Avenue, Balwyn (HO879)
- 129-131 Yarrbat Avenue, Balwyn (HO880)
- 171 Doncaster Road, Balwyn North (HO882).

These properties meet the criteria set out in their respective Statements of Significance and achieve local heritage significance.

The HO880 heritage citation accurately reflects the property and would benefit from showing the original front façade and acknowledging that that original drive has been resurfaced.

Angle Road Precinct

It is appropriate and justified to include 9 Angle Road, Deepdene as a contributory property in the Angle Road Precinct (HO885). The building's original form can be read irrespective of its alterations and it represents the Precinct's consistent architecture and development

phase. The Precinct's heritage citation would benefit from changes which further document alterations to 9 Angle Road, Deepdene.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Boroondara Planning Scheme Amendment C318boro be adopted as exhibited subject to the following:

- 1. Amend the Heritage Overlay (HO884) mapping to apply to the area shown in Figure 4 of this report to 958A Burke Road, Deepdene.**
- 2. Amend the Heritage Overlay Schedule to not refer to the tennis courts in the 'Outbuildings or fences' column for 958A Burke Road, Deepdene (HO884).**
- 3. Amend the Statement of Significance for:**
 - a) 28 Leonard Street, Deepdene (HO877), as shown in Appendix B1, to:**
 - delete any reference to the dwelling as a 'farmhouse'
 - replace the first sentence with "'Mararoa', 28 Leonard Street, Deepdene, built in c.1889 for Emma Brown and her husband dairyman, James Brown, is significant"
 - note that the pergola at the rear of the dwelling is not a significant element of the place
 - acknowledge the place's rarity in the 'How is it significant?' section
 - separate the two reasons for significance in the 'Why is it significant?' section.
 - b) 958A Burke Road, Deepdene (HO884), as shown in Appendix B2, to:**
 - not reference the tennis courts
 - use consistent terminology to clarify that the 1950s and 1960s hall additions do not contribute to the place's significance.

Further recommendations

The Panel makes the following further recommendations:

- 4. Amend the heritage citation in the Balwyn Heritage Peer Review Stage 2 Background Report, 2019 for:**
 - a) 28 Leonard Street, Deepdene (HO877), as shown in Appendix C1, to:**
 - delete any reference to the dwelling as a 'farmhouse'
 - refer to works undertaken in the 1980s and 1990s, including the loss of the original chimney, in the History and Description sections
 - delete reference to "original setback and early garden elements including a mature eucalypt" in the Description section
 - separate the two reasons for significance in the Assessment Against Criteria section.
 - b) 129-131 Yarrbat Avenue, Balwyn (HO880), as shown in Appendix C2, to:**
 - include a view of front façade from the original building plans
 - acknowledge that the white Lilydale topping on the original driveway was replaced with tile
 - make associated changes and provide further details about the place.

- c) **958A Burke Road, Deepdene (HO884), as shown in Appendix C3, to:**
- **make changes associated with applying the Heritage Overlay to the extent shown in Figure 4 of this report**
 - **continue to differentiate between the 1945 hall addition and the original 1923 hall to clarify its location and extent.**
- d) **Angle Road Precinct (HO885), as shown in Appendix C4, in the Description & Integrity section for 9 Angle Road to:**
- **reference that rear additions are not visible**
 - **reference changes resulting from works in the 1980s, 1990s and 2000s.**

1 Introduction

1.1 The Amendment

(i) Exhibited Amendment

The Amendment proposes to implement the recommendations of the Balwyn Heritage Peer Review Stage 2 Background Report, Context, 12 April 2019 (Balwyn Peer Review) by:

- applying the Heritage Overlay permanently to 15 new individual heritage places and one new precinct, as shown in Table 1
- amending the Clause 72.04 Schedule to include the Statements of Significance for the 15 new individual heritage places and one new heritage precinct.

Table 1 Exhibited heritage precincts and individual places and submissions received

Exhibited precincts and individual places	Criteria*	HO Ref	Submission**
Precinct			
Angle Road Precinct	A, D, E	HO885	7
Balwyn individual places			
1 Reumah Court	D	HO871	-
3 Brenbeal Street	A, G	HO872	-
7 Mangan Street	A, D, H	HO873	11
8 Boston Road	D	HO875	-
9 Boston Road	D, H	HO876	-
113 Yarrbat Avenue	D	HO879	6
129-131 Yarrbat Avenue	D, E, H	HO880	9
146 Yarrbat Avenue	D, H	HO881	-
269 Union Road	D	HO883	-
Balwyn North individual places			
1 Mountain View Road	D	HO870	-
171 Doncaster Road	D, E	HO882	10
Deepdene individual places			
8 Kitchener Street	D, H	HO874	-
28 Leonard Street	A, B	HO877	4
32 Whitehorse Road	A, D, G	HO878	-
958A Burke Road	A, D, E, G, H	HO884	5

* Model criteria specified in Planning Practice Note 1 (see Chapter 2.4)

** Submissions 1 and 2 supported the Heritage Overlay being applied to the exhibited properties and Submission 3 and 8 made general comments.

(ii) Council's endorsed proposed changes since exhibition

At its 17 February 2020 meeting, after considering nine submissions received in response to the exhibited Amendment, Council endorsed the following officers' recommended changes to the Amendment:

- Amend the HO884 heritage citation and Statement of Significance (958A Burke Road, Deepdene) to correct the tennis courts' establishment date and include them in the list of elements that contribute to the property's significance.
- Amend the HO885 heritage citation (for 9 Angle Road) to:
 - reference 'rear additions...are not visible', and include reference to changes that have occurred through works carried out in the 1980s, 1990s and 2000s
 - remove reference to the retention of original windows and entry door, and early garage constructed 1930.
- Amend the HO880 heritage citation (129-131 Yarrbat Avenue, Balwyn) to:
 - include view of front façade from the original building plans to the citation
 - include reference to the replacement of original drive of white Lilydale topping with tile
 - include references to alterations to the front window and rear of the property to acknowledge works raised by the property owner.

For reasons set out in the relevant chapters, the Panel agrees with most of these changes.

(iii) Submissions received

Eleven submissions were received in response to the Amendment being exhibited between 4 November and 13 December 2019. Mr Mallis and Ms Grow supported the Amendment in its exhibited form and therefore supported the Heritage Overlay being applied to all exhibited properties. Ms Wood supported the Heritage Overlay being applied to the Balwyn property she was residing in. Environment Protection Authority did not object.

Mr Hundley raised broad strategic issues and used the Amendment's exhibition as an opportunity to express views about neighbourhood character, vegetation protection, heat island effect, and enforcement. The Panel considers these issues to be beyond the scope of the Amendment.

The remaining submissions objected to the Heritage Overlay being applied to the Angle Road Precinct or individual properties and to aspects of associated heritage citations.

1.2 Background

Late 2012	Council engaged Built Heritage Pty Ltd to carry out a heritage study of Balwyn and Balwyn North
June 2014	Built Heritage submitted its final report to Council
27 February to 27 March 2015	Council conducted preliminary consultation with property owners and occupiers and received 137 responses
August 2015	Balwyn and Balwyn North Heritage Study (Incorporating Deepdene and Greythorn) (draft Balwyn Heritage Study)
September 2015	Council resolved to not adopt the draft Balwyn Heritage Study
20 March 2017	Council resolved to undertake a peer review of the draft Balwyn Heritage Study
7 September 2017	Council resolved to not proceed with the draft Balwyn Heritage Study in response to strong community opposition

12 April 2019	Context prepared the Balwyn Heritage Peer Review Stage 2 Background Report (Balwyn Peer Review)
7 May to 4 June 2019	Council conducted preliminary consultation on the draft heritage citations and received seven responses
2 September 2019	Council resolved to write to the Minister for Planning to request authorisation to prepare an amendment to apply the Heritage Overlay to identified properties
14 October 2019	The Department of Environment, Land, Water and Planning, under delegation from the Minister for Planning, authorised the Amendment
4 November to 13 December 2019	Amendment was publicly exhibited
17 February 2020	Council considered nine submissions received in response to the exhibited Amendment and resolved to request a Planning Panel

Source: Council Part A submission and Balwyn Peer Review

1.3 Procedural issues

The Panel wrote to parties on 16 March 2020 to advise of special arrangements for in-person hearings in response to Novel Coronavirus Disease 2019 (COVID-19). From late March 2020, the government introduced restrictions to public gatherings which prevented the ability to conduct a hearing at a venue. At the Directions Hearing, no party objected to the Hearing being by video conference if the restrictions continued to apply. On 29 April 2020, the Panel advised parties that the Hearing would be conducted by video because of existing restrictions and made further directions to facilitate the process.

1.4 The Panel's approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed a large volume of material, and has had to be selective in referring to the more relevant or determinative material in the Report.

All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- Strategic justification
- General issues
- 28 Leonard Street, Deepdene (HO877)
- 958A Burke Road, Deepdene (HO884)
- Other individual heritage places and precinct.

2 Planning context

2.1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

Victorian planning objectives

The Amendment will implement section 4(1)(d) of the *Planning and Environment Act 1987* (the Act) 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
- balance the present and future interests of all Victorians.

Planning Policy Framework

The Amendment supports:

- **Clause 15.01-5S** (Neighbourhood character) which seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- **Clause 15.03-1S** (Heritage conservation) which seeks to ensure the conservation of places of heritage significance. Relevant strategies are:
 - Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
 - Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.
 - Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance.
 - Encourage appropriate development that respects places with identified heritage values.
 - Retain those elements that contribute to the importance of the heritage place. Encourage the conservation and restoration of contributory elements.
 - Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- **Clause 21.04-5** (Built environment and heritage) which seeks to identify and protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance. Two relevant strategies are:
 - Conserve and enhance individual heritage places and precincts, and aboriginal and cultural features.
 - Require development to respect and enhance heritage buildings and precincts.
- **Clause 22.03** (Heritage) seeks to, among other things, “*preserve ‘significant’ heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm*”.

2.2 Other relevant planning strategies and policies

(i) Plan Melbourne

Plan Melbourne 2017-2050 sets out strategic directions to guide Melbourne's development to 2050 to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved. The following are relevant to the Amendment:

- **Outcome 4:** Melbourne is a distinctive and liveable city with quality design and amenity
 - **Direction 4.4:** Respect Melbourne's heritage as we build for the future
 - **Policy 4.4.1:** Recognise the value of heritage when managing growth and change
 - **Policy 4.4.4:** Protect Melbourne's heritage through telling its stories.

(ii) City of Boroondara Council Plan 2017-2021

The Council Plan was adopted on 26 June 2017 and aligns with community priorities identified in the Boroondara Community Plan 2017-27. The Council Plan sets out seven themes including Theme 4 (Neighbourhood Character and Heritage) which seeks to:

Protect the heritage and respect the character of the City to maintain amenity and liveability whilst recognising the need for appropriate, well-designed development for future generations.

Strategy 4.3 in Theme 4 seeks to:

Preserve the City's history and protect heritage properties and precincts by undertaking a municipal wide heritage review and introduce heritage overlays in the Boroondara Planning Scheme.

A strategic indicator is the proportion of the municipality investigated with a heritage gap study which identifies Boroondara's heritage properties and precincts.

(iii) Boroondara Community Plan 2017-27

The Boroondara Community Plan applies the same seven themes, objectives and associated strategies as those in the Council Plan.

(iv) Heritage Action Plan 2016

The Heritage Action Plan seeks to guide Council's heritage work program, particularly for identifying, protecting, managing and promoting Boroondara's heritage assets. The Action Plan classifies its implementation actions as:

- Very high – commence within one year of adopting the Action Plan
- High – commence within two years of adopting the Action Plan
- Ongoing / as Required.

Action OAR26 (Ongoing / As Required) is to prepare and implement a heritage controls to properties identified as 'individually significant' in the Balwyn, Balwyn North and Deepdene Heritage Study.

2.3 Planning scheme provisions

The Heritage Overlay purposes are:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The Heritage Overlay requires a planning permit to demolish, subdivide, build or carry out works. The Heritage Overlay enables its Schedule to specify additional controls for specific trees, painting previously unpainted surfaces, internal alterations and an incorporated plan (which may exempt buildings and works and other changes from requiring a planning permit). The Schedule may also identify if a place can be considered for uses that are otherwise prohibited, subject to a planning permit.

2.4 Ministerial Directions and Practice Notes

Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of:

- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction (The Form and Content of Planning Schemes pursuant to section 7(5) of The Act) – referred to as Ministerial Directions 7(5) in this Report.

That discussion is not repeated here.

Planning Practice Note 1 – Applying the Heritage Overlay (August 2018)

Planning Practice Note 1 provides guidance about using the Heritage Overlay. It states that the Heritage Overlay should be applied to, among other places:

Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Planning Practice Note 1 specifies that documentation for each heritage place needs to include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria. It recognises the following model criteria (the PPN1 criteria) that have been adopted for assessing the value of a heritage place:

- Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion B:** Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
- Criterion C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

- Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- 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).
- Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

3 Strategic justification

3.1 The issues

The issues are whether the Amendment:

- is supported by, and implements the relevant sections of the Planning Policy Framework and relevant local heritage studies
- is consistent with the relevant Ministerial Directions and Practice Notes
- is generally strategically justified
- should proceed subject to addressing more specific issues raised in submissions as discussed in the following chapters.

3.2 Boroondara's Thematic Environmental History

Boroondara's Thematic Environmental History was prepared in 2012 to detail how different themes have shaped Boroondara's history. The Balwyn and Balwyn North Heritage Study (Incorporating Deepdene and Greythorn) provided a historical overview which identified relevant sections from the Thematic History which included:

- The 1860s and 1870s (The Village of Balwyn)
- The 1880s and 1890s (Boom and Bust)
- The 1900s to 1930s (Municipal Improvements to 1920; Residential and Commercial Boom: The 1920s and '30s)

Context also referred to Boroondara's Thematic Environmental History for research purposes when preparing the Balwyn Peer Review.

3.3 Balwyn and Balwyn North Heritage Study

Built Heritage Pty Ltd completed the Balwyn and Balwyn North Heritage Study (Incorporating Deepdene and Greythorn) in August 2015 (draft Balwyn Heritage Study). The Heritage Study reassessed properties which were recommended for review in the Camberwell Conservation Study (1991) and those which were not identified in the study. A proportion of these properties, as shown in Table 2, are subject to the Amendment.

Table 2 Draft Balwyn Heritage Study assessments for properties relevant to the Amendment

Property	Priority & Score	Comments
Considered to not meet local heritage significance		
3 Brenbeal Road, Balwyn	Three: 14/20	Does not meet individual significance
113 Yarrbat Avenue, Balwyn	Two: 15/20	Does not meet individual significance
9 Boston Road, Balwyn	Nil: 13/20	Does not meet individual significance
171 Doncaster Road, Balwyn North	Nil: 12/20	Does not meet individual significance
7 Mangan Street, Balwyn	Three: 15/20	Does not meet individual significance
1 Mountain View Avenue, Balwyn	Nil: 13/20	Does not meet individual significance
146 Yarrbat Avenue, Balwyn	Nil: 13/20	Does not meet individual significance

Properties recommended as candidates for possible future assessment

8 Boston Road, Balwyn	-	Residential
1 Reumah Court, Balwyn	-	Residential
32 Whitehorse Road	-	First Deepdene Scout Hall
958 Burke Road, Deepdene	-	Paton Memorial Presbyterian Church

Source: draft Balwyn Heritage Study,

Council did not adopt, or proceed with, the draft Balwyn Heritage Study after the community opposed its recommendations, particularly the study's emphasis on post-war architecture. In March 2017, Council resolved to undertake a peer review of the draft Balwyn Heritage Study which resulted in Context being engaged to conduct a peer review.

3.4 Balwyn Peer Review

(i) The issue

Context submitted the Balwyn Heritage Peer Review Stage 2 Background Report (Balwyn Peer Review) in April 2019. The issue is whether the Balwyn Peer Review approach and methodology are appropriate to strategically support the Amendment.

(ii) Methodology

Context conducted the Balwyn Peer Review in two stages and excluded:

- properties and areas already in the Heritage Overlay
- properties subject to a planning scheme amendment to apply the Heritage Overlay
- properties already investigated in detail and determined to not have sufficient significance to justify the Heritage Overlay
- properties where buildings have been demolished
- properties with buildings constructed after World War Two.

Stage 1 – Preliminary investigation

The first stage involved:

- shortlisting 91 places and precincts in the draft Balwyn Heritage Study for in-depth assessment
- preliminary research and survey
- preliminary assessment.

Of the 91 places:

- 48 were not recommended for further action because they were found to have insufficient local heritage significance
- 19 places and one precinct were found to have potential heritage significance worthy of in-depth heritage assessment.

Stage 2 – Detailed assessment and reporting

The second stage involved:

- locality and thematic histories
- place and precinct histories
- site visits from the public domain and documentation

- comparative analysis
- assessing each place against the criteria in Planning Practice Note 1
- preparing a statement of significance for each place considered to have sufficient local heritage significance
- categorising each property in the identified heritage precinct as significant, contributory or non-contributory
- mapping the Heritage Overlay to include sufficient curtilage
- recommending additional statutory controls for each place, where needed
- recommending the statements of significance be stored in the HERMES heritage database after Council has adopted the citations.

(iii) Evidence and submissions

Mr Grow and Mr Mallis each supported the Heritage Overlay being applied to the exhibited properties. Mr Mallis submitted:

North Balwyn and Balwyn have historically not had the levels of heritage protection afforded to its more southern neighbours. The identified properties all have heritage value to both the local and wider community. Preserving the history of this area of Melbourne is just as important as anywhere else, and this amendment is progress towards achieving that.

No submission questioned the Heritage Peer Review's methodology or approach.

Council submitted that Context is highly experienced in heritage matters and has prepared many heritage studies for local government. It added that their methodology:

- is consistent with industry accepted standards and practices and with Planning Practice Note 1
- has been tested numerous times through other panel processes and has consistently been considered appropriate and acceptable irrespective of any errors, omissions or inaccuracies that may exist in individual citations.

Council submitted that it applied the same methodology and level of rigour for identifying and recommending properties for the Study as the following Boroondara amendments which were supported by planning panels:

- C266 (Canterbury Heritage Gap Study)
- C274 (Camberwell Heritage Gap Study)
- C276 (Balwyn Heritage Peer Review Stage 1)
- C284 (Hawthorn Heritage Gap Study)
- C294 (Kew Heritage Gap Study)
- C306 (Kew East and Mont Albert Heritage Gap Study).

Council noted that consultants take care to be as accurate as possible when preparing the study before it is tested through the preliminary consultation and exhibition process. It added:

Council corrects errors where they are identified but it is important to distinguish and identify errors that are potentially fatal to the application of the HO or not. In most instances, the errors that have been identified have not changed the heritage expert's overall assessment and recommendation. This is part of the review process.

Council explained that in past studies where significant errors called into question a place's significance, its heritage expert recommended to change the grading or no longer apply the

Heritage Overlay. It submitted that no such errors have been identified with the Balwyn Peer Review.

(iv) Discussion

The study methodology is consistent with guidance in Planning Practice Note 1 and with other previous heritage studies which form part of Boroondara's broader heritage program. The combined peer review and multi-phase approach has resulted in a more scrutinised process than generally expected. Council's sound and comprehensive methodology forms a robust strategic basis for the Amendment.

Council has proposed further changes to the Balwyn Peer Review in response to new information received since exhibiting the Amendment. This does not reflect in any way on the methodology which drew from multiple and extensive sources. While it is important that supporting research is as accurate and complete as possible before exhibition, it is common for submitters or other members of the public to provide further information such as historic photographs or records during and after exhibition.

Council is commended for taking the time and effort to include relevant information which has improved the understanding of these places and precinct. The Panel agrees with Council that the Balwyn Peer Review and associated heritage citations do not have significant errors which need to be noted.

(v) Finding

The Panels finds that the Balwyn Peer Review approach and methodology are appropriate to strategically support the Amendment.

3.5 Policy support

(i) Submissions

Council submitted that the Amendment is consistent with, or supported by, State and local policies summarised in Chapter 2 of this report. It added that the Amendment meets section 4 of the Act by ensuring that future development proposals consider the heritage significance of properties with the Heritage Overlay.

No submission considered that the Amendment had insufficient strategic justification.

The owner of 129-131 Yarrbat Avenue submitted that the Amendment seeks to identify and protect heritage places in Boroondara for current and future generations, but Council and the community would not be contributing to their maintenance.

(ii) Discussion

An objective in the Act seeks to conserve and enhance buildings or places of historical interest translate through to the Victoria Planning Provisions and Planning Scheme. Planning policy seeks to conserve historic buildings of interest for present and future generations. The Balwyn Peer Review and the Amendment have adopted this approach by including only places or a precinct which have been assessed to meet local heritage significance to justify the Heritage Overlay. This has been achieved consistent with the Department of Environment, Land, Water and Planning's guidance in Planning Practice Note 1.

(iii) Finding

The Panel finds that the Amendment is consistent with, and supported by, the Planning Policy Framework.

3.6 Conclusions

For the reasons set out in the following chapters, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- will deliver net community benefit and sustainable development, as required by Clause 71.02-3
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

4 General issues

This chapter refers to issues which apply across more than one individual place or precinct. Where a submission raised only general issues, it is not referred to in subsequent chapters.

4.1 Building condition, maintenance and development opportunity

(i) The issue

The issue is whether building condition, maintenance and development opportunity are relevant when assessing the heritage significance of an individual place or a precinct.

(ii) Evidence and submissions

Several property owners submitted that the Heritage Overlay would introduce stringent controls and planning permission which would prevent future development opportunities or their ability to maintain the property. Mr and Mrs Wong submitted that applying the Heritage Overlay to their property violated their right to live freely and fairly.

Council submitted that the Heritage Overlay would require a planning permit for buildings and works and demolition. It would not restrict repairs and maintenance, or internal works to dwellings with no internal controls. Council maintained that these restrictions are appropriate to protect the identified heritage fabric of a property, while allowing for reasonable upkeep and improvement of the property, subject to approval where needed.

Ms Schmeder stated that she only responded to issues related to heritage significance of places.

(iii) Discussion

All Victorian properties have restrictions such as broader government policies, Planning Scheme provisions, building regulations and restrictive covenants on property titles. For example, the properties in the Angle Road Precinct are subject to planning provisions in the Neighbourhood Residential Zone Schedule 3 which:

- prohibit certain land uses while requiring a planning permit for others
- prohibit development higher than 9 metres or beyond a percentage of the total land area
- require a planning permit for specified buildings and works.

The Heritage Overlay does not prohibit development. A property owner can apply for future development, demolition, works and subdivision through a planning permit application. This enables Council to assess any proposal with the identified heritage fabric. It is likely that numerous development proposals would have already required a planning permit through the Neighbourhood Residential Zone.

Planning Practice Note 1 does not include building condition, maintenance or development opportunity as criteria for assessing whether the Heritage Overlay should be applied to properties with potential local heritage significance. These matters are not relevant to the Amendment and will be considered through a future permit application. Building condition may be relevant where there is clear technical evidence that the building is in a such poor structural condition, that the heritage fabric is unlikely to survive in the short term.

The Panel notes that only those with development aspirations would ever need to apply for a permit. A property owner who only seeks to alter the building interior and conduct general external maintenance would not need to apply for a permit.

Mr and Mrs Wong did not explain how the Heritage Overlay would violate their rights.

(iv) Conclusion

The Panel concludes that development opportunity, building alterations and maintenance are not relevant when assessing the heritage significance of an individual place or a precinct.

4.2 Property value and financial implications

(i) The issue

The issue is whether property value and financial implications are relevant when assessing heritage significance or when deciding whether to apply a Heritage Overlay.

(ii) Evidence and submissions

The 9 Angle Road owners submitted that the Heritage Overlay would:

- reduce demand for their property which would reduce its value
- financially disadvantage them because the property would be regulated by planning permission and stringent controls which prevent future opportunities.

Mr and Mrs Wong compared the Heritage Overlay being applied on their property to 'forced acquisition' and a 'tax'. They submitted that the two local real estate agents confirmed that the overlay would reduce the property value by 10 to 25 per cent. They explained that this would negatively affect their retirement superannuation without any compensation. Mr and Mrs Wong suggested that:

- the Heritage Overlay be applied to private properties on a voluntary basis
- Council purchase properties which it considers is worth preserving, apply the Heritage Overlay, and then resell or retain them.

Council submitted the private financial impacts for property owners are not relevant when assessing the appropriate heritage provisions. It added that the criteria for assessing the heritage significance of a heritage place set out in Planning Practice Note 1 refers only to matters of a heritage nature.

Council acknowledged that financial impacts may be considered if they have public economic effects at a broader community level. It submitted that the financial matters raised in the submissions were expressed as site-specific issues.

Council explained that its response aligned with the views of various planning panels and judicial authority. It referred to the following Planning Panel Reports where the Panels consistently concluded that private economic effects such as property value or private individual financial circumstances were not relevant to, and outside the scope of, the Amendment:

- *Boroondara C266 and Boroondara PSA C274 [2018] PPV*
- *Moreland C129 and C149*
- *Melbourne PSA C207 [2014] PPV.*

Ms Schmeder stated that she only responded to issues related to heritage significance of places.

(iii) Discussion

Section 12(2)(c) of the *Planning and Environment Act 1987* requires a planning authority to take into account its social effects and economic effects when preparing a planning scheme amendment. These effects are more likely to be relevant at a broad community nature rather than of private individual circumstances. The Panel agrees with Council that any effects beyond this scope is not relevant at this stage of the planning process.

Whether an individual property owner may be financially affected depends on many factors. These include the extent of existing zone and overlay provisions and whether the owner has development aspirations. An owner who seeks to maintain their property is unlikely to be affected because the Heritage Overlay does not require a planning permit for such works. Irrespective, these matters are hypothetical at this stage because applying the Heritage Overlay statutorily recognises the heritage significance of a property and does not compel an owner to undertake any works.

No submitter presented evidence-based information to demonstrate a direct correlation between the Heritage Overlay and property value. Property value is determined through a complicated relationship between different (and often interrelated) factors, making it difficult to single one out.

The Panel is unable to recommend changes to the Act or Victoria Planning Provisions to achieve Mr and Mrs Wong's suggested approach.

(iv) Conclusion

The Panel concludes that that property value and financial implications are not relevant when assessing heritage significance or when deciding whether to apply a Heritage Overlay.

5 28 Leonard Street, Deepdene (HO877)

Exhibited Statement of significance



What is significant?

'Mararoa', 28 Leonard Street, Deepdene, built in c.1889 for James Brown as a dairy house, is significant.

The front fence is not significant.

The two-storey studio and pergola, constructed at the rear of the property in 1986 and 1990 respectively, are not significant.

How is it significant?

'Mararoa' is of local historical significance to the City of Boroondara.

Why is it significant?

Historically, 'Mararoa' is a rare example of nineteenth-century development in Deepdene (formerly Balwyn) prior to the opening of the Outer Circle railway line and accompanying suburban subdivision.

Built c.1889 on the Cotham Estate (1884), there are only a few houses that survive largely intact from this period in the Deepdene/Balwyn area.

Its nineteenth-century origins are demonstrated by its intact Victorian-era form, including its M-hipped roof and return verandah, and details such as Italianate-style chimneys and block-fronted façade.

(Criterion A and B)

5.1 The issues

The issues are:

- whether it is appropriate and justified to apply the Heritage Overlay to 28 Leonard Street, Deepdene
- whether the HO877 heritage citation accurately describes the place.

To determine these overarching issues, the Panel has considered whether:

- the house is intact and retains its integrity
- it was used as a farmhouse or dairy house and if either form part of its significance
- whether it has sufficient historical significance and rarity to achieve Criteria A and B respectively.

5.2 Background

(i) Boroondara Thematic History

The Boroondara Thematic History provides details about the following history of Balwyn (as it relates to Deepdene) and its surrounds:

- An outer circle railway line in Melbourne's east to link existing radial railway lines was first raised as an idea in the early 1870s.
- At the time the *Railway Act 1880* was enacted, the Outer Circle Line (Oakleigh to Fairfield) was one of the 23 new metropolitan and regional lines.
- There was a modest wave of railway-related residential subdivision in the 1880s in anticipation of the proposed Outer Circle Line, although construction did not commence until 1888.
- Cotham Estate, comprising 50 lots and created in 1884, was one of those residential subdivisions.
- In 1891:
 - the section of the line which included Shenley, Deepdene, Kew East and Willsmere railway stations commenced operation
 - the land collapsed.
- The Camberwell to Fairfield section of the line close in 1893 and only the section to Deepdene reopened in 1900 until it closed again in 1926.
- By the late 1890s:
 - most of the estates in the central Hawthorn area, particularly along the railway line, were densely settled
 - other estates in areas such as Balwyn had a few houses scattered along their streets.

(ii) HO877 heritage citation

The HO877 heritage citation provides details about the following history of Leonard Street and its surrounds:

- Deepdene was part of Balwyn until 2008 so it shares much of its history.
- Leonard Street was created in 1884 as part of the Cotham Estate subdivision.
- The Cotham Estate was a speculative subdivision in anticipation of the Outer Circle Line, according to auction advertisements.
- Part of the estate continued to be used for farming in the 1880s and 1890s.

- Dairyman James Brown purchased 10 acres of land and built the timber residence at 28 Leonard Street in about 1889.
- By World War I, there were 35 houses in the estate, of which five were built by 1901.
- In 1908, the four allotments comprising the property were transferred to Mr Bowers.
- Between 1912 and 1915, the annual property value almost doubled, indicating the likely Federation Queen Anne style extension.

5.3 Submissions

The owner of 28 Leonard Street opposed the Heritage Overlay being applied to her property through a submission prepared by David Wixted of Heritage Alliance. The submission questioned the property's associative, architectural and rarity significance and the relevance of properties used to compare the property's significance in the heritage citation.

The submission:

- explained that the Brown family originally owned the property but there appears to be no record to confirm that they lived there or to explain why they purchased the land
- the house has very few, and missing, architectural markers found in many other Italianate style houses
- a vast number of houses of this style were built in Melbourne
- the heritage citation focusses too narrowly on the few examples of these houses in the vicinity.

The submission considered most of the properties referred to in the comparative analysis to be irrelevant and based on the claim that the building was a farmhouse. It referred to a nearby and intact farmhouse at 12 Power Street with near identical attributes as one of the clearest cases for comparing with 28 Leonard Street. A Planning Panel recommended not to apply the Heritage Overlay to that property.

At the Hearing, the owner submitted *"the work undertaken to identify any significance in the Subject Building has been flawed and the subject of constant change"*.

Council called expert evidence on heritage from Ms Schmeder of Context. The 28 Leonard Street owner called expert evidence on heritage from Mr Raworth of Bryce Raworth Pty Ltd. It adopted Ms Schmeder's response to this property and proposed changes to the HO884 Statement of Significance and heritage citation, as reflected in this chapter.

5.4 Intactness and integrity

(i) The issue

Is the house intact and has it retained its integrity?

(ii) Evidence

Ms Schmeder considered the house at 28 Leonard Street:

- has sufficient integrity to adequately demonstrate its historical significance under Criterion A

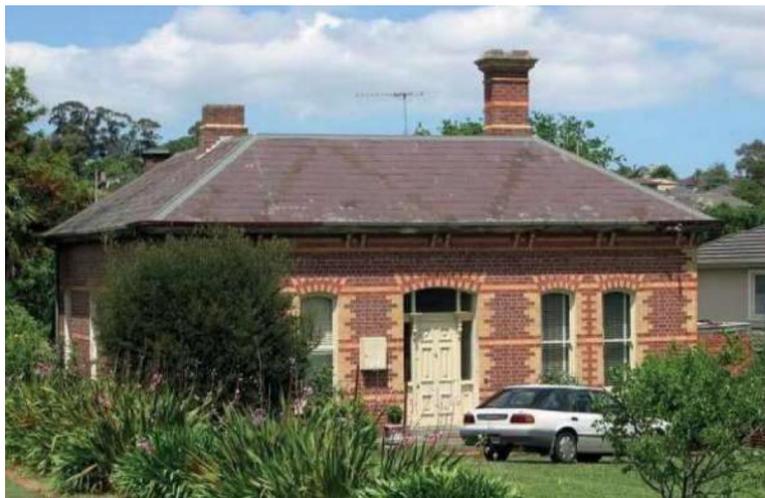
- is highly intact compared to more elaborate examples of Italianate style houses
- does not display many Italianate style characteristics.

Its high degree of intactness is comparable with:

- 224 Belmore Road, Balwyn (HO758) which has lost one of its chimneys and entire front verandah, as shown in Figure 1
- the timber Italianate houses at 17-19 King Street, Balwyn (HO762).

Mr Raworth considered these two properties to be more intact than 28 Leonard Street.

Figure 1 224 Belmore Road, Balwyn (HO758)



Source: Ms Schmeder's evidence, p17

Ms Schmeder referred to the HO877 heritage citation which clarifies this is one of the many modest versions of the style built in the late nineteenth century and does not seek to apply Criteria D (representativeness) or E (aesthetic significance). She cautioned that architectural modesty in detailing should not be confused with a lack of integrity.

Ms Schmeder noted that some of the Italianate-style markers are missing but others continue to exist, including:

- a pair of cement-rendered chimneys, with moulded Italianate cornices
- stop-chamfered posts to the front section and north side return of the verandah
- block-fronted façade to simulate blocks of stonework
- timber-bracketed eaves to the principal (west) façade.

Mr Raworth included photographs in his statement to compare how the house appeared in 1979 and how it appears now. Referring to the photos, he stated:

- the current verandah posts differ to the ones in 1979 which had a boxed section to their base
- the partition on the south side of the verandah no longer exists
- the leadlight windows on, beside and above the door did not appear in 1979
- the dwelling is enclosed behind a modern but sympathetic picket fence.

Mr Raworth stated that the heritage citation did not clarify whether the front verandah was original, partially reconstructed or new and the Statement of Significance appears to refer to it as an intact element.

(iii) Discussion

The original house at 28 Leonard Street has been altered but has sufficient heritage fabric and markers to retain its intact form. Alterations to the verandah, entrance door windows and front fence are sympathetic to the original heritage fabric and can be reversed to their original form without minimal impact on the original house. The rear extension appears to have been built in the earlier part of the twentieth century without affecting the original house's roofline.

The building continues to present as an intact Victorian-era house. It is comparable with 224 Belmore Road and 17 & 19 King Street and agrees with Ms Schmeder that it is more intact than 224 Belmore Road which is missing two important markers – its entire verandah and a chimney.

(iv) Finding

The Panel finds that 28 Leonard Street is intact and retains its integrity.

5.5 Use as a farmhouse**(i) The issue**

Was the property used as a farmhouse or dairy house and if so, does it form part of its significance?

(ii) Evidence

Both experts agreed that there was no evidence to prove that 28 Leonard Street was used as a farmhouse. Ms Schmeder could not confidently refer to the dwelling at 28 Leonard Street as a farmhouse or dairy house. There is no evidence to prove that Mr Brown or his 1894 tenant Mr Norris, while both dairymen, conducted dairy activities on the subject land.

Ms Schmeder acknowledged that some of the examples used in the comparative analysis were originally farmhouses but considered them relevant for other reasons.

Ms Schmeder disagreed that 12 Power Street, Balwyn has near identical circumstances to 28 Leonard Street. She explained that the house at 12 Power Street was recommended for an individual Heritage Overlay for its historical association with the Bovill family and its historic significance and rarity value as a farmhouse. She reiterated that HO877 citation claimed that 28 Leonard Street was used as a 'farmhouse' but did not rely on this information to justify its historical significance or its rarity value.

(iii) Discussion

There is no available evidence to prove that 28 Leonard Street was used as a farmhouse or dairy house. The Panel has:

- considered whether the property has sufficient heritage significance to justify the Heritage Overlay on the basis that it was not either of these uses
- assessed how well the property compares with other examples in the comparative analysis for reasons other than these uses.

(iv) Finding

The Panel finds that there is no evidence to prove that 28 Leonard Street was used as a farmhouse or dairy house.

5.6 Historical significance (Criterion A) and rarity value (Criterion B)**(i) The issue**

Does the property have sufficient historical significance to achieve Criteria A and B?

(ii) Evidence of Ms Schmeder

In her evidence, Ms Schmeder explained:

- the HO877 heritage citation refers to the Brown family in the history section but the Heritage Overlay was not recommended because of this association
- the Statement of Significance does not refer to the Brown family
- the basis for the Heritage Overlay has always been its historical significance as a rare surviving example of Deepdene's (formerly Balwyn) earliest phase of suburban development.

She referred to historic evidence which:

- shows the house was originally on a larger property comprising what are now 28 and 30 Leonard Street and 27 and 29 Terry Street
- appears to show James Brown and his family occupying the subject house from late 1888 until before 1894 when they moved next door.

Evidence included records such as the certificate of title and rate books. She noted that information in the rate books is not definitively supported by contemporary street directories.

Ms Schmeder stated the certificate of title folio number shown in the 31 January 2020 revisions to the place history is incorrect. The actual certificate of title, Vol. 1995 Fol. 886 record, states that 'Emma Brown the Wife of James Brown of the corner of Burke and Belmore Roads, Balwyn, Dairyman' owned the property on 1 March 1888. The 5 September 1888 rate books listed James Brown as the owner and rated person and stated that a house had been erected. She recommended that HO877 heritage citation be changed to:

- correct the title certificate in the 31 January 2020 version from Vol. 1995 Fol. 058 to Vol. 1995 Fol. 886
- recognise Emma Brown with the following changes: "'Mararoa', 28 Leonard Street, Deepdene, built in c.1889 for Emma Brown and her husband dairyman James Brown ~~as a dairy house~~, is significant."

Ms Schmeder stated that most houses built during the Victorian era in Melbourne were designed in the Italianate style. Rarity applies to places that have always been rare and to those that were once common but are now rare. She considered the house at 28 Leonard Street to be rare because:

- it survives as one of only five houses that were built in the Cotham Estate before the Outer Circle Line was opened in 1891
- it demonstrates a class of places that was once common in the wider study area
- many of the other nineteenth-century houses in Balwyn are not intact.

Mr Schmeder explained that the comparative examples for assessing local significance have been confined to the study area of Balwyn, Balwyn North and Deepdene for the purposes of the Balwyn Peer Review. A broader, often municipal-wide, comparative focus is often considered necessary for such assessments. However, each suburb has its own history, and the group of places that best illustrate that suburb's development can justify the Heritage Overlay.

She referred to Planning Practice Note 1 which defines local significance as including "*places that are important to a particular community or locality*". In this instance, a locality equates to a suburb so 28 Leonard Street is of local significance if it can be demonstrated to be of significance to Deepdene and greater Balwyn.

Ms Schmeder stated that the Boroondara suburbs nearest Melbourne, particularly Hawthorn and Kew, had extensive nineteenth century development, so the threshold for local significance of a Victorian house is higher in such suburbs. Suburbs further east and north had only scattered settlement until the late nineteenth or early twentieth century, so Victorian houses were always much rarer and more valued by the local community.

In response to findings in her evidence, Ms Schmeder recommended that the HO877 Statement of Significance and heritage citation be changed in relevant sections to:

- not refer to the dwelling as a 'farmhouse'
- refer to works undertaken in the 1980s and 1990s, including loss of rear original chimney
- remove reference to 'original setback and early garden elements including a mature eucalypt'
- note that the pergola at the rear of the dwelling is not a significant element of the place
- for clarity, separate the two reasons (Criteria A and B) for significance.

(iii) Evidence of Mr Raworth

Mr Raworth referred to Planning Practice Note 1 which sets out the criteria for assessing heritage places and Review of Heritage Provisions in Planning Schemes Advisory Committee Report (August 2007) which states:

Essentially a 'threshold' is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.

He considered 28 Leonard Street to have little significance for Boroondara regarding its historical value. He agreed with the owner's submission prepared by Mr Wixted. Mr Raworth acknowledged that an early house in Deepdene can have some generic local historical interest but questioned whether this meets the local threshold to justify an individual Heritage Overlay.

Mr Raworth stated that three other properties relatively close to 28 Leonard Street referred to in the draft Balwyn Heritage Study were rated with a higher priority than the subject land. He noted that these properties now have the Heritage Overlay but commented:

- The dwelling at 192 Doncaster Road is an 1856 stone house and is identified as being likely to be the earliest surviving house in Balwyn. The subject site does not share these qualities and is of less interest.
- The house at 224 Belmore Road is a finely detailed brick villa that appears to be substantially intact. The subject site does not display any notable details and appears to be less intact.
- The houses at 17 & 19 King Street are similar to the subject site in terms of character, however these buildings appear to be of more interest than the subject site owing to a greater extent of detailing, and because they are a pair.

Mr Raworth considered:

- the Cotham Estate subdivision and the opening of the Outer Circle Railway line to be of general interest to the area's history
- a modest and typical individual house is not rare to a threshold degree of significance just because there are only a few remaining examples Victorian cottages in Deepdene
- there are many *"more intact, architecturally impressive, and aesthetically pleasing examples of Victorian weatherboard/timber dwellings"* in the broader municipality
- there is an extraordinary number of masonry Italianate Victorian residences in Kew, Hawthorn, Camberwell and Balwyn.

He referred to individual places and properties in heritage precincts which had the Heritage Overlay such as:

- Individual places: 52 Fellows Street and 72 Peel Street, Kew and 71 Liddiard Street, Hawthorn
- Central Gardens Precinct, Hawthorn (HO146): 13, 39 and 41 Henry Street and 1-7 Falmouth Street
- Rathmines Grove Precinct, Hawthorn East (HO160): 11, 14 and 16 Rathmines Grove
- West Hawthorn Precinct, Hawthorn (HO220): 37, 39, 50 and 64 O'Connell Street.

Mr Raworth found the dwelling at 28 Leonard Street to not have rare and unusual features to justify the Heritage Overlay for an individual place. He added that Planning Panels apply an established principle that, unless the building had heritage significance before becoming rare, rarity in itself does not necessarily mean the building should be considered significant. He referred to *Bayside PSA C29 (Part 2) [2004] PPV* as an example of such comments.

(iv) Discussion

The Panel considers that 28 Leonard Street has a clear historical association with Balwyn's earliest development phase. It is an intact surviving Italianate house built in the speculative Cotham Estate before the Outer Circle Line started operating in 1891 and before the land boom collapsed in the same year. Its historical association represents these two milestones identified in Boroondara's Thematic History.

There are few Italianate houses in the broader Balwyn area (Deepdene Balwyn, Balwyn North and Deepdene). However, does this make 28 Leonard Street rare and is it appropriate to only look at the broader Balwyn area to make this assessment? To inform itself, the Panel turned to Planning Practice Note 1 which defines Criterion B (Rarity) as:

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

The Heritage Council's *Victorian Heritage Register Criteria and Threshold Guidelines*¹ provides practical guidance about assessing Criterion B which is not found in Planning Practice Note 1. The Heritage Council guidelines are intended for assessing places of potential state significance so applying them at a local scale may result in a distorted outcome.

To determine whether the 28 Leonard Street meets Criterion B, the Panel has explored whether it is a rare surviving example of that development phase. An appropriate comparative analysis catchment needs to be defined to accurately assess its rarity value.

The Panel agrees with Mr Raworth, as acknowledged by Ms Schmeder, that there are many Italianate Victorian houses with the Heritage Overlay in Boroondara, particularly in Hawthorn. Many are in a heritage precinct while others are listed as individual places.

However, the Panel has two key issues with Mr Raworth's comparative examples.

Firstly, he used them to compare architectural qualities and details. As highlighted by Ms Schmeder, the house is not considered to be locally significant for exhibiting particular aesthetic characteristics (Criterion E). The Panel finds that 28 Leonard Street is intact and retains its integrity for a building of its development phase.

Secondly, and consistent with Ms Schmeder's view, Boroondara's Thematic History highlights that Hawthorn developed differently to the broader Balwyn area. As noted at the Hearing, Hawthorn and Balwyn were administered by two different councils during the Victorian era. Their distinctly different histories were incorporated into the larger Boroondara Council which was established in the mid-1990s.

During the late Victorian era, Hawthorn had railway stations along an existing railway line with direct access to Melbourne's Central City whereas Balwyn, some four kilometres away, had speculative estates in anticipation of a railway line. There appears to be considerable evidence of Hawthorn's evolution during the late Victorian era because its estates continued to develop well after development virtually stalled in the Balwyn area after 1891.

Broader Balwyn presents as a predominantly Inter-war and Post-war area with little evidence of its initial modest development phase, including its relationship with the Outer Circle Line. Consistent with Ms Schmeder's evidence, the Panel considers a key determinant of this relationship to be the property's location. Observing Italianate houses in Hawthorn would do little to understand how houses in speculative estates further out were constructed near future railway stations.

The Panel therefore considers the broader Balwyn area to be the appropriate catchment for assessing whether 28 Leonard Street is sufficiently rare with regard to its historical association. When applying this catchment, 28 Leonard Street is a rare example of the few intact Italianate houses representing Balwyn's modest attempt to develop during the late Victorian era.

The Panel may have considered the Hawthorn examples presented by Mr Raworth suitable if they were used to compare aesthetic characteristics (Criterion E).

¹ Document 6

The Panel agrees with Ms Schmeder's recommended changes to the HO877 Statement of Significance and heritage citation which better reflect the degree of alterations to the place and clarifies how it achieves each criterion to clarify its significance.

(v) Findings

The Panel finds that 28 Leonard Street meets Criterion A (Historical significance) and Criterion B (Rarity).

5.7 Conclusions and recommendations

The Panel concludes:

- It is appropriate and justified to apply the Heritage Overlay (HO877) to 28 Leonard Street, Deepdene.
- The HO877 Statement of Significance and heritage citation should be revised to better accurately describe the place.

The Panel recommends:

Amend the Statement of Significance for:

- a) **28 Leonard Street, Deepdene (HO877), as shown in Appendix B1, to:**
 - delete any reference to the dwelling as a 'farmhouse'
 - replace the first sentence with *"Mararoa', 28 Leonard Street, Deepdene, built in c.1889 for Emma Brown and her husband dairyman, James Brown, is significant"*
 - note that the pergola at the rear of the dwelling is not a significant element of the place
 - acknowledge the place's rarity in the 'How is it significant?' section
 - separate the two reasons for significance in the 'Why is it significant?' section.

Amend the heritage citation in the Balwyn Heritage Peer Review Stage 2 Background Report, 2019 for:

- a) **28 Leonard Street, Deepdene (HO877), as shown in Appendix C1, to:**
 - delete any reference to the dwelling as a 'farmhouse'
 - refer to works undertaken in the 1980s and 1990s, including the loss of the original chimney, in the History and Description sections
 - delete reference to *"original setback and early garden elements including a mature eucalypt"* in the Description section
 - separate the two reasons for significance in the Assessment Against Criteria section.

6 958A Burke Road, Deepdene (HO884)

Exhibited Statement of significance



What is significant?

The Frank Paton Memorial Church and Hall at 958A Burke Road, Deepdene, is significant.

Significant elements of the site include the:

- Former Frank Paton Memorial Church, built 1941 by A. A. Meyer to designs by architects Scarborough, Robertson and Love, front fence to the Burke Road frontage and early garden setting including slat-glazed tile paths;
- Church hall, built in 1923 to designs by Henry Hardie Kemp;
- Clay tennis courts laid out in c1924.

The 1945 wing abutting the rear (east) of the hall is a contributory element of the site. The 1950s/60s red brick additions to the north and rear (east) of the main hall building are not significant.

How is it significant?

The site is of local historic, architectural (representative), aesthetic, social and associative significance to the City of Boroondara.

Why is it significant?

The Former Frank Paton Memorial Uniting Church (1941), church hall (1923) and tennis courts are historically significant as an important example of a Nonconformist church site developed in the City of Boroondara during the interwar era, notable for its large land size and range of facilities, serving the local community for almost 100 years. The church, opened in 1941 at Deepdene, reflects the need to meet suburban growth in that locality as significant development in the outlying areas of Boroondara, such as Balwyn and East Kew, in the interwar period saw demands for new Presbyterian churches.

(Criterion A)

The church hall is historically significant having served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of

the 2nd Deepdene Girl Guides. Shortly following its construction in 1923 it was used by many local church groups, including the Presbyterian Girls' Association, the Boys' Club, and the Young Men's class. It was also used by Presbyterian Deepdene Dramatic Club and a men's gymnastics club. It also housed the well-attended Sunday School, which had an attendance of 124 students in 1924.

(Criterion A)

The tennis courts represent the great popularity of the game in the early 1900s in middle-class Melbourne, with tennis parties, dances and concerts being popular. Tennis was an important social activity through much of the twentieth century, which encouraged both male and female participation. Being a game popular amongst the middle class and those with private school backgrounds, there was a large number of church tennis clubs in the predominantly middle-class suburbs that now constitute the City of Boroondara. It was typical for parish churches to establish their own tennis club, complete with courts.

(Criterion A)

The Former Frank Paton Memorial Church is a fine example of the work of architectural practice Scarborough, Robertson and Love, as a substantial church designed in the Romanesque Revival style. It demonstrates key design elements of this style, including its picturesque massing, broadly pitched roof, polygonal apse, and entrance porch with ornate door portal, as well as characteristic decorative details including a corbel table and dentillation, wheel window and triangular parapet.

(Criterion D)

The church hall is a fine example of the work of Henry Hardie Kemp, as a modest hall designed in the Queen Anne style. It incorporates typical design elements of the style, including the steeply pitched roof, exposed rafters and beams, moulded timber joinery and wide overhanging eaves. While the hall has had later additions, they do not disrupt appreciation of its two main elevations (west and south) and have been designed sympathetically to the original architectural style and materials of the building.

(Criterion D)

The Former Frank Paton Memorial Church is notable as a Presbyterian church constructed before 1945 designed in the Romanesque Revival style. This style of architecture, which dominated Catholic church architecture in the interwar period, was selected for this commission as a matter of practicality: it was thought to be the most appropriate style for the slope of the site, whereas the use of Gothic Revival architecture would have made the roof appear too high and prominent. Its highly decorative freestone door portal with intricately carved lintel, tympanum, moulded arches and voussoirs, creates an interesting contrast with the general simplicity of the building's monumental massing. Other key details include the visual interest provided through circular terracotta vents punctuating the high-quality brickwork, as well as the articulated brickwork to vertical piers, the corbel table, shallowly expressed bracketed eaves and understated buttressing to the quasi-tower. Its aesthetic quality is enhanced by its prominent siting, the retention of its original rustic fence of stone with dressed bluestone capping, and garden setting, which incorporates many native plantings and original variegated salt-glaze tile paths and edging.

(Criterion E)

The Former Frank Paton Memorial Church and Hall are significant for its strong and ongoing associations with the Deepdene and Balwyn community. The site as a whole has played an ongoing role in both the spiritual and social life of the local community since 1916, when the first timber church building was erected on the site. The hall has served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of the 2nd Deepdene Girl Guides. There have been long and close ties between the church and the neighbouring Deepdene State School, demonstrated by the pedestrian gateway in the boundary fence between the two properties.

(Criterion G)

The Former Frank Paton Memorial Church and Hall are significant for their association with Reverend Frank Paton, who had been appointed minister to the Deepdene Presbyterian Church in 1925. Paton laid the commemorative stone tablet for the 1923 church hall and the 1941 church was named in his honour. Paton was Moderator of the Presbyterian Church in Victoria and served as the church's Foreign Mission Secretary from 1907 to 1935. He retired as minister at Deepdene in 1936 and died in 1938.

(Criterion H)

6.1 The issues

The issues are:

- Whether the tennis courts and hall additions contribute to the place's significance.
- Whether the HO884 heritage citation accurately reflects the place.
- Whether the Heritage Overlay should apply to the entire site or to the church and hall with curtilage.

6.2 Heritage significance and citation

(i) Submissions

The Uniting Church in Australia Property Trust (Victoria) (the Uniting Church) considered the church and hall on its property at 958A Burke Road, Deepdene had sufficient local significance to justify the Heritage Overlay. It submitted that the tennis courts and hall additions were not significant enough to apply the Heritage Overlay and objected to the HO884 heritage citation referring to them as 'significant'.

At its 17 February 2020, Council endorsed a post-exhibition version of the citation which changed the 'What is significant' section to:

- delete the clay tennis courts as a significant element of the site
- acknowledge that the tennis courts contribute to the place's significance.

At the Hearing, the Uniting Church provided aerial photographs, as shown in Figure 2, showing the condition of the tennis courts in April 2011 and April 2020. The 2011 photo shows a road constructed through the courts to enable construction vehicles access to the neighbouring property. The 2020 photo shows the western court in a deteriorated state and a collapsed section of the retaining wall (between the car park and courts).

Figure 2 Aerial photos of 958A Burke Road, Deepdene





Source: Nearmap, Document 20

The Uniting Church requested that the Statement of Significance be changed to:

- delete the clay tennis courts as a significant element
- note that the 1950s/60s hall additions do not contribute to the place's significance
- delete any reference to the tennis court as a reason for the place being significant
- note that the Former Frank Paton Memorial Church and Hall rather than the entire site, have played an ongoing role in both the spiritual and social life of the local community since 1916.

(ii) Evidence

Ms Schmeder considered that the rear tennis courts:

- are an early and important element of the site, established during the Inter-war period
- illustrate the great popularity of tennis in suburban middle-class Melbourne through the twentieth century
- contribute to understanding the overall place but are not significant in their own right.

In response to questions at the Hearing, she acknowledged:

- the exhibited Statement of Significance had overstated the significance of the tennis courts
- the tennis courts were no longer considered significant in their own right
- the church and hall are significant even without the tennis courts
- she had not inspected the tennis courts.

Ms Schmeder referred to further information from Head and Loxton which, regarding the church's history, records that:

- the first two courts were not created until after the 1923 Hall was built
- by 1930 fundraising began for a third tennis court.

She recommended that the HO884 heritage citation be revised to reflect this further information by:

- recording that the tennis courts were created between July 1923 and 1930 (referenced as 'c1923-30')

- replacing Figure 7 with the revised tennis court dates as shown in Figure 3 below.

Figure 3 Ms Schmeder's recommended changes to Figure 7 of the HO884 heritage citation



Council agreed to Ms Schmeder's recommended changes to the HO884 heritage citation and Statement of Significance.

Consistent with the Statement of Significance, Ms Schmeder and Mr Raworth considered the rear wing lavatories built in 1945 contributed to the place's heritage significance. Both thought the addition was in keeping with the hall's character.

Mr Raworth broadly agreed with the views expressed in the HO884 heritage citation for the church and hall regarding their significance with respect to each of their assessment criteria. He added:

The church in particular is finely detailed and relatively intact to its exterior (albeit with minor changes). The hall is also handsome for its period, and the c.1945 additions are in keeping with its character. Both buildings were designed by notable architects, which is also indicative of their quality of design.

Mr Raworth supported the Uniting Church's submission to not apply the Heritage Overlay to the tennis courts and asphalt carpark. He considered them to be of minor interest to the built form characteristics and historical significance of the church and hall. At best, he considered them to be minor contributory elements of the church's history and use but not to the place's significance. He added:

It is questionable that the tennis courts and this association are of interest to a degree that is better than many or most other examples at a local level, even when considered in the context of the church complex. Unlike the church and hall, they are generic in character, have fallen into a state of decrepitude, and are no longer used by the church congregation.

Mr Raworth considered the tennis courts to be relatively distinct to the church and hall with insufficient (very minor) value to justify applying the Heritage Overlay. The car park had no heritage value.

(iii) Discussion

All parties and experts agreed that the church and hall with its 1945 addition achieved local heritage significance and nobody thought the car park had any heritage value. There were differing views about how the tennis courts contributed to the place's significance.

Section 9.1 of Boroondara's Thematic History (Participating in sport and recreation) refers to tennis as a sport which helped shape cultural and creative life. It refers to tennis clubs

throughout Boroondara and its associated activities. This section explains how football and hockey were associated with several churches, but not tennis.

Section 8.1 (Maintaining spiritual life) details how religious denominations evolved over different eras. It identifies the *Deepdene Uniting Church, 958 Burke Road, Balwyn (1941) – former Paton Memorial Presbyterian (Uniting) Church* in the 1920-1960 era (Building, replacing or extending new churches in developing areas). Section 8.1 does not refer to how tennis or any other sports contributed to church life.

Ms Schmeder provided a broad and generic overview of how tennis evolved for the middle class in metropolitan Melbourne and referred to how churches had tennis courts. This is reflected in the HO884 Statement of Significance which states that the tennis courts contribute to Melbourne's general history of tennis but does not explain how the tennis courts on the subject land contribute to the place's significance. In contrast, the HO884 heritage citation explains that the hall contributes to the place's significance for the following reasons:

The church hall is historically significant having served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of the 2nd Deepdene Girl Guides. Shortly following its construction in 1923 it was used by many local church groups, including the Presbyterian Girls' Association, the Boys' Club, and the Young Men's class. It was also used by Presbyterian Deepdene Dramatic Club and a men's gymnastics club. It also housed the well-attended Sunday School, which had an attendance of 124 students in 1924.

The tennis clubs referred to in Boroondara's Thematic History would better represent "*the great popularity of the game in the early 1900s in middle-class Melbourne*". Other Boroondara's tennis courts and clubs existed before the subject tennis courts and are likely to have attracted participants from a broader catchment. This includes the Kew Tennis Club which began in 1879 and moved to its current site in 1919.

As discussed at the Hearing, the Panel was not able view the tennis courts from the property's Burke Road frontage. It had to walk around to a quiet no-through street to observe their deteriorated state, consistent with how the Uniting Church described them at the Hearing. The tennis courts would have to be re-levelled with entirely new fabric to make them functional again. Ms Schmeder would have benefitted from inspecting the tennis courts.

The Panel does not support Council's proposal to include the tennis courts by recategorising them from a 'contributory element' to 'contributing to the site's significance'. While the tennis courts form part of the site's history, there is insufficient evidence to demonstrate that they contribute to the place's significance.

(iv) Findings

The Panel finds:

- The deteriorated and discreetly located tennis courts do not contribute to the place's significance.
- The 1945 hall addition should be shown in a different shade to the original 1923 hall in Figure 7 of the HO884 heritage citation to clarify its extent and location.
- The 1950s and 1960s hall additions do not contribute to the place's significance and should be documented accordingly.

6.3 Heritage Overlay map

(i) The issue

The issue is the extent to which the Heritage Overlay should apply on 958A Burke Road.

(ii) Evidence and submissions

The Uniting Church objected to the Heritage Overlay being applied to the entire site. In a supplementary submission, it:

- supported the Heritage Overlay being applied to the Church and Hall with a five metre curtilage
- objected to the Heritage Overlay being applied to the tennis courts and hall additions and to them being identified as 'significant'.

Ms Schmeder recommended that the Heritage Overlay apply to the entire site at 958A Burke Road so that any future development can consider the place's significance. Ms Schmeder found the five metre curtilage to be insufficient to protect views to the Church and Hall.

In response to questions at the Hearing, Ms Schmeder acknowledged that numerous churches have or had tennis courts that are often not included in the Heritage Overlay. Ms Schmeder qualified this by explaining that 69 North Road, Brighton referred to in Mr Raworth's evidence focussed solely on architecture. In another case, a Council made compromises regarding the extent of the Heritage Overlay so that the matter did not proceed to a Panel hearing.

Mr Raworth acknowledged that it is more common to apply the Heritage Overlay to the entire suburban property, even if not all elements are significant. He added that it is also acceptable to apply the Heritage Overlay only to elements of significance on a property with a curtilage so that any future development does not negatively impact on the significant elements. He included the following examples in his evidence:

- Scotch College, Hawthorn (Boroondara HO608) 12 buildings with 10-metre curtilages
- Trinity Grammar School, Kew (Boroondara HO705) – two buildings with limited curtilage
- 274 High Street, Windsor (Stonnington HO479) – Heritage Overlay excluded the modern addition and carpark to the rear.

Mr Raworth referred to the Presbyterian Church at 69 North Road, Brighton as a similar example where the Heritage Overlay applied only to the former Church building itself. Around 2008, the set of tennis courts on the property were demolished to enable a three storey apartment building but the important built form elements continued to be recognised.

Mr Raworth considered the church and hall would retain their significance if the carpark and tennis courts were demolished. He explained:

- the rear of the property is not readily visible from Burke Road because the church and hall are at the front of a relatively narrow property
- the Heritage Overlay can be applied to only the church and hall without negatively impacting their significance.

At the Hearing, the Panel questioned who owned the laneway between 958A and 958 Burke Road after observing a gate to the laneway along this section during its site inspection. The Uniting Church confirmed that it purchased the land in August 2005². It was prepared to accept the Heritage Overlay being applied to the section of laneway between Burke Road and five metres from the original hall³.

Council responded, without prejudice, that if the Panel determined that the Heritage Overlay should not be applied to the entire site, it should extend from the property boundary along Burke Road and extend to the back of the non-contributory additions at the rear of the hall. It explained that a five metre curtilage from the back of the original hall would result in the Heritage Overlay passing through a section of the hall addition. Having to measure the point where the boundary crosses through the building would cause administrative issues during a planning permit application.

Council submitted that extending the curtilage to include the entire hall addition (noting the addition does not contribute to the place's significance) would be far simpler for all parties.

In response to a question from the Panel, Council confirmed that General Residential Zone Schedule 5 applied to the subject land. The zone has a mandatory maximum building height of 11 metres (three storeys) for a dwelling or residential building.

(iii) Discussion

Submissions and evidence comprehensively explored at the Hearing sought to apply the Heritage Overlay:

- to the entire property (Council and Ms Schmeder)
- from the front boundary to the back of the original hall (Mr Raworth)
- from the front boundary to a curtilage of five metres from the original hall (Uniting Church)
- to include the full extent of hall additions so it doesn't dissect part way, if the Panel agrees with Uniting Church's approach (Council)
- to the laneway in the front portion of the site – with any of the options above (the Uniting Church would accept this).

The Panel has already determined that the tennis court and carpark do not contribute to the place's significance. The question is whether the Heritage Overlay should be applied to the entire property or whether it should be applied to the significant elements with sufficient curtilage so that any new development does not negatively affect the heritage fabric.

Planning Practice Note 1 advises that discretion is needed to decide how much curtilage is needed when mapping the Heritage Overlay. It notes that *"many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment)*. The Practice Note:

- does not specify this as a rule
- indicates that a standard size suburban residential property is likely to need its full extent as curtilage

² Documents 13 and 14

³ shown as a red line on p11, Document 11

- recognises that there will be occasions where the curtilage and Heritage Overlay mapping will be reduced to exclude land with no significance and reduce the need for unnecessary planning permits.

Does the Heritage Overlay need to be applied to the entire property?

The Uniting Church property at 958A Burke Road is 3,692 square metres with a width along Burke Road of 30.5 metres and depth of 128.2 metres⁴. Consistent with advice in Planning Practice Note 1, it would be of no benefit to the Uniting Church or Council to require planning permits for buildings and works across the entire property unless it is necessary to respond to the existing heritage fabric.

Should the Panel have agreed with Council and Ms Schmeder that the tennis courts (located at rear) contributed to the place's significance, it may have supported the Heritage Overlay being applied to the entire property. That was one reason for Ms Schmeder's approach. However, the Panel has already determined that the tennis courts, like the car park, do not contribute to the place's significance. The Heritage Overlay should not apply to either of these.

What part of the property should the Heritage Overlay be applied to?

The question here relates to how far should the Heritage Overlay needs to be mapped to provide sufficient curtilage to the church and hall. The relatively tall north-south oriented church building largely obscures general public views from Burke Road to the hall and to the rear of the property. Private properties south of the subject land also obscure views from most of Dale Street towards these buildings. The corner of Dale Street and the subject land's abutting laneway provide open views of the hall additions. However, these are views towards the rear of the church and hall. Members of the church's community will also be viewing the buildings onsite while attending services and events.

How members of the church's community view the buildings while onsite, the hall's orientation and the extent of development which the subject land's zone enables are relevant when considering the curtilage. The hall has a relatively large apex at its southern elevation (along the laneway) with its roofline declining toward the rear of the property. The General Residential Zone Schedule 5 applies the default mandatory maximum building height of 11 metres (3 storeys) for a dwelling and residential building.

When taking these into account collectively, the Panel agrees with the Uniting Church that, at the very least, a five metre curtilage from the hall's eastern elevation is needed to respond to the existing heritage fabric. It also agrees with Council that aligning the Heritage Overlay part way through a building may complicate future permit applications and result in unintended consequences. Council's proposal to extend the Heritage Overlay the entire extent of the hall, including its extensions, is a practical solution.

The Panel considers there is insufficient curtilage between the church and hall buildings and the southern property boundary. Buildings and works along the Uniting Church owned laneway between the Burke Road property boundary and five metres from the original hall may negatively impact the heritage fabric. The section of laneway identified and accepted by the Uniting Church should form part of the curtilage.

⁴ Document 11

The Panel considers that the Heritage Overlay should include, as shown in Figure 4:

- the church and original hall building with a five metre curtilage from these buildings
- the entire extent of the hall extensions
- the southern laneway between the property frontage and five metres east of the original hall building.

Figure 4 Panel recommended Heritage Overlay map



6.4 Conclusions and recommendations

The Panel concludes:

- The tennis courts and hall additions do not contribute to the place's significance.
- It is not appropriate or justified to apply the Heritage Overlay to all of 958A Burke Road.
- The Heritage Overlay should be applied as shown in Figure 4 so that:
 - any future development within the heritage fabric's curtilage can be assessed
 - administrative issues can be minimised during the planning permit application.
- The HO884 Statement of Significance and heritage citation should be revised to reflect the Panel's findings.

The Panel recommends:

Amend the Heritage Overlay (HO884) mapping to apply to the area shown in Figure 4 of this report to 958A Burke Road, Deepdene.

Amend the Heritage Overlay Schedule to not refer to the tennis courts in the 'Outbuildings or fences' column for 958A Burke Road, Deepdene (HO884).

Amend the Statement of Significance for:

- a) **958A Burke Road, Deepdene (HO884), as shown in Appendix B2, to:**
 - not reference the tennis courts
 - use consistent terminology to clarify that the 1950s and 1960s hall additions do not contribute to the place's significance.

Amend the heritage citation in the Balwyn Heritage Peer Review Stage 2 Background Report, 2019 for:

- b) 958A Burke Road, Deepdene (HO884), as shown in Appendix C3, to:**
- **make changes associated with applying the Heritage Overlay to the extent shown in Figure 4 of this report**
 - **continue to differentiate between the 1945 hall addition and the original 1923 hall to clarify its location and extent.**

7 Other individual heritage places and precinct

7.1 Angle Road Precinct (HO885)

Exhibited Statement of significance

What is significant?

The Angle Road Precinct, comprising 1-13 and 2-12 Angle Road, Deepdene, is significant.

The following features contribute to the significance of the precinct:

- The houses constructed from 1922-1925, as shown on the precinct map.
- The overall consistency of housing form (gabled hip or intersecting transverse and gable-fronted roofs, asymmetrical bungalow forms), materials and detailing (face brick or roughcast and brick external cladding, terracotta tiled roofs, brick chimneys), and siting (consistent front setbacks).
- Streetscape materials such as bluestone kerbs and channels.

Contributory buildings include 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, and 13 Angle Road.

Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings and the non-contributory dwellings at 7 and 12 Angle Road.



How is it significant?

The Angle Road Precinct is of local historic, architectural (representative) and aesthetic significance to the City of Boroondara.

Why is it significant?

The Angle Road Precinct is historically significant as it demonstrates the former location and subdivision pattern of Glencoe Estate and St Ronans Estate, established in 1885 and 1887 respectively, but not built on until the 1920s because of the economic depression of the 1890s. The construction of the subject residences in a relatively short period of five years, between c1920 and 1925, evidences the increased demand for housing in the area facilitated by the establishment of improved transport, sewerage and electricity services to Balwyn. The precinct also clearly demonstrates the importance of local builders/developers, such as George Simpson, to whom the subject buildings are attributed, who rapidly built up entire unified streetscapes. **(Criterion A)**

Houses in the Angle Road Precinct are representative of styles popular during the 1920s, including examples of California Bungalows, all of which exhibit a high level of intactness. They demonstrate the principal characteristics of early interwar bungalows constructed in brick, illustrating the transition from Edwardian to typical interwar bungalow forms. Most of the houses have characteristic massing with an asymmetrical, bungalow form set beneath one of two dominant roof types clad with terracotta tiles: a gabled hip, surviving from the Federation Queen Anne villas, combined here with California Bungalow porch and other details, or; intersecting transverse and gable-fronted roofs, often with minor gables, creating a partial 'floating gable'. Other typical details include small porches supported by timber posts atop heavy brick piers, some with decorative and unusual timber fretwork, and usually flanked with squat clinker or red brick piers; feature box, bow or bay windows, in either red or clinker brick, and each usually with its own flat roof and exposed rafters; tall chimneys of either red or clinker brick, some topped with a roughcast and exposed brick detail near the top of the shaft, although some have been overpainted. **(Criterion D)**

The Angle Road Precinct is of aesthetic significance thanks to its picturesque streetscape, afforded by the shared distinctive roof forms and decorative details, surviving liquidambar street trees, and the consistency of garden setbacks. The rows of free-standing interwar bungalows, attributed to master-builder George Simpson present a highly visually unified streetscape, distinguishing the Angle Road Precinct with a high level of visual cohesiveness. The high level of intact detailing, particularly to the gable ends, chimneys, and feature box, bay or bow windows, enhances the precinct's picturesque quality and overall visual unity. **(Criterion H)**

(i) The issues

The issues are:

- whether it is appropriate and justified to include 9 Angle Road, Deepdene as a contributory property in the Angle Road precinct (HO885)
- whether the HO885 Statement of Significance accurately describes 9 Angle Road, Deepdene.

(ii) Submissions

The owners of 9 Angle Road submitted that the Heritage Overlay should not be applied to the property and it should therefore be excluded from the Angle Road Precinct. The submission, prepared by Plans in Motion on behalf of the owner, provided the following reasons:

- the frontage and other parts of the dwelling have been substantially altered and no longer represent the era or contribute to the Angle Road Precinct
- the precinct's character, including 7 Angle Road, has evolved with large, modern dwellings and light-filled contemporary architecture
- the HO885 Statement of Significance is inaccurate because the dwelling has been substantially changed through renovations and maintenance work, including:
 - the panel board and timber strapping (2000s replacement of timber strapping)
 - the tripartite window to the street facing gable (1980s addition)
 - double doors to front porch (1980 addition)
 - fretwork to the porch of straight timber slats with an Art Nouveau motif (1998 addition)
 - entry door with leadlight detailing (1998 addition)
 - the garage with a transverse gable roof (1980s addition)
- the 1980s and 1998 changes are clearly visible from the public domain.
- for reasons outlined above, the property does not meet PPN1 Criteria A, D or E.

(iii) Evidence

Ms Schmeder considered that the California Bungalow at 9 Angle Road reads as representative example of the Inter-war era which contributes to the Precinct. She highlighted that the house is linked to the other designs by George Simpson.

Ms Schmeder explained that to inform her view, she sought building permit plans to understand changes identified by the submitter to assess whether the property was intact enough to contribute to the Precinct. She noted that Council did not have building permit records dating back to the original construction date of 9 Angle Road to compare the original architectural plans with the existing building.

Having building permits over different decades, Ms Schmeder considered the house:

- has had alterations which are generally sympathetic to the original design
- continues to clearly identify as an intact early interwar bungalow which contributes to the Precinct.

Ms Schmeder clarified that the Angle Road Precinct meets the PPN1 criteria and achieves local significance. The property at 9 Angle Road contributes to the Precinct and does not

need to achieve local significance individually. She considered that the Precinct continues to retain local significance following the loss of houses at 7 and 12 Angle Road.

Ms Schmeder recommended changes to the HO885 heritage submission to document alterations made to 9 Angle Road.

(iv) Discussion

The Panel accepts Mr Schmeder's evidence for the Angle Road Precinct. The Precinct is highly intact, with only two properties which do not contribute to its significance. The uniformly designed 1920s California Bungalow style houses are built in a Victorian era subdivision which stalled because of the economic depression of the 1890s. The house at 9 Angle Road, with its alterations identified by the owner and Ms Schmeder, continues to present as one of the houses built during the Inter-war era. The full extent of alterations should be reflected in HO885 heritage citation. The property at 9 Angle Road should be included because of its contribution to the Precinct's significance, and its location part way through the Precinct and next to a non-contributory property. Excluding it would negatively impact on the identified heritage fabric.

(v) Conclusions and recommendations

The Panel concludes:

- It is appropriate and justified to include 9 Angle Road, Deepdene as a contributory property in the Angle Road Precinct (HO885).
- The HO885 heritage citation would benefit from changes which document alterations to 9 Angle Road, Deepdene.

The Panel recommends:

Amend the heritage citation in the Balwyn Heritage Peer Review Stage 2 Background Report, 2019 for:

- a) **Angle Road Precinct (HO885), as shown in Appendix C4, in the Description & Integrity section for 9 Angle Road to:**
 - **reference that rear additions are not visible**
 - **reference changes resulting from works in the 1980s, 1990s and 2000s.**

7.2 113 Yarrbat Avenue, Balwyn (HO879)

Exhibited Statement of significance



What is significant?

'Bel-Air', 113 Yarrbat Avenue, Balwyn, built in 1938 by C F Wheatland, is significant.

Significant elements of the place include the garage and the low clinker brick fence with mild steel gate along the Yarrbat Avenue frontage. The later extension above the garage, built in 1965, is of contributory significance.

The later rear extension built in 1988 and the section of fence along the Narrak Road frontage are not significant.

How is it significant?

'Bel-Air', 113 Yarrbat Avenue, Balwyn, is of local architectural (representative) significance to the City of Boroondara.

Why is it significant?

'Bel-Air' at 113 Yarrbat Avenue, Balwyn is a fine representative and externally intact example of a two-storey Moderne dwelling. It is a particularly well designed and detailed example of the style that is carefully sited to take advantage of its prominent corner position.

Constructed in cream brick with a roof of terracotta tiles, the house has subtle Moderne stylistic characteristics, especially emphasising horizontal and curved elements within its elevations. Of particular note is the dramatic semicircular entrance-cum-stairwell that introduces a strong contrasting vertical element to the otherwise streamlined horizontal façade.

Whilst the integrity of the building is slightly diminished by the 1965 extension above the garage this has been designed in a style that matched the original design intent and is considered as contributory to the overall place. **(Criterion D)**

(i) The issue

The issue is whether it is appropriate and justified to apply the Heritage Overlay (HO879) to 113 Yarrbat Avenue, Balwyn.

(ii) Evidence and submissions

The 113 Yarrbat Avenue property owners opposed the Heritage Overlay being applied to their property but did not question its heritage significance or the contents of the HO879 heritage citation and Statement of Significance.

Ms Schmeder considered that the property compares “*extremely*” well to Moderne houses with the Heritage Overlay in Boroondara clearly meets the threshold of local significance. She added:

- the HO879 citation:
 - provides a “*clear and convincing argument*” for the property’s significance
 - acknowledges that the first floor was added above the garage in 1965
- the first-floor extension to the garage is visible but has a modest impact on appreciating the building.

Ms Schmeder referred to a south elevation of the building dated 11 August 1938 to show how the house at 113 Yarrbat Avenue continues to be intact.

(iii) Discussion

The Panel agrees with Ms Schmeder’s evidence on 113 Yarrbat Avenue. The building is a fine example of a Moderne house which compares very well to others with the Heritage Overlay referred to in the HO879 heritage citation. The house itself does not appear to have been altered and has been well maintained. The first floor addition above the garage has been well executed with matching details and materials without negatively affecting the ability to interpret the original house.

(iv) Conclusions

The Panel concludes that it is appropriate and justified to apply the Heritage Overlay (HO879) to 113 Yarrbat Avenue, Balwyn because it meets Criterion D (representativeness) and achieves local significance.

7.3 129-131 Yarrbat Avenue, Balwyn (HO880)

Exhibited 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, the original 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)**

(i) The issues

The issues are:

- Whether it is appropriate and justified to apply the Heritage Overlay (HO880) to 129-131 Yarrbat Avenue, Balwyn.
- Whether the HO880 heritage citation accurately reflects the property.

(ii) Submissions

The owner of 129-131 Yarrbat Avenue, Balwyn objected to the Heritage Overlay being applied to the property. The owner explained that since purchasing the property in 1971, she has:

- maintained it well
- altered the interior considerably
- extended the house at the rear
- replaced the original front ground floor windows with larger windows
- replaced the fine white Lilydale topping on the original driveway with Daniel Robinson tiles
- increased the existing front brick fence height.

(iii) Evidence

Ms Schmeder recommended an on-site inspection because certain changes were not visible from the street. Mr Huntersmith, who carried out the architectural assessment, and a Council officer inspected the property with the owner on 5 February 2020. They compared the current façade with the original 1936 drawings.

Following the inspection, Mr Huntersmith concluded that the alterations observed at the inspection were not significant enough to make the property unsuitable for the Heritage Overlay. He documented these alterations in the 31 January 2020 version of the HO880 citation.

Ms Schmeder considered 129-131 Yarrbat Avenue to be of local architectural and historical significance and stated:

It is a mansion, elegantly designed by prominent architects of its day, the house is of very high intactness (even the brick walls were originally “colour washes” and not exposed), and its setting is of extraordinarily high intactness, retaining much of its Edna Walling garden, curved entrance walls and original garage.

Ms Schmeder responded to each of the owner’s points and included Mr Huntersmith’s comments.

Internal alterations

The HO880 citation acknowledges the internal alterations. The Amendment does not propose to apply internal controls through the Heritage Overlay Schedule.

Rear alterations

The HO880 citation acknowledges the rear alterations. They are not visible from the public domain so the Heritage Overlay continues to be suitable for the property.

Mr Huntersmith confirmed that:

- changes to the raised patio area when the pool was installed altered the Edna Walling design to this part of the garden
- original garage door had been replaced
- required maintenance had been undertaken to the low rubble stone walls and internal resurfacing of the pond
- several plantings within the garden had been renewed.

Ground-floor front façade windows

Mr Huntersmith confirmed that the kitchen window on the front façade retained its head height and width but had its sill height lowered. The detailing (including the sill detail) matches the original window. Ms Schmeder considered it to be a minor alteration which was carried out sympathetically.

Driveway resurfacing

Mr Huntersmith confirmed that the original Lilydale topping on the driveway has been paved with concrete and Daniel Robinson tiles. He considered this to be a minor change, particularly because it has retained its original layout as part of the landscape design by Edna Walling.

Ms Schmeder agreed that the driveway resurfacing has not negatively impacted the place's heritage significance.

Front fence alteration

Ms Schmeder acknowledged that the overall fence is not intact. However, she considered it important to recognise and protect an Edna Walling designed fence with its unusual curved entrance walls design.

She referred to the HO880 citation which:

- recognises that the front brick fence was altered to being it entirely to the height of the original gate piers
- states that the altered sections do not have heritage significance.

Ms Schmeder explained that the fence control in the Heritage Overlay Schedule proposed for the property would apply only to the original sections of the fence. This includes the capped sections, including the serpentine wall extending from the front gates towards the house's entrance, which formed part of the original garden design by Edna Walling.

(iv) Discussion

The Panel accepts Ms Schmeder's evidence for 129-131 Yarrbat Avenue for reasons set out in her evidence. The further research and site inspection have revealed new information about the property which should be reflected in the HO880 heritage citation. The owner has maintained the property well and made alterations which are sensitive to its overall design. She can continue to make internal alterations without the need for a permit because the Amendment does not propose to apply the internal controls through the Heritage Overlay. The property continues to be sufficiently intact to achieve Criteria D, E and H.

For reasons set out in Chapter 4.1, the Panel does not agree that applying the Heritage Overlay will affect the ability to maintain the property.

(v) Conclusions and recommendations

The Panel concludes:

- It is appropriate and justified to apply the Heritage Overlay (HO880) to 129-131 Yarrbat Avenue, Balwyn.
- The HO880 heritage citation accurately reflects the property and would benefit from showing the original front façade and acknowledging that that original drive has been resurfaced.

The Panel recommends:

Amend the heritage citation in the Balwyn Heritage Peer Review Stage 2 Background Report, 2019 for:

- a) **129-131 Yarrbat Avenue, Balwyn (HO880), as shown in Appendix C2, to:**
 - **include a view of front façade from the original building plans**
 - **acknowledge that the white Lilydale topping on the original driveway was replaced with tile**
 - **make associated changes and provide further details about the place.**

7.4 171 Doncaster Road, Balwyn North (HO882)

Exhibited Statement of significance



What is significant?

The house and garden at 171 Doncaster Road, Balwyn North, built in 1941 by L J Adam on the Rookwood Estate, is significant.

Significant elements of its setting include the low fence of rough-faced stone, mild steel gates, clinker brick garage, slate crazy paving, stone retaining walls and distinctive zig-zag infill detailing in the front path and steps. In addition, early or original plantings including cypresses, including the conical *Cupressus sempervirens*, a Blue Atlas Cedar (*Cedrus atlantica* 'glauca'), camellias, azaleas and holly. The climbing rose is in keeping with the period, but its age is unknown.

How is it significant?

The house and garden at 171 Doncaster Road, Balwyn North is of local architectural (representative) and aesthetic significance to the City of Boroondara.

Why is it significant?

The house and garden at 171 Doncaster Road, Balwyn North, are significant as externally intact examples of a two-storey Moderne dwelling, carefully sited to take advantage of its prominent corner position within what appears to be an original garden. The house demonstrates key design elements of the Moderne style including a layered geometric massed form, a strong horizontal emphasis, open upper terraces and the use of contemporary materials such as corner and steel framed windows and patterned brickwork. Like many Moderne houses of its era, it juxtaposes a traditional hipped roof with parapeted and curved elements. The garage is an original part of the design and echoes the materiality – clinker bricks with tapestry brick accents – and parapeted form of the house. These elements are complemented and enhanced by the retention of a highly intact setting including both original hard landscaping and plantings. Hard landscaping includes a low fence of rough-faced slate, ornate mild-steel gates, a slate crazy paved hardstand in front of the house (and possibly the curved drive as well), stone retaining walls and distinctive zig-zag infill detailing in the front path and steps. Front garden plantings are of interest as an example of the “featuristic” Australian garden popular in the 1940s and ‘50s, characterised by the use of darkfoliated evergreen trees and shrubs which serve as the backdrop for a colourful seasonal display of flowers. **(Criterion D)**

(i) The issue

The issue is whether it is appropriate and justified to apply the Heritage Overlay (HO882) to 171 Doncaster Road, Balwyn North.

(ii) Evidence and submissions

The owners of 171 Doncaster Road objected to the Heritage Overlay being applied to the property because:

- it does not meet the heritage assessment criteria
- its gardens are not substantially original
- restrictions on the property, garden and garage would be excessive
- there are many similar properties in the area.

Council submitted that the property was found to have the necessary threshold to justify the Heritage Overlay after being assessed against the PPN1 criteria. It referred to the HO882 heritage citation which described the property as an intact example of a two-storey Moderne dwelling surrounded by what appears to be its original garden.

Ms Schmeder noted that heritage assessors conducting inspections during the study identified several mature trees in the front garden. Council explained that referencing these trees in the Heritage Overlay Schedules would not introduce additional restrictions on development. Rather, it would require a proposal to remove these elements to be subject to the notice and review provisions of the Boroondara Planning Scheme.

Council noted that the submitters did not provide examples of similar properties in the area they were referring to. It explained that the heritage citation found 171 Doncaster Road compared well with other identified examples.

Council considered the proposed Heritage Overlay Schedule controls for the trees and garage to be appropriate because they appear to be original elements.

(iii) Discussion

The house at 171 Doncaster Road presents itself in what appears to be its original form. The Panel agrees that the building is intact and compares well with the seven comparative examples in the heritage citation. The Heritage Overlay Schedule proposes controls for the mature cypress and cedar trees in front garden and notice and review (otherwise exempt in the parent overlay) for the front fence and garage. The Panel considers these provisions to be appropriate because the two trees, front fence and garage appear to have formed part of the house's original setting.

The Panel has already responded to how the Heritage Overlay may affect development opportunities (Chapter 4.1).

(iv) Conclusion

The Panel concludes that it is appropriate and justified to apply the Heritage Overlay (HO882) to 171 Doncaster Road, Balwyn North.

Appendix A Document list

No.	Date	Description	Provided by
2020			
1	30 Apr	Council Part A submission	Mr Brennan
2	30 Apr	Expert report – Natica Schmeder	Mr Brennan
3	30 Apr	Expert report – Bryce Raworth (28 Leonard Street, Deepdene)	Mr Natoli
4	30 Apr	Expert report – Bryce Raworth (958a Burke Road, Deepdene)	Mr Sutton
5	6 May	Citation – 17 and 19 King Street, Balwyn	Ms Schmeder
6	6 May	Victorian Heritage Register Criteria and Threshold Guidelines, revised 2019	Ms Schmeder
7	6 May	Panel Report – Boroondara PSA C263 Part 2	Ms Schmeder
8	6 May	Panel Report – Boroondara PSA C183	Ms Schmeder
9	6 May	Council report – Adoption of Amendment Boroondara C59	Mr Brennan
10	6 May	Council Part B submission	Mr Brennan
11	8 May	Submission – Uniting Church of Australia	Mr Sutton
12	8 May	Aerial photo – subject land	Mr Sutton
13	12 May	Letter – Further information requested by the Panel, 12 May 2020	Mr Sutton
14	12 May	Property title information – Vol 04176 Fol 171	Mr Sutton
15	12 May	Plan of subdivision – LP7459	Mr Sutton
16	12 May	Submission – 28 Leonard Street owner	Mr Natoli
17	12 May	Panel Report – Moonee Valley C164	Mr Natoli
18	12 May	A Practitioner's Guide to Victorian Planning Schemes Version 1.4, April 2020	Mr Natoli
19	13 May	Council closing submission	Mr Brennan

Appendix B Panel preferred version of the Statements of Significance

Tracked Added

~~Tracked Deleted~~

Large areas of content without changes has been removed for simplicity.

B1 28 Leonard Street, Deepdene (HO877)

28 Leonard Street, Deepdene Statement of Significance

Heritage Place:	28 Leonard Street, DEEPDENE	PS ref no:	HO877
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What is significant?

'Mararoa', 28 Leonard Street, Deepdene, built in c.1889 for [Emma Brown and her husband dairyman James Brown](#) ~~as a dairy house~~, is significant.

The front fence is not significant. The two-storey studio and pergola, constructed at the rear of the property in 1986 and 1990 respectively, are not significant.

How is it significant?

'Mararoa' is of local historical significance to the City of Boroondara.

Why is it significant?

Historically, 'Mararoa' is a rare example of nineteenth-century development in Deepdene (formerly Balwyn) prior to the opening of the Outer Circle railway line and accompanying suburban subdivision. Built c.1889 on the Cotham Estate (1884), there are only a few houses that survive largely intact from this period in the Deepdene/Balwyn area. Its nineteenth-century origins are demonstrated by its intact Victorian-era form, including its M-hipped roof and return verandah, and details such as Italianate-style chimneys and block-fronted façade (Criterion A and B).

Primary source

Balwyn Heritage Peer Review Stage 2 Background report 12 April 2019
28 Leonard Street, Deepdene citation, September 2019

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

B2 958A Burke Road, Deepdene (HO884)

958A Burke Road, Deepdene Statement of Significance

Heritage Place:	958A Burke Road DEEPDENE	PS ref no:	HO884
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What is significant?

The Frank Paton Memorial Church and Hall at 958A Burke Road, Deepdene, is significant.

Significant elements of the site include the:

- Former Frank Paton Memorial Church, built 1941 by A. A. Meyer to designs by architects Scarborough, Robertson and Love, front fence to the Burke Road frontage and early garden setting including slat-glazed tile paths;
- Church hall, built in 1923 to designs by Henry Hardie Kemp;
- ~~Clay tennis courts laid out in c1924.~~

The 1945 wing abutting the rear (east) of the hall [contribute to the significance](#) ~~is a contributory element~~ of the site.

The 1950s/60s red brick additions to the north and rear (east) of the main hall building are not significant [and do not contribute to the significance of the site](#).

How is it significant?

The site is of local historic, architectural (representative), aesthetic, social and associative significance to the City of Boroondara.

Why is it significant?

The Former Frank Paton Memorial Uniting Church (1941), ~~and~~ church hall (1923) ~~and tennis courts~~ are historically significant as an important example of a Nonconformist church site developed in the City of Boroondara during the interwar era, notable for its large land size and range of facilities, serving the local community for almost 100 years. The church, opened in 1941 at Deepdene, reflects the need to meet suburban growth in that locality as significant development in the outlying areas of Boroondara, such as Balwyn and East Kew, in the interwar period saw demands for new Presbyterian churches. (Criterion A)

The church hall is historically significant having served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of the 2nd Deepdene Girl Guides. Shortly following its construction in 1923 it was used by many local church groups, including the Presbyterian Girls' Association, the Boys' Club, and the Young Men's class. It was also used by Presbyterian Deepdene Dramatic Club and a men's gymnastics club. It also housed the well-attended Sunday School, which had an attendance of 124 students in 1924. (Criterion A)

~~The tennis courts represent the great popularity of the game in the early 1900s in middle-class Melbourne, with tennis parties, dances and concerts being popular. Tennis was an important social activity through much of the twentieth century, which encouraged both male and female participation. Being a game popular amongst the middle class and those with private school backgrounds, there was a large number of church tennis clubs in the predominantly middle-class suburbs that now constitute the City of Boroondara. It was typical for parish churches to establish their own tennis club, complete with courts. (Criterion A)~~

...

The Former Frank Paton Memorial Church and Hall are significant for its strong and ongoing associations with the Deepdene and Balwyn community. They ~~site as a whole has~~ played an ongoing role in both the spiritual and social life of the local community since 1916, when the first timber church building was erected on the site. The hall has served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of the 2nd Deepdene Girl Guides. There have been long and close ties between the church and the neighbouring Deepdene State School, demonstrated by the pedestrian gateway in the boundary fence between the two properties. (Criterion G)

The Former Frank Paton Memorial Church and Hall are significant for their association with Reverend Frank Paton, who had been appointed minister to the Deepdene Presbyterian Church in 1925. Paton laid the commemorative stone tablet for the 1923 church hall and the 1941 church was named in his honour. Paton was Moderator of the Presbyterian Church in Victoria and served as the church's Foreign Mission Secretary from 1907 to 1935. He retired as minister at Deepdene in 1936 and died in 1938. (Criterion H)

Primary source

Balwyn Heritage Peer Review Stage 2 Background report 12 April 2019

958A Burke Road, Deepdene citation, September 2019

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Appendix C Panel preferred version of the heritage citations

C1 28 Leonard Street, Deepdene (HO877) citation

'Mararoa'

Prepared by: Context

Address:

28 Leonard Street, Deepdene

Name: 'Mararoa'	Survey Date: October 2018
Place Type: Residential	Architect:
Grading: Significant	Builder: Not known
Extent of Overlay: To title boundaries	Construction Date: c.1889



Figure 1. View of 'Mararoa', 28 Leonard Street, Deepdene. (Source: Context, September 2017).

...

Statement of Significance

What is Significant?

'Mararoa', 28 Leonard Street, Deepdene, built in c.1889 for [Emma Brown and her husband dairyman James Brown](#) ~~as a dairy house~~, is significant.

The front fence is not significant. The two-storey studio and pergola, constructed at the rear of the property in 1986 and 1990 respectively, are not significant.

...

C2 129-131 Yarrbat Avenue, Balwyn (HO880) citation

‘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

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History

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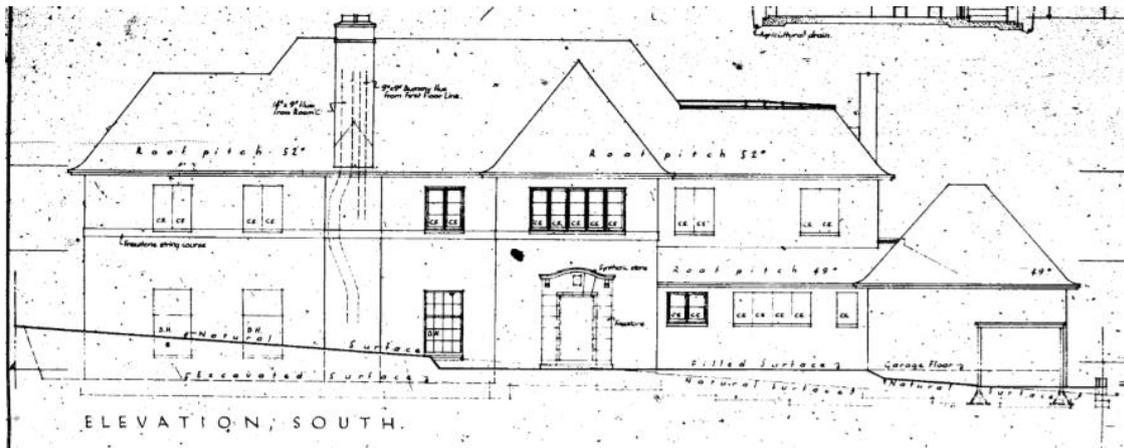


Figure 3. The principal elevation facing Yarrbat Avenue, from the original house plans. (Source: City of Camberwell Building Permit 9410, dated 8 March 1938)



Figure 43. Exterior views of 129 Yarrbat Avenue, 1939. (Source: *Art in Australia* 1939:74-75)



Figure 54. Interior views of 129 Yarrbat Avenue, 1939. (Source: *Art in Australia* 1939:75-76)

...



Figure 65. Edna Walling’s design for the ‘Silver Birches’ garden for Douglas George, Yarrbat Avenue, Balwyn, 1936. (Source: Walling 1936, SLV)

...

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. Further alterations included the replacement of the kitchen window along the southern (principal) façade of the house. This window had its sill height lowered although the head height and width of the window remained the same and the detailing (including sill detail) matches that of the original. The installation of the pool resulted in changes to the raised patio area across the rear of the house altering Edna Walling design to this part of the garden; minor alterations and additions in 1975 that appear to be internal and connected to the basement; and bathroom alterations in 1982 (BP). The original garage door has been replaced.

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Description & Integrity

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Figure 76. The principal façade. (Source: Context 2018)

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Figure 87. The bell-cast eaves to the roof of the residence and garage. (Source: Context 2018)

...



Figure 98. 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. [Further alterations included replacing the kitchen window along the southern \(principal\) façade of the house. This window had its sill height lowered although the head height and width of the window remained the same and the detailing \(including sill detail\) matches that of the original. The installation of the pool resulted in changes to the raised patio area across the rear of the house altering Edna Walling design to this part of the garden. The original garage door has been replaced.](#)

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 front driveway was originally ~~may have originally been~~ of Lilydale topping and has since been paved since been replaced with concrete and tiles. This is considered to be a very minor change, particularly as the drive retains its original layout as part of the landscape design by Edna Walling. Overall the form of the garden layout, including the driveway, reflects that shown in Edna Walling's design \(Figure 6\), with the exception of the changes made at the rear of the property to the raised patio area when the pool was installed. Required maintenance has been undertaken to the low rubble stone walls and a renewal of plantings has occurred. Other required maintenance works has included the internal resurfacing of the pond.](#)

[The large specimen Oak in the front yard is believed to be an original planting from Edna Walling's design although the slate paving at its base and adjacent steps are recent additions.](#)

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

...

C3 958A Burke Road, Deepdene (HO884) citation

Former Frank Paton Memorial Church and Hall (now Deepdene Uniting Church)

Prepared by: Context

Address:

958 Burke Road, Deepdene

Name: Former Frank Paton Memorial Church and Hall	Survey Date: October 2018
Place Type: Community	Architect: Henry Hardie Kemp (Hall); Scarborough, Robertson and Love (Church)
Grading: Significant	Builder: Not known (Hall); A.A. Meyer (Church)
Extent of Overlay: To the Church and Hall with curtilage title boundaries	Construction Date: c1922-23 (Hall); 1941 (Church)



Figure 1. View of Former Frank Paton Memorial Church at 958 Burke Road, Deepdene. (Source: Context, November 2017).



Figure 2. View of church hall, situated to the east of the Former Frank Paton Memorial Church (Source: Context, November 2018)

Historical Context

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History

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Figure 4. Western elevation of the church hall built to serve the Frank Paton Memorial Church, in 1936. (Source: Hall and Loxton 1991).

Two classrooms, built of 'fibro and tile', were added to the site in 1927 and 1929 (BP). These were most likely built for the use by the well-attended Sunday School, which had an attendance of 124 students in 1924. In 1933 the church's kindergarten building, which had been located in front of the hall, was relocated to a site at the rear (east) of the hall (BP; Hall and Loxton 1991:10). The kindergarten is not evident in the MMBW detail plan of 1926 so presumably it was erected after this date (MMBW 1926). In aerial photography from 1945, two rectangular buildings can be seen immediately to the east of the church hall (BP; Melbourne 1945).

By 1921, members of the Deepdene Presbyterian Church were competing in lawn tennis on Saturdays as part of the Presbyterian Association, but the church did not initially have its own courts for matches (*Argus*, 16 August 1921:5). [An aerial photograph dated 1931 shows t](#)~~Two tennis courts were had been~~ laid out at the eastern-most end of the site [by this time after 1923 \(Landata, Maldon Prison, Runs 5, 6, 15-17, Frame 03325\). Funds were soon put towards the construction of a third tennis court for the church tennis club, which by 1933 was described as 'very active' \(Head and Loxton 1991:6-9\). A third tennis court is shown in an aerial photograph dated 1945 \(Landata, Melbourne and Metropolitan Area Project, Project no. 5, Run 24, Frame 58946\) \(Figure 6\).](#) Tennis had experienced great popularity in the early 1900s in middle-class Melbourne, with tennis parties, dances and concerts being popular. Tennis was an important social activity through much of the twentieth century, which encouraged both male and female participation. Being a game popular amongst the middle class and those with private school backgrounds (Kinross-Smith 2005), there was a large number of church tennis clubs in the predominantly middle-class suburbs that now constitute the City of Boroondara. It was typical for parish churches to establish their own tennis club, complete with courts.

...



Figure 5. Frank Paton Memorial Church soon after its completion in 1941. (Source: *Building and Architecture*, 24 February 1943).

...

In 1945 a wing containing new lavatories was added to the rear (east) elevation of the church hall (BP) ([Figure 6](#)). Another new building was constructed at the rear of this in the 1950s, presumably for the kindergarten as this followed a fire in 1951 that badly damaged the existing kindergarten building (BP; *Launceston Examiner*, 23 July 1951:3). The kindergarten had a relatively large enrolment at this time, with 90 pupils in 1951 (*Herald*, 21 July 1951:3). In 1964 new building works at this site amounted to £31,500. The published history notes that these works constituted a 'renewal and extension of buildings' (Head and Loxton 1991:18). The council records notes that 'additional classrooms' were erected at a cost of £28,000

(BP), presumably for the Sunday School. Though the building permit plans for these works have been lost, it would seem most likely that the 1964 building works refer to the double-storey brick addition that was made to the northern end of the church hall, and potentially some of those made to the rear. It appears that part of the laneway that ran alongside the southern boundary of the property was acquired at some stage for the use of the church.



Figure 6. Detail from 1945 aerial showing three tennis courts established by this time (the one closest to the hall building has since been converted to a carpark), as well as the 1945 extension at the east elevation of the hall. (Source: Landata, Melbourne and Metropolitan Area Project, Project no. 5, Run 24, Frame 58946)

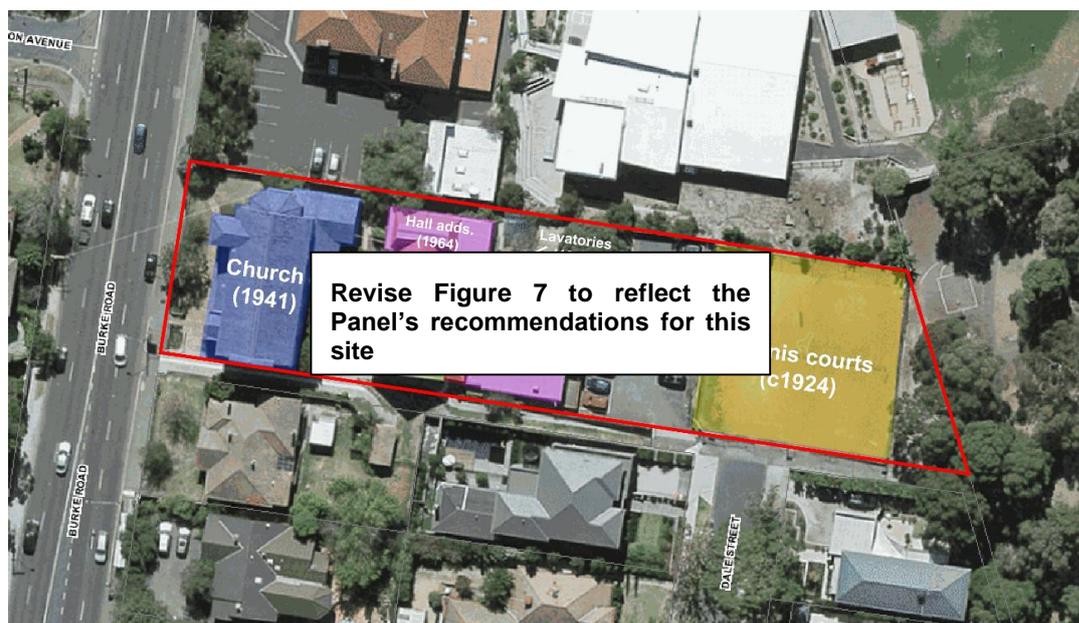


Figure 7. Map identifying key elements of the subject site and their corresponding build dates. (Source: Vic Planning Maps 2014, Department of Environment Land Water and Planning)

...

Description and Integrity

The Former Frank Paton Memorial Church and Church Hall, 958A Burke Road, Deepdene, occupy a deep allotment on the eastern side of Burke Road, a major arterial road running north-south, just north of its intersection with Whitehorse Road. Moving from the west to east, the site can be seen to comprise four elements: the church building (1941), with oatmeal brick walls and a broad, low-pitched gabled roof, fronting Burke Road at the western end of the allotment; to its rear sits the large red-brick hall (1923), with a steeply-pitched gabled roof; adjoining the hall, at its east, is a flat-roofed, red-brick structure

(1950s) and small asphalted carpark; at the eastern end of the allotment are a pair of tennis courts (c19246-31) enclosed with a high cyclone fence.

...



Figure 87. Detail of the highly decorative door portal. (Source: Context, October 2018)

Figure 98. View of the front garden setting with salt-glazed tile paving, and quasi-tower with expressed brickwork detailing in the slight buttressing effect. (Source: Context, October 2018)

...



Figure 109. View of the southern elevation. (Source: Context, October 2018)

...



Figure 110. Detail of the church hall, where the porch projects from the main hall building. (Source: Context, December 2018)

A later addition constructed in 1945, in red brick with roof of terracotta tile hipped to the rear (east) elevation of the hall building, incorporates similar detailing to that of the hall building, including exposed rafters with lambs tongue profile and similar multi-paned windows (see Figures 12 and 13). A series of later single-storey additions (1950s and 60s) abut the rear of this wing (see Figure 14). Constructed in sympathetic red brick with similar detailing and built into the sloping landscape, these additions step down considerably from the main hall building and hence have little visual impact on the building. At the north is a double-storey addition (1964), also of red brick and sympathetic overall appearance (see Figures 15 and 16).

At the rear of the site two (now clay) tennis courts laid out in c19246-31 remained [at the time of the study](#).

The Former Frank Paton Memorial Church and Hall site has a high degree of integrity. The church building exhibits a high level of intactness, retaining key original elements of the place including its picturesque, asymmetrical massing, broad roof form, original pattern of fenestration and understated detailing in shallowly expressed brickwork patterns and motifs. The integrity of the place as a whole is enhanced by the retention of the church hall and tennis courts. While the church hall has later additions, they do not disrupt appreciation of its two main elevations (west and south) and have been designed sympathetically to the original architectural style and materials of the building.



Figure 1211. View of the later additions that abut the rear (east) of the main hall building. (Source: Context, December 2018)

Figure 1312. The wing containing lavatories constructed 1945 incorporates similar detailing to the main hall building, including red face brick and timber joinery details. (Source: Context, December 2018)



Figure 1413. View of the 1945 addition, where the 1950s/60s extension adjoins. (Source: Context, December 2018)



Figure 1514. View of the 1964 double-storey addition looking south toward the main hall building. (Source: Context, December 2018)

Figure 1615. The 1964 addition is not overly visually intrusive when viewing the church hall from the south. (Source: Context, December 2018)



Figure 1716. ~~Clay-T~~ennis courts laid out in c1923-30~~6-314~~ remain at the rear of the site. (Source: Context, December 2018)

Comparative Analysis

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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).

The Former Frank Paton Memorial Uniting Church (1941), and church hall (1923) ~~and tennis courts~~ are historically significant as an important example of a Nonconformist church site developed in the City of Boroondara during the interwar era, notable for its large land size and range of facilities, serving the local community for almost 100 years. The church, opened in 1941 at Deepdene, reflects the need to meet suburban growth in that locality as significant development in the outlying areas of Boroondara, such as Balwyn and East Kew, in the interwar period saw demands for new Presbyterian churches.

The church hall is historically significant having served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of the 2nd Deepdene Girl Guides. Shortly following its construction in 1923 it was used by many local church groups, including the Presbyterian Girls' Association, the Boys' Club, and the Young Men's class. It was also used by Presbyterian Deepdene Dramatic Club and a men's gymnastics club. It also housed the well-attended Sunday School, which had an attendance of 124 students in 1924.

~~The tennis courts represent the great popularity of the game in the early 1900s in middle-class Melbourne, with tennis parties, dances and concerts being popular. Tennis was an important social activity through much of the twentieth century, which encouraged both male and female participation. Being a game popular amongst the middle class and those with private school backgrounds, there was a large number of church tennis clubs in the predominantly middle class suburbs that now constitute the City of Boroondara. It was typical for parish churches to establish their own tennis club, complete with courts.~~

...

Statement of Significance

What is Significant?

The Former Frank Paton Memorial Church and Hall at 958A Burke Road, Deepdene, is significant.

Significant elements of the site include the:

- Former Frank Paton Memorial Church, built 1941 by A. A. Meyer to designs by architects Scarborough, Robertson and Love, front fence to the Burke Road frontage and early garden setting including slat-glazed tile paths;
- Church hall, built in 1923 to designs by Henry Hardie Kemp;

~~• Clay tennis courts laid out in c1924.~~

The 1945 wing abutting the rear (east) of the hall contribute to the significance ~~is a contributory element~~ of the site.

The 1950s/60s red brick additions to the north and rear (east) of the main hall building are not significant and do not contribute to the significance of the site.

How is it significant?

The site is of local historic, architectural (representative), aesthetic, social and associative significance to the City of Boroondara.

Why is it significant?

The Former Frank Paton Memorial Uniting Church (1941), and church hall (1923) ~~and tennis courts~~ are historically significant as an important example of a Nonconformist church site developed in the City of Boroondara during the interwar era, notable for its large land size and range of facilities, serving the local community for almost 100 years. The church, opened in 1941 at Deepdene, reflects the need to meet suburban growth in that locality as significant development in the outlying areas of Boroondara, such as Balwyn and East Kew, in the interwar period saw demands for new Presbyterian churches. (Criterion A)

The church hall is historically significant having served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of the 2nd Deepdene Girl Guides. Shortly following its construction in 1923 it was used by many local church groups, including the Presbyterian Girls' Association, the Boys' Club, and the Young Men's class. It was also used by Presbyterian Deepdene Dramatic Club and a men's gymnastics club. It also housed the well-attended Sunday School, which had an attendance of 124 students in 1924. (Criterion A)

~~The tennis courts represent the great popularity of the game in the early 1900s in middle-class Melbourne, with tennis parties, dances and concerts being popular. Tennis was an important social activity through much of the twentieth century, which encouraged both male and female participation. Being a game popular amongst the middle class and those with private school backgrounds, there was a large number of church tennis clubs in the predominantly middle-class suburbs that now constitute the City of Boroondara. It was typical for parish churches to establish their own tennis club, complete with courts. (Criterion A)~~

...

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>	Yes—front fence— and tennis courts
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

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References

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Kinross-Smith, Graeme 2005. 'Tennis' in Andrew Brown-May and Shurlee Swain (eds), *The Encyclopedia of Melbourne*. Cambridge University Press, Melbourne: 715-16.

[Landata, Historical Aerial Photography, as cited.](#)

Launceston Examiner, as cited.

Lewis, Miles (Ed) 1991, *Victorian Churches; Their origins, their story & their architecture*, National Trust of Australia (Victoria), Melbourne.

...

C4 Angle Road Precinct (HO885) citation

Angle Road Precinct

Prepared by: Context

Address: 1–13 & 2–10 Angle Road, Deepdene

Name: Angle Road Precinct	Survey Date: September 2018
Place Type: Residential	Architect:
Grading: Significant	Builder: George William Simpson (attributed)
Extent of Overlay: See precinct map	Construction Date: c1922-1925



Historical Context

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History

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Description & Integrity

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9 Angle Road (c1922) – Contributory



Figure 7. 9 Angle Road. (Source: Context 2018)

A substantial brick and roughcast Californian Bungalow, its main street-facing gabled roof form incorporating an intersecting transverse gable to the principal façade, both tiled in terracotta and resting on exposed rafters. It is similar in composition to number 1. The house retains one brick chimney. The gable ends incorporate panel board and timber strapping, with a tripartite window to the street-facing gable. The southern declivity of the transverse gable extends to cover the front porch, supported by simple timber posts atop clinker brick piers. ~~The fretwork to the porch consists of straight timber slats with an Art Nouveau motif.~~ The clinker brick balustrading to the porch has small rectangular voids and is topped with exposed red brick capping. Red brick bullnose steps to the porch are flanked with squat clinker piers to match the balustrading, though the capping is cement-rendered. Walls are red brick to sill height with roughcast render above, and clinker brick to the base of the tripartite box window. ~~The house retains double-hung timber-framed windows with leaded upper sashes to the principal façade, and a timber front door with narrow timber panelled, leaded sidelight and rectangular leaded fanlights. An early brick garage with a transverse gabled roof, constructed in 1930, adjoins the western elevation.~~ Alterations to the dwelling made during works carried out in the 1980s, 1990s and 2000s are considered to be generally sympathetic. These include the replacement (in-kind) of timber strapping to the front gable and installation of entry door with leadlight detailing, and the addition of the tripartite window to the street-facing gable, French doors opening onto the front porch replacing original sash windows, Art Nouveau-style timber fretwork added to the front porch, and a garage.

Rear A additions carried out in the 1980s are not visible from the public domain.

...

12 Angle Road – Non-contributory

Contemporary residence constructed in 2016, which replaced an interwar bungalow erected in 1922 and early garage built in 1929.

The Angle Road precinct has good integrity, with few changes visible to original or early elements of the houses. Overall, the visual cohesion is strong, and most dwellings are largely intact, each retaining key details characteristic of the interwar bungalow style. Most of the contributory dwellings retain intact fenestration and original timber window treatments. While some of the contributory dwellings have been altered (replacement of some windows, loss of chimney or verandah detailing), have a visible addition (second-storey to numbers 6 and 8, dormers to numbers 2 and 4, porch infill to number 11 and carport to number 6), or later garage (1, ~~and 3~~ and 9), constructed in a similar style to the house, the original style and form of the dwellings remain legible. Visual consistency is achieved by the consistent front setbacks and use of similar form, materials and details among the dwellings.

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Former Frank Paton Memorial Church and Hall (now Deepdene Uniting Church)

Prepared by: Context

Address:

958A Burke Road, Deepdene

Name: Former Frank Paton Memorial Church and Hall	Survey Date: October 2018
Place Type: Community	Architect: Henry Hardie Kemp (Hall); Scarborough, Robertson and Love (Church)
Grading: Significant	Builder: Not known (Hall); A.A. Meyer (Church)
Extent of Overlay: To the Church and Hall with curtilage title boundaries	Construction Date: c1922-23 (Hall); 1941 (Church), c1926-31 (tennis courts)



Figure 1. Proposed curtilage for Frank Paton Memorial Church and Hall, in red, within the larger site at 958A Burke Road, Deepdene.



Figure 24. View of Former Frank Paton Memorial Church at 958 Burke Road, Deepdene. (Source: Context, November 2017).



Figure 32. View of church hall, situated to the east of the Former Frank Paton Memorial Church (Source: Context, November 2018)

Historical Context

Deepdene is a small residential suburb situated 10 kilometres east of central Melbourne. The Deepdene area is situated in the deep 'dene' (a low valley) between the higher ground of Kew to the north and Balwyn to the east; an intermittent creek flowed through its lowest point. Deepdene was included as part of Balwyn until 2008, in which year it became a separate suburb. As such it shares much of Balwyn's history.

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 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. Close to the Deepdene 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). 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.

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.

Postwar development

Deepdene was largely developed through the interwar period, but there was some new homes built in the postwar years as well as modest commercial development along Whitehorse Road. Several new churches were constructed, extended or rebuilt to provide for burgeoning congregations in Balwyn and Deepdene (Built Heritage 2015:12). This included a new Catholic church at Deepdene.

Presbyterian (Uniting) churches in Boroondara

Presbyterian churches can be considered as part of a wider group of Nonconformist denominations, and from 1977 as part of the Uniting Church in Australia (a union of the Presbyterians, Methodists and Congregationalists). However the particular strength of the Presbyterian Church in the City of Boroondara makes it valid to consider the denomination on its own. The Presbyterian Church built an early church in Hawthorn in 1865. During the booming years of the late nineteenth century, the Presbyterians erected a number of fine churches in the new suburban areas with examples including Kew (1874), Camberwell (1885), Hawthorn (1892), and Canterbury (1894). Congregations grew with further residential development in the early 1900s and the Presbyterian Church relocated their prestigious boys' school, Scotch College, to Hawthorn in 1915. Significant development in the outlying areas of Boroondara, such as Balwyn and East Kew, in the interwar period saw demands for new Presbyterian churches in these suburbs. A new church at Deepdene opened in 1941 to meet growth in that locality and further expansion to the north saw a church built at Balwyn North in 1951.

History

The small hamlet of Deepdene developed significantly in the early 1900s, principally owing to the operation of the Outer Circle Railway, which led to residential subdivisions as well as increased demand for churches and schools. The Presbyterian Church of Victoria purchased land for a new church in Deepdene in 1910 (Head and Loxton 1991, p. 4). The deep block had a frontage to Burke Road and extended eastwards on a steep slope to abut the railway reserve of the Outer Circle railway line. A laneway ran alongside the southern boundary of the property, from Burke Road to the railway reserve (MMBW 1926). The site adjoined land on the northern boundary that had been acquired in c.1911 for the soon to be built Deepdene State School.

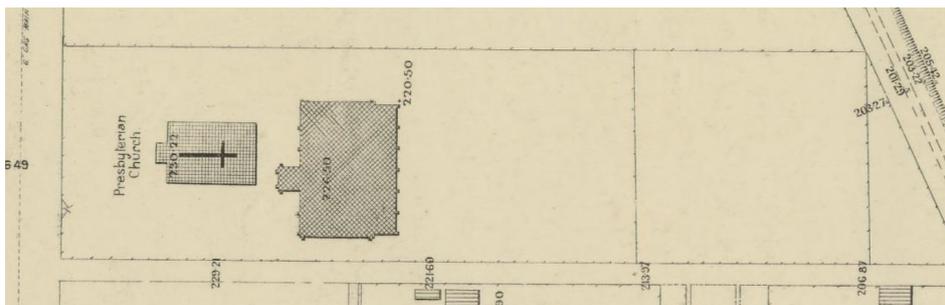


Figure 43. MMBW Detail Plan No. 2954, City of Camberwell, dated 1926, showing the earlier church built in 1916 (left) and the church hall built in 1923 (right). (Source: State Library Victoria).

Presbyterian church services commenced at Deepdene in 1915 and were initially held at the Deepdene State School. Funds were in hand to erect a church on the new site but progress was delayed on account of the World War I (*Box Hill Reporter*, 17 September 1915: 4). A gabled timber church was erected on the site in 1916, which is shown on the MMBW detail plan of 1926. A large 'all purpose' hall, constructed in red brick and complete with a large elevated stage for productions and service rooms, was built behind the church to a design by the notable Melbourne architect Henry Hardie Kemp previously of the firm Ussher and Kemp (Head and Loxton 1991:6; Edquist 2012: 380). Tenders were called in November 1922 for a cost of £2750. A commemorative stone tablet was laid by the Rev Frank Paton on 10 March 1923 and the hall was officially opened on 1 July 1923 (Head and Loxton 1991:6).

The Deepdene Presbyterian church hall has served the community for almost 100 years for various church functions and activities. In 1924 church groups that would have used the hall included the Presbyterian Girls' Association, the Boys' Club, and the Young Men's class (Hall and Loxton 1991:7). It was also used by Presbyterian Deepdene Dramatic Club, a men's gymnastics club and various church social groups, as well as activities, functions and classes for the wider local community. Scottish country dancing was held in the hall in the 1950s, and from the late 1960s, the hall was used as the meeting place of the 2nd Deepdene Girl Guides (Hall and Loxton 1991:7). There have been long and close ties between the church and the neighbouring Deepdene State School, demonstrated by the pedestrian gateway in the boundary fence between the two properties.



Figure 54. Western elevation of the church hall built to serve the Frank Paton Memorial Church, in 1936. (Source: Hall and Loxton 1991).

Two classrooms, built of 'fibro and tile', were added to the site in 1927 and 1929 (BP). These were most likely built for the use by the well-attended Sunday School, which had an attendance of 124 students in 1924. In 1933 the church's kindergarten building, which had been located in front of the hall, was relocated to a site at the rear (east) of the hall (BP; Hall and Loxton 1991:10). The kindergarten is not evident in the MMBW detail plan of 1926 so presumably it was erected after this date (MMBW 1926). In aerial photography from 1945, two rectangular buildings can be seen immediately to the east of the church hall (BP; Melbourne 1945).

By 1921, members of the Deepdene Presbyterian Church were competing in lawn tennis on Saturdays as part of the Presbyterian Association, but the church did not initially have its own courts for matches (*Argus*, 16 August 1921:5). [An aerial photograph dated 1931 shows two tennis courts were had been laid out at the eastern-most end of the site by this time after 1923](#) (Landata, *Maldon Prison*, Runs 5, 6, 15-17, Frame 03325). Funds were soon put towards the construction of a third tennis court for the church tennis club, which by 1933 was described as 'very active' (Head and Loxton 1991:6-9). A third tennis court is shown in an aerial photograph dated 1945 (Landata, *Melbourne and Metropolitan Area Project*, Project no. 5, Run 24, Frame 58946) (Figure 6). Tennis

had experienced great popularity in the early 1900s in middle-class Melbourne, with tennis parties, dances and concerts being popular. Tennis was an important social activity through much of the twentieth century, which encouraged both male and female participation. Being a game popular amongst the middle class and those with private school backgrounds (Kinross-Smith 2005), there was a large number of church tennis clubs in the predominantly middle-class suburbs that now constitute the City of Boroondara. It was typical for parish churches to establish their own tennis club, complete with courts.

An imposing new church was erected at the western end of the site in 1941 to a design by Melbourne architects Scarborough, Robertson and Love. This replaced the smaller original church building of 1916. The new church was built using pink oatmeal (a deep apricot-toned cream) bricks with Hawkesbury freestone dressing. Symbolic carvings that ornamented the main arch are associated with the early Church and the Celtic heritage of the Scottish Presbyterian Church (*Building and Architecture*, 12 February 1943:11). The builder was A.A. Meyer of Heidelberg (Head and Loxton 1991, p. 12). The new church was designed with a north-south orientation, which maximised the length of the nave, in contrast to the east-west orientation of the earlier church building. The new church was named in honour of Rev. Frank Paton who had been appointed minister to the Deepdene Presbyterian Church in 1925. Paton was Moderator of the Presbyterian Church in Victoria, and served as the church's Foreign Mission Secretary from 1907 to 1935. He resigned as minister at Deepdene in 1936 and died in 1938 (Head and Loxton 1991: 8, 10-12). The doors to the church were officially opened on 29 November 1941 by his widow Mrs Paton. Amongst those in attendance at the opening ceremony was (Sir) Robert Menzies (*Age*, 1 December 1941: 9).

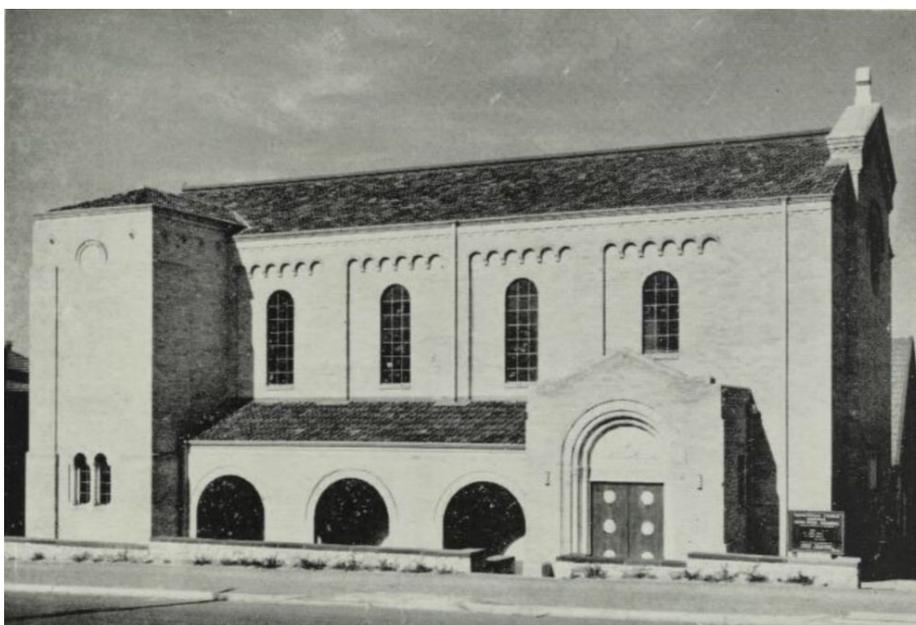


Figure 65. Frank Paton Memorial Church soon after its completion in 1941. (Source: *Building and Architecture*, 24 February 1943).

The style of the church was Romanesque Revival, defined by round-arched windows and a low-pitched roof, which was an unusual choice for a Presbyterian church. As John W. East in his history of Romanesque Revival architecture in Australia claims, there were 'almost no Protestant Romanesque churches' built in Victoria during the period 1915-1945 (East 2016:45). A newspaper article of 1941 claims that the Romanesque style of architecture was selected for practical reasons. It was thought to be the most appropriate style for the slope of the site, whereas the use of Gothic Revival would have made the steeply pitched roof appear too prominent (*Argus*, 6 March 1941:8). The use of cream (or oatmeal) brick was very up-to-date in 1941. In the 1950s a pipe organ was acquired from the well-known Nicholas family of 'Burnham Beeches', Sherbrooke, and was installed in the church (Head and Loxton 1991:18).

In 1945 an addition-wing containing new lavatories was added to at the rear (north end east) elevation of the church hall building (and is no longer in existence) (BP). Another new building was constructed at the rear of ~~this~~ the hall in the 1950s, presumably for the kindergarten as this followed a fire in 1951 that badly damaged the existing kindergarten building (BP; *Launceston Examiner*, 23 July 1951:3). The kindergarten had a relatively large enrolment at this time, with 90 pupils in 1951 (*Herald*, 21 July 1951:3). In 1964 new building works at this site amounted to £31,500. The published history notes that these works constituted a 'renewal and extension of buildings' (Head and Loxton 1991:18). The council records notes that 'additional classrooms' were erected at a cost of £28,000 (BP), presumably for the Sunday School. Though the building permit plans for these works have been lost, it would seem most likely that the 1964 building works refer to the double-storey brick addition that was made to the northern end of the church hall, and potentially some of those made to the rear. It appears that part of the laneway that ran alongside the southern boundary of the property was acquired at some stage for the use of the church.

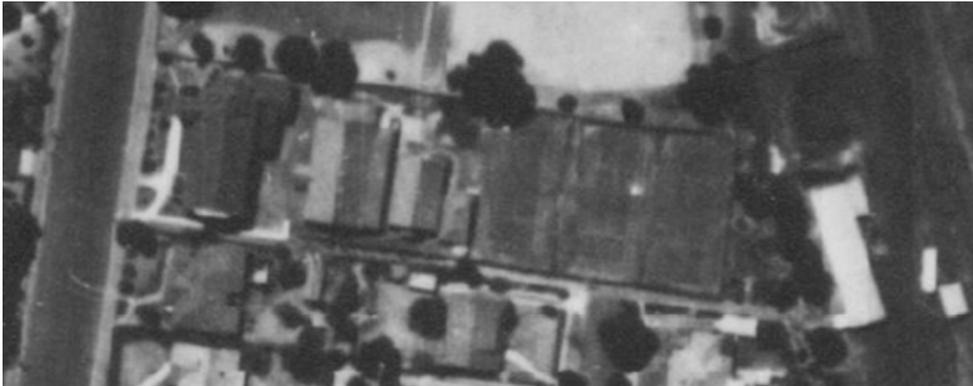


Figure 7. Detail from 1945 aerial showing three tennis courts established by this time (the one closest to the hall building has since been converted to a carpark). (Source: Landata, *Melbourne and Metropolitan Area Project*, Project no. 5, Run 24, Frame 58946)



Figure 86. Map identifying key elements of the subject site and their corresponding build dates. (Source: ~~Vie~~ **Planning Maps 2014, Department of Environment Land Water and Planning** **Nearmap 2020**)

In 1977, the Presbyterian Church voted to join with the Methodist and Congregational churches to become part of the newly created Uniting Church in Australia.

Henry Hardie Kemp

Henry Hardie Kemp (1859-1946) was born in Lancashire, England, before training at the Manchester Mechanics’ Institute, and later entering the architectural firm of Corsen & Aitken as an articled pupil. At this time, Kemp studied the vernacular architecture of Lancashire and contributed to published works on English houses and furniture (Edquist 2012:380).

Kemp went on to study at the Royal Academy in London, and was a medallist of the London Architectural Association in 1881. Kemp arrived in Melbourne in 1886 (Edquist 2012:380).

Kemp became a partner of Oakden, Addison and Kemp in 1887, the firm became Oakden & Kemp in 1892 and was dissolved by 1896 when Kemp moved to Sydney, following the financial crash. In the years before the crash, Kemp had played a role in major building works around Melbourne, including large buildings around the Hoddle Grid and notable large houses such as ‘North Park’ in Essendon (Edquist 2012:380). Returning to Melbourne, Kemp joined Beverly Ussher in partnership in 1899 as Ussher & Kemp. The firm became known for its large, picturesque Queen Anne style

villas. Notable examples of these villas are still standing, including the former 'Dalswraith' on Studley Park Road in Kew (now 'Campion House') as well as many large homes in the Western District of Victoria (Edquist 2012:380).

Ussher died in 1908, after which Kemp had a brief partnership with George Inskip before continuing to practice alone. Later works by Kemp include the Assembly Hall for the Presbyterian Church on Collins Street in Melbourne, as well as the Quadrangle and other early buildings for Scotch College, Hawthorn. Kemp retired from practice in 1929 (Edquist 2012:380).

Scarborough, Robertson and Love

Architects John Scarborough, John Robertson and Allan Love are best known for their competition-winning design for the Littlejohn Memorial Chapel at Scotch College. The design was based on the fifteenth-century Albi Cathedral in southern France. The three architects formed a partnership immediately after their win and the Chapel was built in 1935-36 (Context 2016:15-16).

The partnership, or Scarborough within the partnership, undertook many commissions for the Presbyterian Church during the interwar period, including:

- 1934 Upland Road Presbyterian church hall (Strathmore) in Primitive Gothic Revival style (Moonee Valley HO443),
- 1935 re-location and redesign of elements of the former Free Church of Scotland at West Melbourne, built in 1866-7, to Box Hill to become St Andrews Presbyterian church (Lewis, 59),
- 1937 North Essendon Presbyterian church in an "Academic Perpendicular Gothic" style unusual in Melbourne for the period. The design is comparable to the Littlejohn Memorial Chapel. (Moonee Valley HO336),
- 1938 Elwood Presbyterian Church (*Argus*, 4 June 1938:2),
- In 1941 Paton Memorial Presbyterian Church in Balwyn, in a simplified Northern Italian Byzantine/Romanesque style.

The partnership of Scarborough, Robertson & Love dissolved in 1942 (*Argus*, 14 February 1944:11). John Scarborough subsequently practised as John F.D. Scarborough and Associates. Later church commissions include at Bentleigh in 1958 (Hermes no.29741) and a new church at Strathmore in 1962 (Hermes no.196126).

Description and Integrity

The Former Frank Paton Memorial Church and Church Hall, 958A Burke Road, Deepdene, occupy a deep allotment on the eastern side of Burke Road, a major arterial road running north-south, just north of its intersection with Whitehorse Road. Moving from the west to east, the site can be seen to comprise four elements: the church building (1941), with oatmeal brick walls and a broad, low-pitched gabled roof, fronting Burke Road at the western end of the allotment; to its rear sits the large red-brick hall (1923), with a steeply-pitched gabled roof; adjoining the hall, at its east, is a flat-roofed, red-brick structure (1950s) and small asphalted carpark; at the eastern end of the allotment are a pair of tennis courts (c1926-314) enclosed with a high cyclone fence.

At the front (western) edge of the allotment, the church has a shallow setback behind a low, original, rustic fence of stone with dressed bluestone capping, and forms part of a significant vista when travelling south down Burke Road, with the adjacent red brick Deepdene Primary School (1922) to its north. These views are enhanced by the steep fall of the land to the east, and gentle slope to the north. At the northern boundary is a utilitarian timber-paling fence, while the rear (east) property line abuts parklands associated with the Anniversary Outer Circle Trail. A long concrete drive (a former laneway) extends down the southern edge of the church, terminating at the western edge of the tennis courts, where a bluestone lane continues.

The church (1941)

The substantial, late interwar-era church, designed in an austere Romanesque Revival style by architects Scarborough, Robertson and Love, has oatmeal brick walls and a low-pitched gabled roof of brown terracotta tiles. A band of dentillation sits beneath the eaves, with arched corbel tables above each window.

The building comprises carefully articulated forms including a polygonal apse, broad nave with a prominent clerestory, and side aisles incorporating a partially closed loggia. At the north end of the building, a quasi-tower, used as an organ chamber, is placed over a vestry and linked to the main entrance by a cloister.

At the south (front) end of the building, a highly decorative freestone door portal, with intricately carved lintel, tympanum, moulded arches and voussoirs marks the principal entrance to the church, and contrasts with the general simplicity of the building's monumental massing. Overall ornamentation is restrained, with visual interest provided through circular terracotta vents punctuating the high-quality brickwork, as well as the articulated brickwork to vertical piers, the corbel table, shallow dentillated eaves and understated buttressing to the quasi-tower.



Figure 97. Detail of the highly decorative door portal. (Source: Context, October 2018)



Figure 108. View of the front garden setting with salt-glazed tile paving, and quasi-tower with expressed brickwork detailing in the slight buttressing effect. (Source: Context, October 2018)

The tall nave and apse are lit with large semi-circular arched multi-paned windows of yellow glass. A wheel window marks the southern elevation, and this end of the building is punctuated with a stylised chunky Maltese-style cross atop a characteristic parapet rising to a triangular summit and decorated with a corbel table.

The church building sits within a picturesque garden setting, incorporating many native plantings and original variegated salt-glazed tile paths and edging.



Figure 119. View of the southern elevation. (Source: Context, October 2018)

The hall (1923)

The large hall to the rear of the church, designed in the Arts and Crafts style by architect Henry Hardie Kemp, has red brick walls and a steeply-pitched dominant gabled roof of terracotta tiles. The building structure comprises a main gabled structure with an enclosed porch projecting to the east toward the church, which originally served as the principal entrance to the building. It has prominent eaves resting on exposed rafters and these are supported on decorative pierced timber brackets at the gable ends. Decoration to the gable ends incorporates half-timbered detailing resting on exposed purlins. Windows are timber-framed, and generally comprise multi-paned sashes within a main round-arched frame. Each arch is expressed in brick. Buttresses are used as defining elements of the composition dividing window bays and marking corners.



Figure 1240. Detail of the church hall, where the porch projects from the main hall building. (Source: Context, December 2018)

A later rear wing to the east elevation of the hall building is an original part of the 1923 hall, or at least one that was constructed by 1926 (MMBW 1926). It is constructed of the same addition constructed in 1945, in red face brick with and roof of terracotta tiled roof, hipped to the rear (east) elevation of the hall building. It also incorporates replicates similar detailsing to that of the hall building, including exposed the same type of decorative expressed rafters with lambs tongue profile and similar multi-paned windows (see Figures 142 and 153). While the main part of the 1923 Hall (beneath a gabled roof) has actual buttresses, the rear wing (hipped roofed) echoes this element with abstracted buttresses seen on its south elevation, using raking bands of brickwork (Figure 14). These abstracted buttresses divided window bays on the east elevation of the rear wing (Figure 12). Overall it is a structure of high quality workmanship, designed with care like the rest of the Hall. This is in contrast with the utilitarian, flat-roofed addition built c1950s-60s A series of later single-storey additions (1950s and 60s) abut at the rear of this wing (see Figures 13 and 154). Constructed in sympathetic red brick with similar detailing and built into the sloping landscape, these additions step down considerably from the main hall building and hence have little visual impact on the building. At the north of the hall is a double-storey addition (1964), also of red brick and sympathetic overall appearance (see Figures 165 and 176).

At the rear of the site two (now clay) tennis courts laid out in c19246-31 remained at the time of the study.-

The Former Frank Paton Memorial Church and Hall site has a high degree of integrity. The church building exhibits a high level of intactness, retaining key original elements of the place including its picturesque, asymmetrical massing, broad roof form, original pattern of fenestration and understated detailing in shallowly expressed brickwork patterns and motifs. The integrity of the place as a whole

is enhanced by the retention of the church hall and tennis courts. While the church hall has later additions, they do not disrupt appreciation of its two main elevations (west and south) and have been designed sympathetically to the original architectural style and materials of the building.



Figure 1311. View of the later additions that abut the rear (east) of the main hall building. (Source: Context, December 2018)



Figure 1412. The rear wing containing lavatories—constructed 1945—incorporates similar detailing to the main hall building, including red face brick and timber joinery details. (Source: Context, December 2018)



Figure 1513. View of the 1945 addition rear wing, where the 1950s/60s extension adjoins. (Source: Context, December 2018)



Figure 1614. View of the 1964 double-storey addition looking south toward the main hall building. (Source: Context, December 2018)



Figure 1715. The 1964 addition is not overly visually intrusive when viewing the church hall from the south. (Source: Context, December 2018)



Figure 1816. Clay-Tennis courts laid out in c1923-304 remain at the rear of the site. (Source: Context, December 2018)

Comparative Analysis

Many churches were built in suburbs such as Deepdene, Glen Iris, Balwyn and Ashburton during the interwar period. In these developing areas of the eastern half of Boroondara new churches of the non-conformist denominations, including Methodist, Presbyterian, Baptist and Congregationalist, outnumbered those built for the Anglican and Roman Catholic denominations. Comparisons for the Former Frank Paton Memorial Church and Hall are discussed with reference to other churches by Scarborough and Love and more generally with other interwar suburban churches.

Scarborough and Love Architects

As architects of the Littlejohn Memorial Chapel at Scotch College (HO608) and many other churches, including some within Boroondara, Scarborough and Love provide several points of comparison for the Former Frank Paton Memorial Church.



HO608 Littlejohn Memorial Chapel, Scotch College, Hawthorn (1934-36) (Source: Scotch College Melbourne)

The Littlejohn Memorial Chapel is of local historical, architectural (rarity), aesthetic, technical, associative (historical), and social significance. It relies on a sculptural modelling of forms for its effect and its spectacular setting within the spacious grounds (Context 2016). The Littlejohn Memorial Chapel is considered an exemplar in the state for its Gothic characteristics, popular for seminary and college chapels during the 1930s. It was highly acclaimed at the time of its construction and is still appreciated for its striking massing and stripped-back interpretation of Albi Cathedral in France.



(Recommended for HO) East Kew Uniting Church and former Citizen's Hall (church: 1938; hall: 1952 and additions 1959) (Context)

The East Kew Uniting Church and former Citizen's Hall (hall designed by architect Keith Reid) at 142 and 142A Normanby Road, Kew East is of local architectural significance. It is a representative Interwar Gothic Revival church, however what distinguishes this building is its original masterplan of three wings around a courtyard. This example is at the modest end of their spectrum and does not show the brilliance of composition or the scholarly adaptation of the Romanesque tradition that underpins the Littlejohn Memorial Chapel or the former Frank Paton Memorial Church.

Suburban interwar churches

Throughout the first four decades of the twentieth century, the use of revived medieval styles for ecclesiastical buildings was popular throughout Australia. The styles were a continuation of the nineteenth century Gothic Revival and, to a lesser extent, the Arts and Crafts tradition. A variant on the Gothic Revival form was the polygonal or cruciform church plan, reaching its peak popularity in the 1920s. The polygonal or cruciform plan was frequently used in suburban church design and was favoured by Presbyterian and Methodist denominations during this period. The Arts and Crafts style was also applied to church buildings, particularly in the work of Louis Williams whose Canterbury Uniting Church is illustrated below. Whilst several Catholic churches were designed in the

Romanesque Revival style in the interwar period, few, if any Protestant churches designed in this style exist in Boroondara and wider metropolitan Melbourne.



The Holy Trinity Anglican Church in Surrey Hills is a Gothic Revival-style church with square tower to one side. This church has a new glazed porch and corridor across the front and has lost much of its integrity.

HO534 Holy Trinity Anglican Church, 175 Union Road, Surrey Hills (1921) Contributory in Union Road Residential precinct (Source: Google Maps)



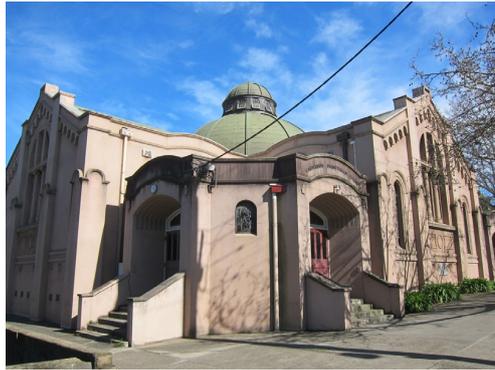
The Canterbury Uniting Church is an elegant clinker brick church of asymmetrical composition and monumental height, designed in a restrained Gothic Revival style. It is a fine, intact example of the work of noted church architect, Louis Williams.

HO264 Canterbury Uniting Church, 15a Balwyn Road, Canterbury (formerly Methodist) (1928) Contributory in Balwyn Road Residential precinct (Google Maps)



Siena Convent is of local historic, aesthetic and social significance and is comparable as an interwar church of the same period and style as the Former Frank Paton Memorial Church. It is distinguished by its very fine brickwork, evoking the Lombardic Romanesque style, and particularly in its unusual use of the Byzantine compound domed form that characterised Byzantine Revival churches in Eastern and South-eastern Europe in the late 19th and early 20th century. The complex is largely externally intact apart from the concrete upper storey extension added to the cloister in 2004.

HO724 Siena Convent, 815 Riversdale Road, Camberwell (1940) (Source: Context)



HO680 Canterbury Presbyterian Church, 146 Canterbury Road, Canterbury (1927) (Source: Context)

The Canterbury Presbyterian church is of local historical, aesthetic, architectural (rarity) and social significance comparable as a representative and externally intact example of an interwar church designed in the Romanesque Revival style. Constructed to designs by W. H Ford, this church is large and imposing, and presents an aesthetically pleasing and well composed example of the revival style.



HO48 Hawthorn Presbyterian Church, 580 Glenferrie Road, Hawthorn (1892) (Meredith Gould, Conservation Architects)

Hawthorn Presbyterian Church is of local aesthetic and historic significance. An earlier example, the Hawthorn Presbyterian Church is a competently designed, generally original and early example of a rarely used ecclesiastical style in the 19th century, that of the Byzantine revival.

While not as monumental in siting as their Littlejohn Memorial Chapel (H0608), the Former Frank Paton Memorial church is a fine example of the work of Scarborough, Robertson and Love, as a substantial church designed in the Romanesque Revival style. It compares well to the above examples in terms of its intactness and architectural detailing and has a much higher degree of integrity than the Robert Beckett Memorial Church, Canterbury and the Holy Trinity Anglican Church, Surrey Hills.

The Former Frank Paton Memorial Church is notable as one of three Presbyterian churches constructed between 1915 and 1945 designed in the Romanesque Revival style. This style of architecture, which dominated Catholic church architecture in the interwar period, was selected for this commission as a matter of practicality: it was thought to be the most appropriate style for the slope of the site, whereas the use of Gothic Revival architecture would have made the roof too tall and too prominent. As a fine and highly intact example of a Romanesque Revival church, it compares particularly closely to the Siena Convent in Camberwell (HO724), a church of the same architectural style and period. The Former Frank Paton Memorial Church demonstrates key design elements of the Romanesque Revival style, including picturesque massing, broadly pitched roof and dominant wall areas. It retains a high level of intactness of typical, albeit restrained, detailing associated with the style, notably its highly decorative freestone door portal, with intricately carved lintel, tympanum, moulded arches and voussoirs, which creates an interesting contrast with the general simplicity of the building's monumental massing. Other key details include the visual interest provided through circular terracotta vents punctuating the high-quality brickwork, as well as the articulated brickwork to vertical piers, the corbel table, shallowly expressed dentillated eaves and understated buttressing to the quasi-tower.

Church Hall

The church hall, designed by prominent Melbourne architect Henry Hardie Kemp, has served the community for almost 100 years for various church functions and activities.

HH Kemp became the school architect in 1917 for Scotch College, Hawthorn, an elite Presbyterian school founded in 1851. He was responsible for a significant building program at the school between 1917 and 1926. These buildings are designed in Kemp's distinctive picturesque Queen Anne style being built in red brick with multi-pane windows, roughcast and half-timbering to upper storeys, gable ends and steeply pitched roofs. The subject church hall was commissioned during this period of development at Scotch College and, whilst the hall is more modest in scale, displays similar design elements in its design as listed above, and notably the pierced curved timber eaves brackets. In comparison, the hall is a fine albeit modest example of the work of HH Kemp.



Figure 197. Gymnasium at Scotch College (Source: Scotch College 2016)

The following interwar church halls are also comparable:



HO483 St Mark's Anglican Church Hall, 1 Canterbury Road, Camberwell (1914) (Source: Libby Blamey)

Included in the same listing as the main church building, this hall, designed by Louis R Williams and Alexander North, was built in 1914 and acted as the church until main church building was constructed in 1927-1928. It is of red brick construction with terracotta roof tiles, and a refined aesthetic, incorporating Gothic details such as the arch detail over entrance and lancet windows.



HO220 Christ Church Memorial Hall, 2 Denham Street, Hawthorn, contributory in West Hawthorn Precinct (c.1920s) (Source: Victorian War Heritage Inventory)

The Christ Church Memorial Hall is historically significant for its association with Christ Church and adjacent first Anglican Church on the Hawthorn side of the Yarra River. It incorporates fine Gothic Revival detailing.



HO735 (interim) Camberwell Methodist Church Hall, 58 Cooloongatta Road, Camberwell (1933) (Source: Google Maps)

This church hall, designed by architect Harold Bladen and built by R Moor, of brick with a tiled roof, was opened in October 1933 by the president of the Methodist Conference, the Rev HW Frederick. Further brick veneer additions to the building were made by builder AL Ackland in 1948.



HO719 (interim) East Camberwell Baptist Church, 137-139 Highfield Road, Camberwell (1923) (Source: Context)

The East Camberwell Baptist Church is a modest example of interwar church architecture, and is historically significant for its demonstration of the growth of non-conformist churches in the eastern part of the locality during the 1920s and 30s.

The subject church hall compares well to the above examples. Its massing and plan are typical of interwar church architecture and community halls, including the simple rectangular form with projecting entrance porch, main gabled roof, and terracotta tiles and red brick construction. However, its distinctive picturesque Queen Anne detailing sets it apart from the above examples, notably the pierced curved timber eaves brackets

The Former Frank Paton Memorial Uniting Church (1941), church hall (1923) and tennis courts (c1926-31) are an important example of a Nonconformist church developed in the City of Boroondara during the interwar era, on a large site with a range of facilities. The site, as a whole, is an example of a place that has strong associations with the Deepdene and Balwyn community for its ongoing role in the spiritual and social life of the area since 1916.

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).

The Former Frank Paton Memorial Uniting Church (1941) and church hall (1923) ~~and tennis courts~~ are historically significant as an important example of a Nonconformist church site developed in the City of Boroondara during the interwar era, notable for its large land size and range of facilities, serving the local community for almost 100 years. The church, opened in 1941 at Deepdene, reflects the need to meet suburban growth in that locality as significant development in the outlying areas of Boroondara, such as Balwyn and East Kew, in the interwar period saw demands for new Presbyterian churches.

The church hall is historically significant having served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of the 2nd Deepdene Girl Guides. Shortly following its construction in 1923 it was used by many local church groups, including the Presbyterian Girls' Association, the Boys' Club, and the Young Men's class. It was also used by Presbyterian Deepdene Dramatic Club and a men's gymnastics club. It also housed the well-attended Sunday School, which had an attendance of 124 students in 1924.

~~The tennis courts represent the great popularity of the game in the early 1900s in middle class Melbourne, with tennis parties, dances and concerts being popular. Tennis was an important social activity through much of the twentieth century, which encouraged both male and female participation. Being a game popular amongst the middle class and those with private school backgrounds, there was a large number of church tennis clubs in the predominantly middle class suburbs that now constitute the City of Boroondara. It was typical for parish churches to establish their own tennis club, complete with courts.~~

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 Frank Paton Memorial Church is a fine example of the work of architectural practice Scarborough, Robertson and Love, as a substantial church designed in the Romanesque Revival style. It demonstrates key design elements of this style, including its picturesque massing, broadly pitched roof, polygonal apse, and entrance porch with ornate door portal, as well as characteristic decorative details including a corbel table and dentillation, wheel window and triangular parapet.

The church hall is a fine example of the work of Henry Hardie Kemp, as a modest hall designed in the Queen Anne style. It incorporates typical design elements of the style, including the steeply pitched roof, exposed rafters and beams, moulded timber joinery and wide overhanging eaves. While the hall has had later additions, they do not disrupt appreciation of its two main elevations (west and south) and have been designed sympathetically to the original architectural style and materials of the building.

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

The Former Frank Paton Memorial Church is notable as a Presbyterian church constructed before 1945 designed in the Romanesque Revival style. This style of architecture, which dominated Catholic church architecture in the interwar period, was selected for this commission as a matter of practicality: it was thought to be the most appropriate style for the slope of the site, whereas the use of Gothic Revival architecture would have made the roof appear too high and prominent. Its highly decorative freestone door portal with intricately carved lintel, tympanum, moulded arches and voussoirs, creates an interesting contrast with the general simplicity of the building's monumental massing. Other key details include the visual interest provided through circular terracotta vents punctuating the high-quality brickwork, as well as the articulated brickwork to vertical piers, the corbel table, shallowly expressed bracketed eaves and understated buttressing to the quasi-tower. Its aesthetic quality is enhanced by its prominent siting, the retention of its original rustic fence of stone with dressed bluestone capping, and garden setting, which incorporates many native plantings and original variegated salt-glaze tile paths and edging.

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).

The Former Frank Paton Memorial Church and Hall are significant for its strong and ongoing associations with the Deepdene and Balwyn community. They ~~site as a whole has~~ played an ongoing role in both the spiritual and social life of the local community since 1916, when the first timber church building was erected on the site. The hall has served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of the 2nd Deepdene Girl Guides. There have been long and close ties between the church and the neighbouring Deepdene State School, demonstrated by the pedestrian gateway in the boundary fence between the two properties.

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 Former Frank Paton Memorial Church and Hall are significant for their association with Reverend Frank Paton, who had been appointed minister to the Deepdene Presbyterian Church in 1925. Paton laid the commemorative stone tablet for the 1923 church hall and the 1941 church was named in his honour. Paton was Moderator of the Presbyterian Church in Victoria, and served as the church's Foreign Mission Secretary from 1907 to 1935. He retired as minister at Deepdene in 1936 and died in 1938.

Statement of Significance

What is Significant?

The Former Frank Paton Memorial Church and Hall at 958A Burke Road, Deepdene, is significant.

Significant elements of the site include the:

- Former Frank Paton Memorial Church, built 1941 by A. A. Meyer to designs by architects Scarborough, Robertson and Love, front fence to the Burke Road frontage and early garden setting including slat-glazed tile paths;
- Church hall, built in 1923 to designs by Henry Hardie Kemp, including rear wing (hipped roof) constructed c1923-26 as an original or early part of the hall building;
- ~~Clay tennis courts laid out in c1924.~~

~~The 1945 wing abutting the rear (east) of the hall and the tennis courts laid out in c1926-31 is a contributory element of the site.~~

The 1950s/60s red brick additions to the north and rear (east) of the main hall building are not significant and do not contribute to the significance of the site.:-

How is it significant?

The site is of local historic, architectural (representative), aesthetic, social and associative significance to the City of Boroondara.

Why is it significant?

The Former Frank Paton Memorial Uniting Church (1941) and; church hall (1923) and tennis courts are historically significant as an important example of a Nonconformist church site developed in the City of Boroondara during the interwar era, notable for its large land size and range of facilities, serving the local community for almost 100 years. The church, opened in 1941 at Deepdene, reflects the need to meet suburban growth in that locality as significant development in the outlying areas of Boroondara, such as Balwyn and East Kew, in the interwar period saw demands for new Presbyterian churches. (Criterion A)

The church hall is historically significant having served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of the 2nd Deepdene Girl Guides. Shortly following its construction in 1923 it was used by many local church groups, including the Presbyterian Girls' Association, the Boys' Club, and the Young Men's class. It was also used by Presbyterian Deepdene Dramatic Club and a men's gymnastics club. It also housed the well-attended Sunday School, which had an attendance of 124 students in 1924. (Criterion A)

~~The tennis courts represent the great popularity of the game in the early 1900s in middle-class Melbourne, with tennis parties, dances and concerts being popular. Tennis was an important social activity through much of the twentieth century, which encouraged both male and female participation. Being a game popular amongst the middle class and those with private school backgrounds, there was a large number of church tennis clubs in the predominantly middle class suburbs that now constitute the City of Boroondara. It was typical for parish churches to establish their own tennis club, complete with courts. (Criterion A)~~

The Former Frank Paton Memorial Church is a fine example of the work of architectural practice Scarborough, Robertson and Love, as a substantial church designed in the Romanesque Revival style. It demonstrates key design elements of this style, including its picturesque massing, broadly pitched roof, polygonal apse, and entrance porch with ornate door portal, as well as characteristic decorative details including a corbel table and dentillation, wheel window and triangular parapet. (Criterion D)

The church hall is a fine example of the work of Henry Hardie Kemp, as a modest hall designed in the Queen Anne style. It incorporates typical design elements of the style, including the steeply pitched roof, exposed rafters and beams, moulded timber joinery and wide overhanging eaves. While

the hall has had later additions, they do not disrupt appreciation of its two main elevations (west and south) and have been designed sympathetically to the original architectural style and materials of the building. (Criterion D)

The Former Frank Paton Memorial Church is notable as a Presbyterian church constructed before 1945 designed in the Romanesque Revival style. This style of architecture, which dominated Catholic church architecture in the interwar period, was selected for this commission as a matter of practicality: it was thought to be the most appropriate style for the slope of the site, whereas the use of Gothic Revival architecture would have made the roof appear too high and prominent. Its highly decorative freestone door portal with intricately carved lintel, tympanum, moulded arches and voussoirs, creates an interesting contrast with the general simplicity of the building’s monumental massing. Other key details include the visual interest provided through circular terracotta vents punctuating the high-quality brickwork, as well as the articulated brickwork to vertical piers, the corbel table, shallowly expressed bracketed eaves and understated buttressing to the quasi-tower. Its aesthetic quality is enhanced by its prominent siting, the retention of its original rustic fence of stone with dressed bluestone capping, and garden setting, which incorporates many native plantings and original variegated salt-glaze tile paths and edging. (Criterion E)

The Former Frank Paton Memorial Church and Hall are significant for its strong and ongoing associations with the Deepdene and Balwyn community. They ~~site as a whole has~~ played an ongoing role in both the spiritual and social life of the local community since 1916, when the first timber church building was erected on the site. The hall has served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of the 2nd Deepdene Girl Guides. There have been long and close ties between the church and the neighbouring Deepdene State School, demonstrated by the pedestrian gateway in the boundary fence between the two properties. (Criterion G)

The Former Frank Paton Memorial Church and Hall are significant for their association with Reverend Frank Paton, who had been appointed minister to the Deepdene Presbyterian Church in 1925. Paton laid the commemorative stone tablet for the 1923 church hall and the 1941 church was named in his honour. Paton was Moderator of the Presbyterian Church in Victoria and served as the church’s Foreign Mission Secretary from 1907 to 1935. He retired as minister at Deepdene in 1936 and died in 1938. (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>	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>	Yes—front fence and tennis courts
Prohibited uses may be permitted	No

<i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	
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 2015, 'Balwyn and Balwyn North Heritage Study', prepared for the City of Boroondara.

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Melbourne & Metropolitan Board of Works. Detail Plan No. 2954, City of Camberwell, 1940 (State Library Victoria).

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'Mararoa'

Prepared by: Context

Address:

28 Leonard Street, Deepdene

Name: 'Mararoa'	Survey Date: October 2018
Place Type: Residential	Architect:
Grading: Significant	Builder: Not known
Extent of Overlay: To title boundaries	Construction Date: c.1889



Figure 1. View of 'Mararoa', 28 Leonard Street, Deepdene. (Source: Context, September 2017).

Historical Context

Deepdene is a small residential suburb situated 10 kilometres east of central Melbourne. The Deepdene area is situated in the deep 'dene' (a low valley) between the higher ground of Kew to the north and Balwyn to the east; an intermittent creek flowed through its lowest point. Deepdene was included as part of Balwyn until 2008, in which year it became a separate suburb. As such it shares much of Balwyn's history.

Development to 1914

The beginnings of post-contact settlement in the Balwyn area (including Deepdene) dates back to 1841, when the land bounded by Burke Road, Canterbury Road, Warrigal Road and the Koonung Creek was purchased by Henry Elgar under the short-lived 'special survey' provisions whereby 5120 acres could be purchased at £1 per acre if survey was carried out by the purchaser. According to a map of May 1841, there were two squatters occupying 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. 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 follow-up 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 (*Australian 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).

By the early 1860s, the village of Balwyn, centred around 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 west 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 c1872). 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 (*Built Heritage 2015:9*), and in Balwyn township itself (see Figure 1). A small number of mansion houses were also erected in the more elevated parts of Balwyn and Deepdene in the late 1880s and early 1890s, which took advantage of fine views to the north and east.

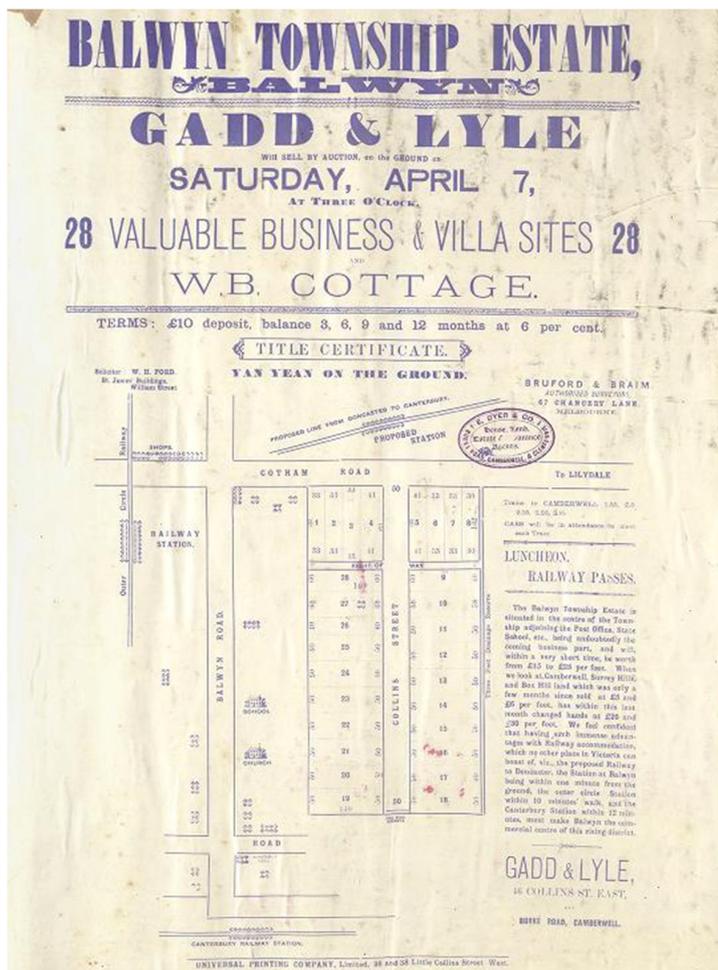


Figure 2. Business and villa sites in the Balwyn Township Estate, 1888. (Source: State Library Victoria)

The northern section of the Outer Circle Railway – extending from Camberwell East to Fairfield, and skirting Balwyn's southwest corner – was not opened until 1891. The line closed after only two years and today only a few modest Victorian-era cottages remain in the Deepdene area that represent this period of development (Built Heritage 2015:10).

History

Leonard Street in Deepdene was created in 1884 as part of the Cotham Estate subdivision, which incorporated Leonard Street, Terry Street and May Street, all running north-south between Whitehorse Road and Gordon Street (formerly Normanby Road). This land was subdivided for suburban allotments in response to the anticipated construction of the Outer Circle railway, which was enabled by the *Railway Act (Vic.) 1884*. A railway station was planned for Deepdene. The notable Melbourne architects and surveyors Leonard Terry and Percy Oakden were the surveyors for the Cotham Estate subdivision, hence the local street names: Leonard, Terry and Percy Streets ('Cotham Estate, Upper Hawthorn', 1884), and a house named 'Oakdene' in Leonard Street. Various Terry and Oakden family members owned allotments in Leonard Street in the 1890s and early 1900s (RB, various).

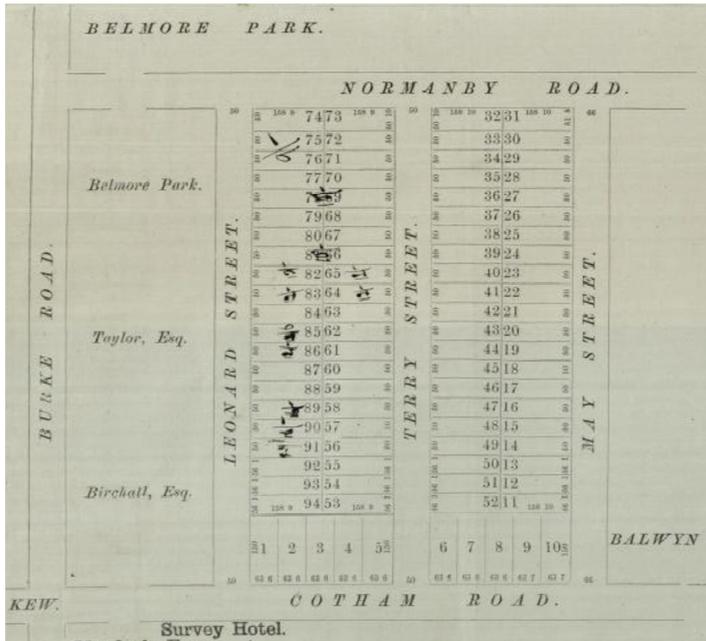


Figure 3. Plan of subdivision, Cotham Estate, Deepdene, 1884. (Source: State Library Victoria).

Despite early speculation about residential development of the Cotham Estate, part of the estate continued to be used for farming in the 1880s and 1890s. The timber residence that occupies the site at 28 Leonard Street, Deepdene, was built for dairyman James Brown in c.1889. In 1887, Brown was rated for 10 acres of land described as 'off Whitehorse Road' in the Cotham Estate, but no residence was recorded for this site at that time (RB 1887:43). The Certificate of Title records Emma Brown, the wife of James Brown, as the owner of four allotments fronting Leonard and Terry streets in 1888 (CT: V1995 F058). In January 1890, James Brown was rated £30 for a 'House & [lots] 65, 66, 81, 82' in Leonard Street (RB 1890: 221). Lots 65 and 66, which faced Terry Street, adjoined lots 81 and 82, which fronted Leonard Street. In December 1890 Brown was rated £30 for a 'Wood house [and lots] 65, 66, 81, 82', in Leonard Street; he also was rated that year for lot 83, facing Leonard Street (RB 1891:411). Brown built a timber house on the southernmost of two adjacent blocks (lot 82). From 1892, he was rated for lots 81 and 82 in Leonard Street, on which was erected an eight-roomed house (RB 1891-1905). In March 1891 a clearing sale of 'dairy cattle, horses, implements, etc.' was held on account of Mr James Brown of Balwyn (*Weekly Times*, 7 March 1891:23).

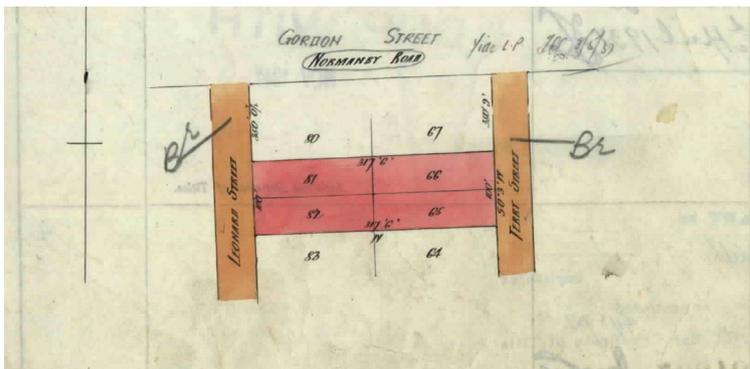


Figure 4. The red shaded area indicates the blocks held in the name of Emma Brown, wife of James Brown, dairyman, from 1888. 28 Leonard Street occupies lot no. 82. (Source: CT: V1995 F058).

By the turn of the century, only five houses had been built in the Cotham Estate: three in Leonard Street and two in Terry Street (S&McD 1901). In the Edwardian era, construction began to accelerate, with nine houses in Leonard Street, five in May Street, and 20 in Terry Street by the outbreak of World War I (S&McD 1915).

In 1908 the property (retaining the four allotments) was transferred from Emma Brown to Thomas Bowers, plumber (CT 1995/058) Until 1933, 28 Leonard Street was the home of Thomas Bowers and his wife Margaret (née Lindsay), along with their large family of seven children (ER 1925; 'Geoff's Tree 2 [Bowers Family Tree] Nov 2018', from Ancestry.com). Until 1906, Thomas and Margaret Bowers had been residing in a timber house at 5 Lorne Road, Hawthorn, named 'Mararoa'. By 1907, they were residing at 28 Leonard Street (RB 1905, 1907, 1908). In 1908, Thomas Bowers gave his address as 'Mararoa', Leonard Street, Balwyn, indicating that the family had named the new house in Balwyn after their old home in Hawthorn (RB 1908). The Net Annual Value of the property increased from £18 to £35 between 1912 and 1915, indicating a substantial enlargement of the house (RB 1911, 1915). This appears to correspond with the projecting gabled bay to the north side elevation of the house, which is Federation Queen Anne in style, and was likely added at this time.

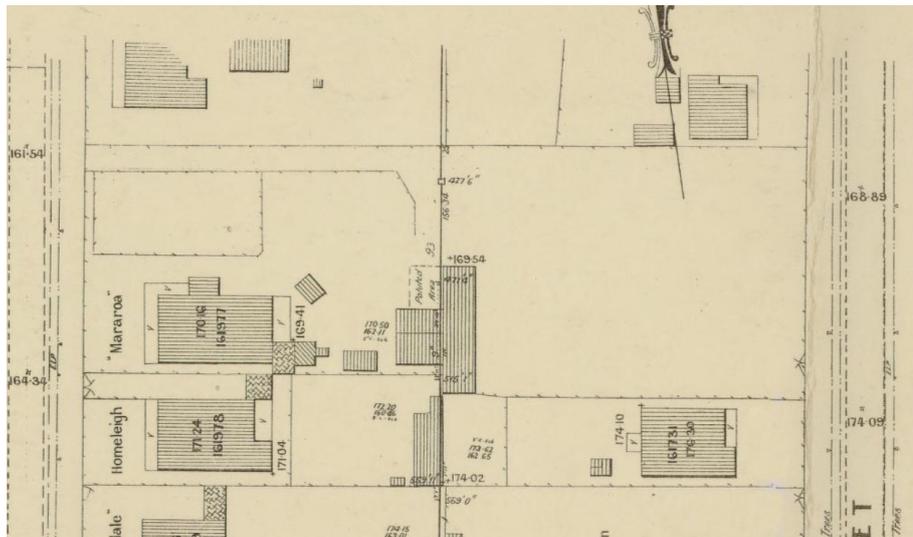


Figure 5. Extract from MMBW detail plan (1926), showing the vacant paddock facing Terry Street, behind lots 81 and 82, which were formerly part of the large holding of James Brown, dairyman, and subsequently Thomas Bowers. Note that the house had been enlarged with the north-side projecting bay by this time. (Source: State Library Victoria)

In 1926 the land adjoining lots 81 and 82 on their rear eastern boundary remained vacant and would have been used as a paddock in association with a linear-shaped building that was most likely a cowshed or a stable (MMBW 1926). The Melbourne & Metropolitan Board of Works detail plan for the Deepdene area in 1927, shows several houses had been erected in Leonard Street, between Haig Street and Kitchener Street. The MMBW plan shows the house at 28 Leonard Street, named 'Mararoa', with a return veranda and occupying a double block. The property includes a fenced paddock on the north side. There is a collection of outbuildings at the rear of the house, accessible via a side driveway (MMBW 1926).

In 1935 the house passed to Thomas Lindsay, and in 1942 to Herbert and Muriel Hambling, who were a mechanic and homemaker respectively.

By 1945 the block had been subdivided, creating two allotments (1945.Melbourne website). The house was reblocked in 1979 (BP). Contemporary development of the site has included the construction of a two-storey studio and pergola at the rear of the property, reworking of the verandah, and internal renovations (BP).

Description and Integrity

'Mararoa', 28 Leonard Street, Deepdene, is a single-storey, double-fronted timber dwelling with a return verandah, erected in the Victorian era. It occupies a relatively level allotment on the eastern side of Leonard Street, a quiet residential street with a typical arrangement of footpath and nature strip, and bluestone kerbs and channels indicating its nineteenth-century origin. The house is raised off the ground and set back from the street behind a modest front garden and a timber picket fence of recent construction.

The dwelling has a roof of corrugated iron with timber-bracketed eaves to the principal (west) facade. The front portion of the dwelling is set under an M-hipped roof (transverse hip to the front, with two hips extending to the rear), with a projecting gabled bay to the north side. A skillion roof covers the rear portion of the house. The return verandah to the principal façade has a shallow concave hipped roof. A pair of original cement-rendered chimneys with moulded, Italianate cornices rises from the ridgelines of the two rear hips.

The principal (west) elevation is timber block-fronted, to simulate ashlar stonework, while the side elevations are clad in weatherboard. This façade is arranged symmetrically, with a central, panelled timber front door with a large leadlight to the top half, flanked by narrow sidelights of leaded glass, and a rectangular fanlight above. Simple double-hung, timber-framed sash windows with moulded timber architraves and sills sit either side. An elevated full-width verandah, with simple chamfered timber posts, which have lost their capitals, brackets and frieze, screens this façade. All posts, to the front section and the north side return of the verandah, have the same chamfered form, typical of the nineteenth century, suggesting that this is its original extent. The verandah return now terminates at the western wall of the projecting gabled bay, and shelters a small, Federation/Art Nouveau-style timber-framed window of leaded glass, typical of the first years of the twentieth century.



Figure 6. The return portion of the verandah terminating at the gabled bay added in the Edwardian era. (Source: Context 2018).

The projecting gabled bay has a pair of simple double-hung timber-framed windows on its northern elevation, sheltered by an awning of corrugated iron on simple timber struts. The gable end is finished with simple faux half-timbering, and the deep eaves have boarded soffits.

The soft and hard landscaping of the place is all recent in date. Utilitarian, timber-paling fencing delineates the northern and southern boundaries, and a simple timber picket fence defines the front, with a gate allowing vehicular access to the north. A brick-paved driveway extends down the northern side of the house, a curved path branching off to service the front steps. The modest front garden features large, curved garden beds with brick edging, planted with low-profile shrubs, as well as a mature eucalypt and a central grassed area. A two-storey studio constructed in 1986 (BP) is not visible from the public domain.

'Mararoa' is of relatively high integrity with some changes visible to original or early elements of the place. The building retains its early building form and roof forms (including an Edwardian-era addition to the north elevation and modification of the verandah), two original chimneys, block-fronted façade and fenestration. Changes to the property include some loss of original detail, including one chimney, the verandah brackets and frieze, as well as like-for-like replacement of corrugated iron roofing, replacement of the verandah floor and remodelling of the rear of the dwelling.

Comparative Analysis

There is only a handful of intact nineteenth-century dwellings that survive in Balwyn, Balwyn North and Deepdene, most of them strung along just north of Whitehorse Road along the southern boundary of Balwyn.

There are seven pre-1901 houses in the area currently in the Boroondara Heritage Overlay. Two of them are Federation Queen Anne in style (1 Salisbury Street and 199 Whitehorse Road, Balwyn), so are not considered appropriate comparisons for 'Mararoa'. The remaining five are:



HO192 9 Barnsbury Road, Balwyn (1861)
(Source: National Trust)

'Canonbury', 9 Barnsbury Road, Balwyn, is of local architectural significance as an example of an early Italianate villa. The stuccoed villa is single storied and symmetrically planned with a gabled central porch with finial. The current return verandah is a later addition/replacement (c1870s or '80s).



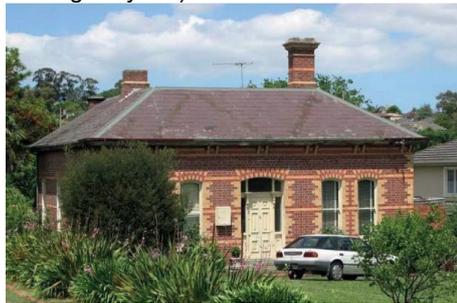
HO390 'Colongulac', 11 Luena Road, Balwyn North (c1892) (Source: VHD)

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



(Recommended for HO) 192 Doncaster Road, Balwyn North (1856) (Source: Built Heritage Pty Ltd)

192 Doncaster Road, Balwyn North, is of local historical significance as an early Victorian stone farmhouse of 1856 which 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, reserved in 1841.



(Recommended for HO) Fankhauser Farmhouse 224 Belmore Road, Balwyn North (also known as 4 Collins Court) (1870s/80s) (c1870s-80s) (Source: Built Heritage Pty Ltd)

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 '80s, 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.



(Recommended for HO) 17 & 19 King Street, Balwyn (c1893) (Source: Built Heritage Pty Ltd)

17 and 19 King Street, Balwyn, are of local historical and aesthetic significance as a pair of double-fronted, timber Italianate houses with typical features. They are largely externally intact apart from a double-storey extension to the rear of number 17.

The remaining surviving Victorian houses, intact and altered, were identified as part of the street-by-street survey by the 'Balwyn and Balwyn North Heritage Study (incorporating Deepdene & Greythorn)' (Built Heritage, 2015). A number were assessed and recommended for the Heritage Overlay, while others were simply identified but not assessed (including 28 Leonard Street).

In comparison with other nineteenth-century houses on the Heritage Overlay, particularly those of a similar scale as 'Mararoa', it is at the high end in regard to its intactness but it is one of the more modest examples in regard to its detailing, particularly compared to the houses at 9 Barnsbury Road, Balwyn (HO192), and 'Colongulac' 11 Luena Road, Balwyn North (HO390), both of which exhibit a fine level of detail. It compares well to the timber houses at 17 and 19 King Street (recommended for HO) in terms of its intactness. Notwithstanding its architectural modesty, it remains as one of few largely intact Victorian-era cottages that represent the period of development associated with early suburban development in the Deepdene and the larger Balwyn area.

'Mararoa' was built in 1889 for a dairyman, with outbuildings located to the south of the house and an adjoining rear paddock, so in some respects can be compared to other early houses that were built for a similar purpose, notably those recommended for HO inclusion at 192 Doncaster Road, Balwyn North (1856) and Fankhauser farmhouse, 224 Belmore Road, Balwyn North (1870s/80s). While it is a later example than both 192 Doncaster Road and the Fankhauser farmhouse, it is of comparable or higher intactness: Fankhauser farmhouse, in particular, has lost one of its chimneys and entire front verandah. 'Mararoa' is distinguished amongst these farmhouses in that it retains many original or early elements of the house, including original building form and roof forms (including an early addition to the north elevation), original chimneys, block-fronted façade and fenestration, as well as its original front setback. 'Mararoa' has, however, very little in its siting or setting to indicate its original use as a dairy house. The house was built in keeping with the 1884 suburban subdivision, situated neatly on a single allotment with its front façade facing and close to the newly surveyed street. In contrast, the irregular front setback and/or alignment of the three comparator farmhouses indicated that they predated the suburban development of their surroundings. Since the construction of 'Mararoa', the three adjoining allotments where the dairy outbuildings and paddocks were located have been subdivided off and redeveloped. It appears that none of the outbuildings have survived on this or the other three allotments, which is also the case at all three comparator farmhouses. Finally, it appears that 'Mararoa' was associated with agricultural production perhaps only tenuously and for a relatively short period of time. While it was occupied by a currier (horse groomer) in 1897, by the turn of the century no such uses were recorded in the street directories (though, for example, another dairyman was listed on Terry Street at that time). In conclusion, while developed for a small-scale agricultural use, this was in a suburban context and of brief duration, and there is nothing to distinguish 'Mararoa' from other suburban development in Deepdene/Balwyn at this time. Survivors from any sort of nineteenth-century development are, however, rare in the area.

Historically, as an early surviving Victorian-era dwelling, 'Mararoa' provides tangible evidence of Balwyn and Deepdene's earliest suburban development. It was built in c.1889 on the Cotham Estate (1884), and predates the opening of the Outer Circle Railway in 1891. Following the railway's closure, 'Mararoa' remained as one of few houses on the estate until the line reopened a decade later and the associated substantial expansion of the area in the Edwardian period prompted denser suburban development. Of the five nineteenth-century houses built in the Cotham Estate, it appears to be the only survivor. This is in contrast with a larger number of Edwardian houses (e.g., 22 Leonard Street, 11, 12 and 19 Terry Street), and interwar houses in the area, though much of the housing stock of these two eras has also been replaced. Though 'Mararoa' has lost some of its (original?) verandah detailing, it remains legible as one of few surviving nineteenth-century dwellings in the area, and the only surviving example in the Cotham Estate.

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).

Historically, 'Mararoa' is significant for demonstrating nineteenth-century development in Deepdene, few examples of which remain. Its nineteenth-century origins are demonstrated by its intact Victorian-era form, including its M-hipped roof and return verandah, and details such as Italianate-style chimneys and block-fronted façade.

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

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

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).

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?

'Mararoa', 28 Leonard Street, Deepdene, built in c.1889 for Emma Brown and her husband, dairyman James Brown ~~as a dairy house~~, is significant. It was extended c1912-15 by the addition of a projecting gabled room on the north side. The return section of the verandah may have been constructed at this time as well.

The front fence ~~is not significant~~. The ~~and the~~ two-storey studio and pergola, constructed at the rear of the property in 1986 and 1990 respectively, are not significant.

How is it significant?

'Mararoa' is of local historical significance to the City of Boroondara.

Why is it significant?

Historically, 'Mararoa' is a rare example of nineteenth-century development in Deepdene (formerly Balwyn) prior to the opening of the Outer Circle railway line and accompanying suburban subdivision. Built c.1889 on the Cotham Estate (1884), there are only a few houses that survive largely intact from this period in the Deepdene/Balwyn area. Its nineteenth-century origins are demonstrated by its intact Victorian-era form, including its M-hipped roof and ~~return~~ verandah, and details such as Italianate-style chimneys and block-fronted façade (~~Criterion~~ Criteria A and B).

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

References

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

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

Camberwell and Boroondara Borough Rate Books, 1892-1907.

Certificate of Title vol. 1995, fol. 886 (1888).

Certificate of Title vol. 6491, fol. 058 (1941).

City of Camberwell. Building Card '28 Leonard Street, Deepdene'.

Commonwealth Electoral Rolls (ER), 1906-1943.

'Cotham Estate, Upper Hawthorn', c.1884, Wilcox, Melbourne (State Library Victoria).

'Geoff's Tree 2 Nov 2018 [Bowers family]', Ancestry.com

MMBW Detail Plan No. 2955, Municipality of Camberwell, dated 1927 (State Library Victoria).

Parish Plan Boroondara 1931, Department of Lands and Survey, Melbourne.

Sands and McDougall. Melbourne Directories, as cited.

Victorian Places 2015, 'Balwyn', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 4 October 2018.

Weekly Times, as cited.

Young, John c1950, 'Hill road, North Balwyn', *Victorian Places* John Young Collection, <http://www.victorianplaces.com.au/node/69337>, accessed 3 October 2018.

'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 'Idylwyld' 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).

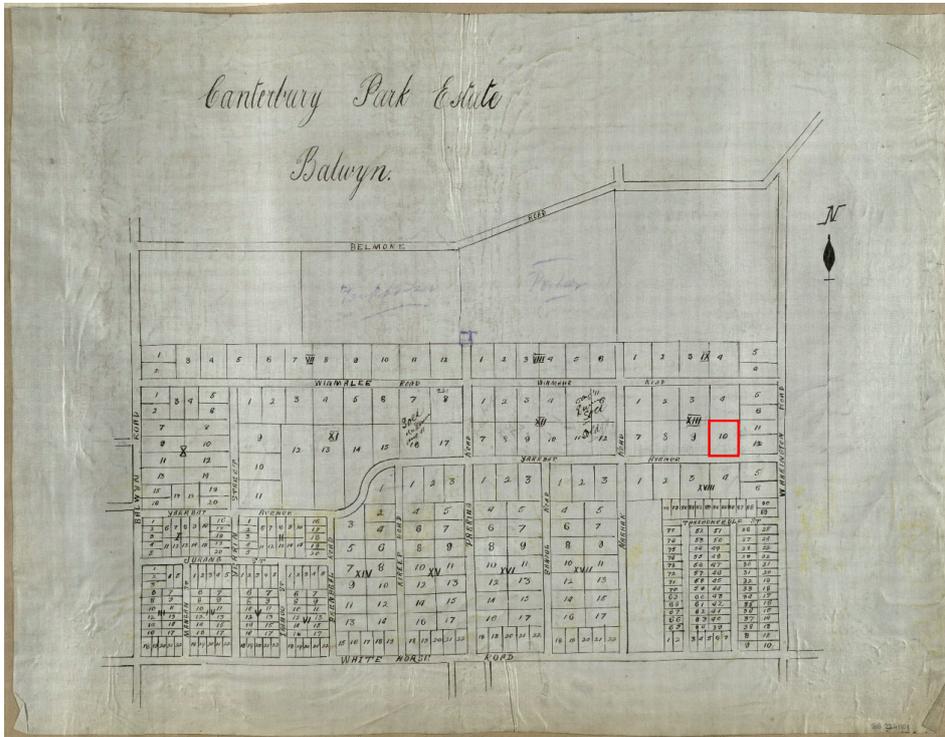


Figure 2. 'Canterbury Park Estate Balwyn' 190- residential subdivision with subject allotment outlined in red box. (Source: State Library Victoria)

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).

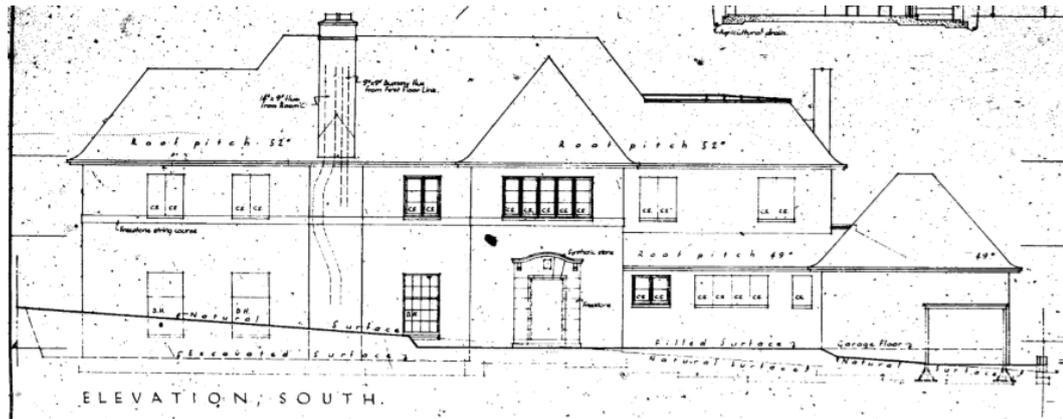


Figure 3. The principal elevation facing Yarrbat Avenue, from the original house plans. (Source: City of Camberwell Building Permit 9410, dated 8 March 1938)

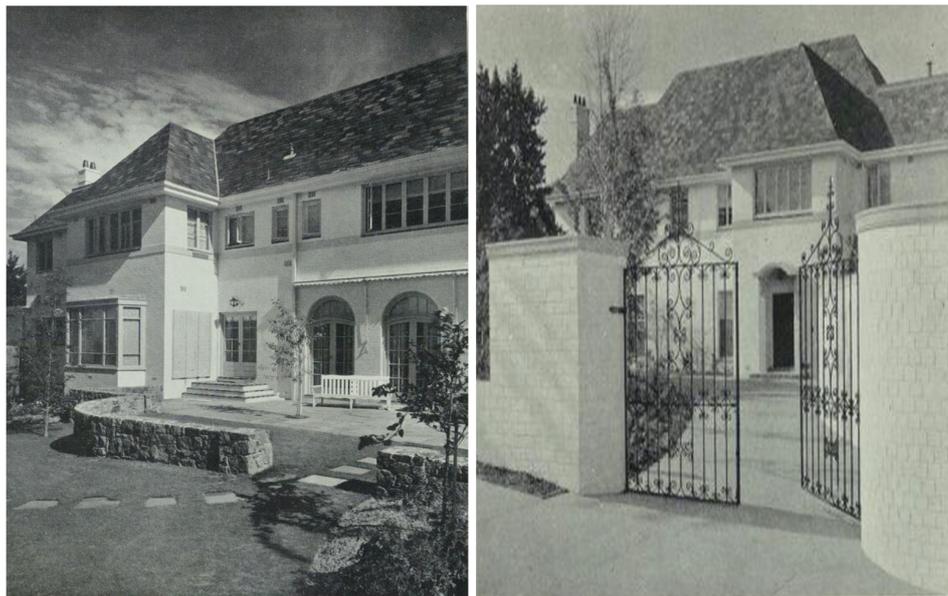


Figure 4. Exterior views of 129 Yarrbat Avenue, 1939. (Source: *Art in Australia* 1939:74-75)



Figure 54. 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 65. 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. Further alterations included the replacement of the kitchen window along the southern (principal) façade of the house. This window had its sill height lowered although the head height and width of the window remained the same and the detailing (including sill detail) matches that of the original. The installation of the pool resulted in changes to the raised patio area across the rear of the house altering Edna Walling design to this part of the garden; minor alterations and additions in 1975 that appear to be internal and connected to the basement; and bathroom alterations in 1982 (BP). The original garage door has been replaced.

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 76. 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 87. 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 98. 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. [Further alterations included replacing the kitchen window along the southern \(principal\) façade of the](#)

house. This window had its sill height lowered although the head height and width of the window remained the same and the detailing (including sill detail) matches that of the original. The installation of the pool resulted in changes to the raised patio area across the rear of the house altering Edna Walling design to this part of the garden. The original garage door has been replaced.

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 front driveway was originally ~~may have originally been~~ of Lilydale topping and has since been paved ~~since been replaced with concrete and tiles. This is considered to be a very minor change, particularly as the drive retains its original layout as part of the landscape design by Edna Walling.~~ Overall the form of the garden layout, including the driveway, reflects that shown in Edna Walling's design (Figure 6), with the exception of the changes made at the rear of the property to the raised patio area when the pool was installed. Required maintenance has been undertaken to the low rubble stone walls and a renewal of plantings has occurred. Other required maintenance works has included the internal resurfacing of the pond.

The large specimen Oak in the front yard is believed to be an original planting from Edna Walling's design although the slate paving at its base and adjacent steps are recent additions.

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-, Houghton 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.

Angle Road Precinct

Prepared by: Context

Address: 1–13 & 2–10 Angle Road, Deepdene

Name: Angle Road Precinct	Survey Date: September 2018
Place Type: Residential	Architect:
Grading: Significant	Builder: George William Simpson (attributed)
Extent of Overlay: See precinct map	Construction Date: c1922-1925



Historical Context

Deepdene is a small residential suburb situated 10 kilometres east of central Melbourne. The Deepdene area is situated in the deep ‘dene’ (a low valley) between the higher ground of Kew to the north and Balwyn to the east; an intermittent creek flowed through its lowest point. Deepdene was included as part of Balwyn until 2008, in which year it became a separate suburb. As such it shares much of Balwyn’s history.

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 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. Close to the Deepdene 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). 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.

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

The precinct is located on part of Elgar's Special Survey of 5120 acres (Parish Plan Boroondara 1931).

As part of the development of the Balwyn area in the 1880s, the subject precinct was advertised as part of Glencoe Estate and St Ronans Estate in Camberwell in 1885 and 1887 respectively (see Figures 2 and 3). As part of these estate subdivisions, the precinct was addressed as Montrose Road, which, by 1922, had been renamed Angle Road. From this time on, Angle Road was variously included as part of Canterbury, Deepdene or Balwyn (*Argus* 15 November 1922:7).

Forty-two allotments on Glencoe Estate, Camberwell, with frontages to Burke, Mont Albert, Argyle, Campbell Roads, and Montrose Road, with Yan Yean water laid on, were put up for auction in October 1885 (*Argus* 17 October 1885:3) (see Figure 2).

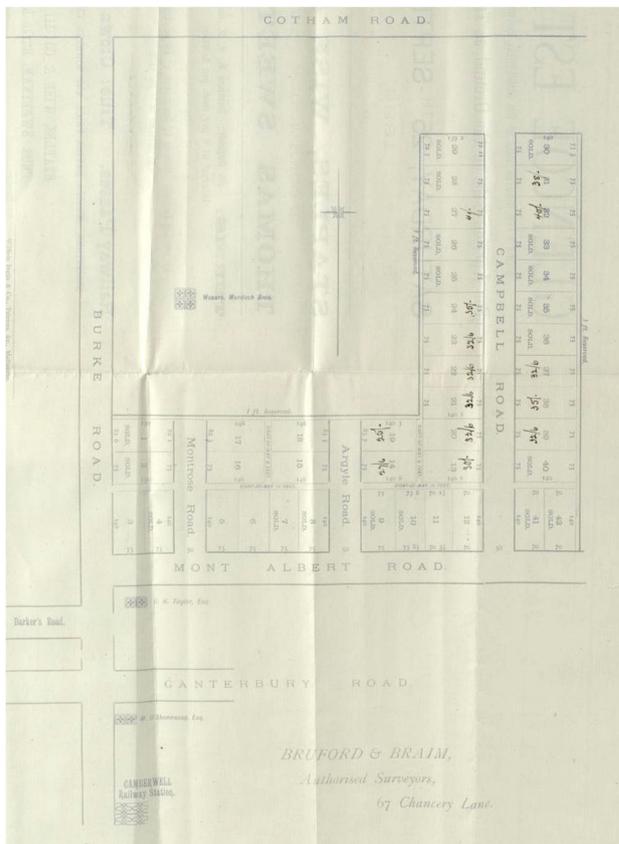


Figure 1. Showing the subject precinct in Montrose Road (later named Angle Road) in 1886 as part of the Glencoe Estate sale. (Source: 'Glencoe Estate' 1886, SLV)

St Ronans estate, 41 'magnificent allotments' (including some formerly advertised as part of the Glencoe Estate) and others subdivided on Murdoch's orchard were advertised for sale in 1887. Described as adjoining the Smythesdale, Glencoe and Deepdene estates, Yan Yean water was laid on, and omnibuses, running from Camberwell station to the corner of Burke Road and Cotham Road, regularly passed the estate (*Age*, 1 October 1887:2).

In 1889, timber merchant James Macintosh purchased lots 3-9 (today's 1-13 Angle Road) and lots 36-41 (today's 2-12 Angle Road) of St Ronans estate (see Figure 2) (CT:V2160 F878). In 1887, Macintosh lived at 'Verulam' (now 'Parlington') at 46 Parlington Street, Canterbury (VHR H731), a residence built for William Eldson of the Melbourne and Hobson's Bay Railway Company, to which McIntosh made substantial additions (Butler 1991: 215-216).



Figure 2. Showing the subject precinct in Montrose Road (later Angle Road) in 1887 as part of the St Ronans estate sale in Camberwell. (Source: ‘St Ronans Camberwell’ 1887, SLV)

Macintosh died in 1895, and in July 1919 Victor Henderson became the owner of the subject land, and in the same month, builder George William Simpson of Burwood Road, Hawthorn, became the proprietor of the allotments, which, in that year, remained vacant.

Simpson, a master-builder, was also a mayor of Hawthorn, retiring from council in 1942. He was also actively associated with other local activities, including the Hawthorn Red Cross branch (*Argus* 6 March 1944:5). As a well-known local builder and developer in the areas of Hawthorn and Camberwell in the first decades of the twentieth century, Simpson rapidly built up entire unified streetscapes in the municipality, including many groups of houses in the nearby Parlington Estate Precinct in Canterbury.

In 1920, no houses existed in Montrose Road (Angle Road), and allotments were valued at a net annual value (NAV) of £6 (RB). Simpson sold each allotment that forms the subject precinct in Angle Street to individual owners between 1920 and 1923: today's number 1 was sold in 1920; numbers 3-11 and 4 in 1921; and 2, 6-10 and 13 in 1922; and number 12 in 1923 (CT:V2160 F878).

As evidenced by ratebook records, which show a NAV increase from £6 in 1920 to £65-£75 in 1922, houses had been constructed at numbers 1, 4 and 3-13 Angle Road by 1922 (RB). It is highly likely that Simpson, who was a master builder and owner of the land, was responsible for their construction. By this year, Simpson had sold the houses at numbers 1-13 Angle Road to Gertrude Alison Parratt and number 4 to Ada Banbury (RB).

By 1925, houses had been built at 2-12 Angle Road, Canterbury, and it is likely, given the consistency in form, materials and decorative detailing among the dwellings in the subject precinct,

that Simpson also built these houses (S&Mc 1925). Garages were constructed at 2, 5, 7, 9 and 12 Angle Road between 1929 and 1938 (BP).

Description & Integrity

This small precinct comprises the section of Angle Road running east-west, ending at Deepdene Road to the east. Angle Road is a quiet, L-shaped residential street, located in the north-eastern pocket created by the intersection of Burke and Mont Albert roads.

It is a consistent, though small, streetscape of interwar brick bungalows on both sides of the street, constructed by the same builder, highly likely to be master-builder George Simpson, between c.1922 and 1925. Basalt kerbs and channels, and moderately sized nature strips planted with liquidambar (*Liquidambar styraciflua*) trees, some of which appear to date from the 1920s, unify the precinct visually. There are two Non-contributory dwellings at numbers 7 and 12, which recently replaced interwar bungalows.

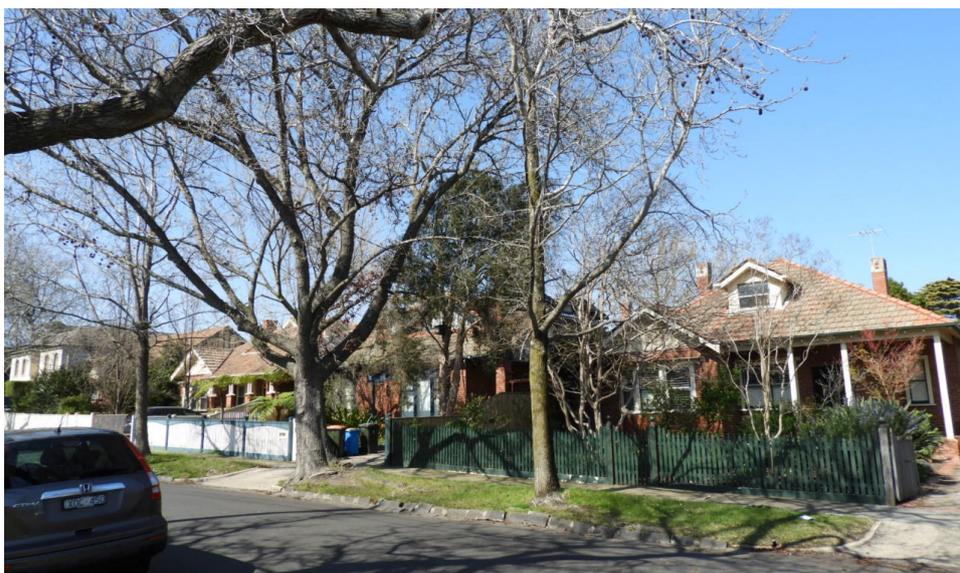


Figure 3. Houses at 4, 6 and 8 Angle Road. (Source: Context 2018)

Each dwelling has a consistent front setback behind a modest garden, most with grassed areas bordered by low plantings. Each house has a timber fence: some are picket; others are capped. While none of the fences are original, they are sympathetic in appearance.

Generally, the dwellings are characterised by an asymmetrical, bungalow form set beneath a dominant roof clad with terracotta tiles, typically resting on exposed rafter ends. Roofing configurations to each house incorporate either a gabled roof sheltering a subsidiary projecting gable, a main gabled roof form with an intersecting transverse gable to the principal façade, a main hip with projecting gabled bay or gablet, or a transverse gabled roof.

Gable end details vary among the dwellings, and typically comprise an arrangement of shingles with either roughcast or panel board with timber strapping to emulate half-timbering. Other noteworthy features include: small porches supported by timber posts atop heavy brick piers, some with decorative and unusual timber fretwork, and usually flanked with squat clinker or red brick piers; feature box, bow or bay windows, in either red or clinker brick, and each usually with its own flat roof and exposed rafters; tall chimneys of either red or clinker brick, some topped with a roughcast and exposed brick detail near the top of the shaft, although some have been overpainted.

Notable features of individual houses include:

1 Angle Road (c1922) – Contributory

Figure 4. 1 Angle Road. (Source: Context 2018)

A red brick Californian bungalow, its main gabled roof form incorporates an unusual intersecting transverse gable at the principal façade, both tiled in terracotta and resting on exposed rafters. It is similar in composition to number 9. The house retains its three tall brick chimneys though they have been overpainted. The gable end incorporates panel board and timber strapping with timber lattice detailing to the apex, and a tripartite window to the attic storey. The southern slope of the transverse gable extends to cover the front porch, supported by simple timber posts atop clinker brick piers. The clinker brick balustrading to the porch has small rectangular voids and is topped with cement-rendered capping. Steps to the porch are flanked with squat piers that match the balustrading. Walls are of red brick with a two-course clinker band at sill height, and clinker brick to the base of the bow window. The house retains double-hung timber-framed windows with leaded upper sashes to the principal façade, and a timber front door with wide timber-panelled, leaded sidelight and rectangular fanlights.

A brick garage, constructed in 1955, adjoins the west elevation. There is an addition built in 1970 to the rear of the house, which is not visible from the public domain.

3 Angle Road (c1922) – Contributory

Figure 5. 3 Angle Road. (Source: Context 2018)

A brick and roughcast Californian Bungalow comprising a main gabled form sheltering a subsidiary gabled bay to the principal façade, with the roofs clad in terracotta tile and resting on exposed rafters. Three tall clinker brick chimneys remain. Each gable end has panel board with closely spaced timber strapping to its apex, and shingles below: in a staggered configuration to the main gable and normal to the subsidiary. A hipped roof projects from the base of the main gable end, wrapping around to the east elevation. The western declivity to the gabled roof extends to cover a side porch, resting on simple timber posts atop clinker brick piers. The walls are red brick to sill height and finished with roughcast render above. There is a pair of box windows with clinker brick bases and flat roofs on exposed rafters to the principal façade. The house retains timber-framed double-hung windows with leaded panes to the upper sashes.

There is a small garage, built in 1952, at the rear of the property. A large addition, constructed in 1974, sits to the rear of the house and is not visible from the public domain.

'Ngarve', 5 Angle Road (c1922) – Contributory

Figure 6. 'Ngarve', 5 Angle Road. (Source: Context 2018)

A brick attic-style Californian Bungalow comprising a main gabled form sheltering a subsidiary projecting gabled bay to the principal façade, with the roofs clad in terracotta tiles and resting on exposed rafters. The house retains a pair of tall chimneys, one of clinker brick rising from the eastern elevation and one of red brick to the west. The subsidiary gable end has a two-course base of red brick with panel board and timber strapping above. The main gable end has panel board with timber strapping and shingles to its apex, beneath which is a tripartite timber box window, supported on corbels and with double-hung windows and leaded glass to the upper sashes. This gable end projects to cover the porch, resting on timber posts atop clinker brick piers. The fretwork to the porch consists of straight timber slats, while the clinker brick balustrading has small rectangular voids and is topped with cement-rendered capping. Four brick bullnose steps servicing the porch are flanked with squat piers that match the balustrading. The walls are of clinker brick to sill height and red brick above. There is a large projecting boxed window with timber-framed double-hung windows and leaded panes to the upper sashes to the projecting gabled bay, with its own flat roof resting on projecting rafters.

A later carport erected in the same style as the residence and projecting ahead of the façade line, sits in front of and obscures the c.1938 garage. Two later transverse gabled additions to the first floor at the rear of the house, built c.1982, project to the east and west respectively from the original roof form and are visible from the public domain. A further extension to the rear, presumably constructed at the time of the gabled additions, is not visually intrusive from the street.

7 Angle Road – Non-contributory

Contemporary residence constructed in 2016, which replaced an interwar bungalow erected in 1922 and early garage built in 1929.

9 Angle Road (c1922) – Contributory

Figure 7. 9 Angle Road. (Source: Context 2018)

A substantial brick and roughcast Californian Bungalow, its main street-facing gabled roof form incorporating an intersecting transverse gable to the principal façade, both tiled in terracotta and resting on exposed rafters. It is similar in composition to number 1. The house retains one brick chimney. The gable ends incorporate panel board and timber strapping, with a tripartite window to the street-facing gable. The southern declivity of the transverse gable extends to cover the front porch, supported by simple timber posts atop clinker brick piers. ~~The fretwork to the porch consists of straight timber slats with an Art Nouveau motif.~~ The clinker brick balustrading to the porch has small rectangular voids and is topped with exposed red brick capping. Red brick bullnose steps to the porch are flanked with squat clinker piers to match the balustrading, though the capping is cement-rendered. Walls are red brick to sill height with roughcast render above, and clinker brick to the base of the tripartite box window. ~~The house retains double hung timber framed windows with leaded upper sashes to the principal façade, and a timber front door with narrow timber panelled, leaded sidelight and rectangular leaded fanlights. An early brick garage with a transverse gabled roof, constructed in 1930, adjoins the western elevation.~~ Alterations to the dwelling made during works carried out in the 1980s, 1990s and 2000s are considered to be generally sympathetic. These include the replacement (in-kind) of timber strapping to the front gable and installation of entry door with leadlight detailing, and the addition of the tripartite window to the street-facing gable, French doors opening onto the front porch replacing original sash windows, Art Nouveau-style timber fretwork added to the front porch, and a garage.

Rear A additions carried out in the 1980s are not visible from the public domain.

11 Angle Road (c1923) – Contributory

Figure 8. 11 Angle Road. (Source: Context 2018)

An altered brick Craftsman bungalow with an extremely broad transverse gabled roof of terracotta tile. A pair of clinker brick chimneys remains, each with an interesting exposed brick and cement-rendered detailing at the top of the shaft. The house retains a bow window to the principal façade, a tripartite timber-framed box window and a smaller tripartite sliding window to the western elevation, with timber-framed double-hung windows and clear rectangular-paned leaded glass, with a central coloured floral motif, to the upper sashes where applicable. The bow window has a flat roof resting on exposed rafters and a base finished in red-blue clinker brick.

Alterations carried out in 1978 most likely include, but are not limited to, the following: setting the ridgeline of the roof back to create an extremely broad southern slope to the transverse roof; cladding the gable ends with weatherboard; infilling of the porch with red brick to create an additional front room; replacement of original brick front steps; first floor additions to the rear of the house; the addition of a garage adjoining the west elevation toward the rear of the property. This house is still considered to be contributory to the precinct as it can still be understood as an interwar house due to its broad roof form, low-slung massing, red brick walls and terracotta tiled roof, and the retention of details including bow window with clinker brick base and clinker brick chimneys.

'Montrose', 13 Angle Road (c1923) – Contributory

Figure 9. 'Montrose', 13 Angle Road. (Source: Context 2018)

A substantial red brick Californian Bungalow with a roof of terracotta tiles resting on exposed rafters. The roof form comprises a main street-facing gable, intersecting with a transverse roof at the western declivity, and sheltering a subsidiary projecting gabled bay at the east. The house retains three tall clinker brick chimneys topped with soldiered red brick. Gable end treatments consist of roughcast and timber strapping with shingles arranged in a staggered configuration to each apex. The eastern declivity to the gabled roof extends to cover a side porch fronting Deepdene Road, resting on simple timber posts atop clinker brick piers, with soldiered red brick capping. The walls are of red brick, save for the bay covered by the intersecting transverse roof, which is finished in clinker brick. This bay projects slightly, and has a tripartite, timber-framed window, consisting of a pair of double-hung windows flanking a large picture window. A projecting box window sits beneath the subsidiary gable end, with a flat roof on exposed rafters and a clinker brick base. On the eastern elevation, facing Deepdene Road, there is a tripartite, timber boxed window supported on rounded timber corbels, and a single double-hung window further north, toward the rear of the house. The residence retains rectangular-paned clear leaded glass, with a central coloured floral motif, to the upper sashes of its double-hung windows.

'Kimberworth', 2 Angle Road (c1925) – Contributory

Figure 10. 'Kimberworth', 2 Angle Road. (Source: Context 2018)



Figure 11. Side (west) elevation of 'Kimberworth', 2 Angle Road. (Source: Context 2018)

A red brick Californian Bungalow with a transverse gabled roof of terracotta tiles resting on exposed rafters. The house retains one red brick chimney to the southern slope. Treatment to the gable ends comprise roughcast with timber strapping and shingles arranged in a staggered configuration at the apices. The front porch, sheltered by the northern slope of the roof and supported on simple timber posts atop red brick piers, is accessed via two bullnose brick steps. Windows have been replaced, save for the attic window at the east and west elevations which retain rectangular-paned clear leaded glass, with a central coloured floral motif, to the upper sashes. Rear additions are visible at the western elevation, bound by the section of Angle Road running north-south. Here the property boundary is delineated by a high fence comprising brick piers infilled with corrugated iron sheeting. The fibro cement garage constructed in 1935 is not visible from the public domain. The integrity of this house is slightly diminished by the two dormers added in 1982 to the attic storey created in 1927.

4 Angle Road (c1925) – Contributory

Figure 12. 4 Angle Road. (Source: Context 2018)

A red brick bungalow with a hipped roof of terracotta tiles resting on exposed rafters, with a projecting gabled bay to the principal façade. It is similar in composition to number 8. Two red brick chimneys with roughcast and exposed brick detail at the top of the shaft remain. The gable end detailing comprises roughcast and timber strapping with shingles to the apex. The front porch, accessed by bullnose brick steps, is supported on simple timber posts. The house retains timber-framed, double-hung windows, including a bow window to the projecting gabled bay, and a tripartite window supported on rounded timber corbels beside the front door.

The integrity of this house is slightly diminished by the later dormer at the northern slope of the roof, added in 1986, and the verandah posts which appear to have been altered. A flat-roofed addition to the rear is not visible from the public domain.

6 Angle Road (c1925) – Contributory

Figure 13. 6 Angle Road. (Source: Context 2018)

A red brick, Californian Bungalow with a transverse gable roof on exposed rafters and a street-facing gable piercing through the northern declivity. The house retains two red brick chimneys, and the gable ends are finished with panel board and timber strapping. Principal entry to the house is gained through a side porch, supported on heavy red brick piers. Timber-framed, double-hung windows with leaded upper sashes are retained at the bow window, which wraps around to the east elevation from the principal façade.

Another window to this façade has been replaced (in 1974). A simple timber pergola (constructed in 1974) at the front of the property is not overly intrusive, and a simple later carport (erected in 1966) is set back from the building line. A pop-up addition at the rear of the street-facing gable was presumably added during additions made to the property in 1972-75. There is a timber garage constructed in 1953 that is not visible from the public domain.

8 Angle Road (c1925) – Contributory

Figure 14. 8 Angle Road. (Source: Context 2018)

A red brick bungalow with a hipped roof and gablet, resting on exposed rafters, and projecting gabled bay to the principal façade. It is similar in composition to number 4. Two red brick chimneys remain. There are shingles arranged in a staggered configuration to the main gable end and timber latticework to the gablet. To the projecting bay is a canted bay window with a flat roof on exposed rafters. The front porch comprises coupled timber posts atop heavy brick piers, red brick balustrading with rectangular voids and exposed brick capping. Red brick bullnose steps, flanked with squat red brick piers matching the porch, lead to an original timber front door with leaded glass. The house retains double-hung, timber-framed windows with rectangular-paned clear leaded glass, and a central coloured floral motif, to the upper sashes.

A sunken balcony sits within the northern slope of the hipped roof and is likely a later alteration. A large first-floor addition is set back from the main ridgeline of the roof.

'Buryan', 10 Angle Road (c1925) – Contributory

Figure 15. 10 Angle Road. (Source: Context 2018)

A red brick Californian Bungalow with a transverse roof on exposed rafters and projecting gabled bay to the principal façade. Two red brick chimneys remain. The detailing to the gable end comprises roughcast and timber strapping. There is a bow window to the gabled bay with its skirt finished in header bond red brickwork. The front porch comprises decorative timber brackets and coupled timber posts atop heavy brick piers, red brick balustrading with rectangular voids and cement-rendered capping. The house retains double-hung, timber-framed windows with rectangular-paned clear leaded glass, and a central coloured floral motif, to the upper sashes.

Later rear additions to the property are not visible from the public domain.

12 Angle Road – Non-contributory

Contemporary residence constructed in 2016, which replaced an interwar bungalow erected in 1922 and early garage built in 1929.

The Angle Road precinct has good integrity, with few changes visible to original or early elements of the houses. Overall, the visual cohesion is strong, and most dwellings are largely intact, each retaining key details characteristic of the interwar bungalow style. Most of the contributory dwellings retain intact fenestration and original timber window treatments. While some of the contributory dwellings have been altered (replacement of some windows, loss of chimney or verandah detailing), have a visible addition (second-storey to numbers 6 and 8, dormers to numbers 2 and 4, porch infill to number 11 and carport to number 6), or later garage (1, and 3 and 9), constructed in a similar style to the house, the original style and form of the dwellings remain legible. Visual consistency is achieved by the consistent front setbacks and use of similar form, materials and details among the dwellings.

Comparative Analysis

Existing precincts in the Balwyn area, incorporating Balwyn North and Deepdene, predominantly focus on the late interwar period. The following examples comprise large, detached houses built in various interwar architectural styles (particularly those constructed during the 1930s building boom in the former City of Camberwell), and demonstrate a high quality of architectural design. This is combined with the visually unifying factors of lot size, materials and uniform setbacks to create cohesive and notable interwar precincts:

HO231 Riverside Estate and Environs Precinct, Balwyn North



HO231 18 Riverside Avenue & 21 Walbundry Avenue, Balwyn North, both Contributory in Riverside Estate and Environs Precinct (Source: realestate.com)

HO192 Reid Estate Precinct, Balwyn



HO192 7 Highton Grove & 32 Walsh Street, Balwyn both Contributory in Reid Estate Precinct. (Source: realestate.com)

In the wider municipality, there are several precincts that are comparable to the Angle Road Precinct in terms of their scale (one street or less) and intactness:

HO229 Ross Street Precinct, Surrey Hills - Subdivided in 1920, within mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.



HO229 34 Ross Street, Surrey Hills, Contributory in Ross Street Precinct (Source: Noel Jones Real Estate)

HO737 (interim) Milverton Street Residential Precinct, Camberwell – Consists of houses built between 1927 and 1937. Early houses (late-1920s) are all simple timber bungalows, with design and detailing reminiscent of the State Savings Bank designs. Later houses in the precinct (mid-1930s) are slightly larger and more solid in appearance.



HO737 (interim) 17 Milverton Street, Camberwell, Contributory in Milverton Street precinct (Source: Context)

HO731 (interim) Bellett Street Precinct, Camberwell - Substantial 1920s single-storey and attic bungalows with consistent front setbacks with medium-sized front gardens, many of them with original brick and rendered front fences.



HO731 (interim) Bellett Street Precinct, Camberwell (Source: Context)

While of modest architectural quality, the Angle Road Precinct compares well with other precincts in the Balwyn area, retaining a similarly high level of intactness, few non-contributory places or intrusive additions. Since the existing precincts in the Balwyn area demonstrate the late interwar period, the Angle Road Precinct fills a gap in illustrating the main development period of the locality, and increased demand for housing in the area facilitated by the establishment of improved services to Balwyn.

Looking at the wider municipality, the Angle Road Precinct also represents an earlier period of development than most others, which contain predominantly 1930s dwellings. The Ross Street and Bellett Street precincts are the most similar in date. The houses in the Ross Street Precinct are modest timber bungalows, while most of those in Bellett Street are more substantial and of brick construction. Thus, Angle Road compares favourably as an early interwar precinct comprising modest brick bungalows.

The houses in the Angle Road Precinct present a highly visually unified streetscape; it is highly likely that all of the houses were built by a single builder. The dwellings incorporate visual variety in the use of differing roof forms, decorative details, but display a high level of overall cohesiveness. This is comparable to the north end of the Bellett Street Precinct where houses were constructed by a single builder. The Angle Road Precinct is distinguished by its high level of visual cohesiveness.

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).

The Angle Road Precinct is historically significant as it demonstrates the former location and subdivision pattern of Glencoe Estate and St Ronans Estate, established in 1885 and 1887 respectively, but not built on until the 1920s because of the economic depression of the 1890s. The construction of the subject residences in a relatively short period of five years, between c1920 and 1925, evidences the increased demand for housing in the area facilitated by the establishment of improved transport, sewerage and electricity services to Balwyn. The precinct also clearly demonstrates the importance of local builders/developers, such as George Simpson, to whom the subject buildings are attributed, who rapidly built up entire unified streetscapes.

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).

Houses in the Angle Road Precinct are representative of styles popular during the 1920s, including examples of California Bungalows, all of which exhibit a high level of intactness. They demonstrate the principal characteristics of early interwar bungalows constructed in brick, illustrating the transition from Edwardian to typical interwar bungalow forms. Most of the houses have characteristic massing with an asymmetrical, bungalow form set beneath one of two dominant roof types clad with terracotta tiles: a gabled hip, surviving from the Federation Queen Anne villas, combined here with California Bungalow porch and other details, or; intersecting transverse and gable-fronted roofs, often with minor gables, creating a partial 'floating gable'. Other typical details include small porches supported by timber posts atop heavy brick piers, some with decorative and unusual timber fretwork, and usually flanked with squat clinker or red brick piers; feature box, bow or bay windows, in either red or clinker brick, and each usually with its own flat roof and exposed rafters; tall chimneys of either red or clinker brick, some topped with a roughcast and exposed brick detail near the top of the shaft, although some have been overpainted.

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

The Angle Road Precinct is of aesthetic significance thanks to its picturesque streetscape, afforded by the shared distinctive roof forms and decorative details, surviving liquidambar street trees, and the consistency of garden setbacks. The rows of free-standing interwar bungalows, attributed to master-builder George Simpson present a highly visually unified streetscape, distinguishing the Angle Road Precinct with a high level of visual cohesiveness. The high level of intact detailing, particularly to the gable ends, chimneys, and feature box, bay or bow windows, enhances the precinct's picturesque quality and overall visual unity.

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 Angle Road Precinct, comprising 1-13 and 2-12 Angle Road, Deepdene, is significant.

The following features contribute to the significance of the precinct:

- The houses constructed from 1922-1925, as shown on the precinct map.
- The overall consistency of housing form (gabled hip or intersecting transverse and gable-fronted roofs, asymmetrical bungalow forms), materials and detailing (face brick or roughcast and brick external cladding, terracotta tiled roofs, brick chimneys), and siting (consistent front setbacks).
- Streetscape materials such as bluestone kerbs and channels.

Contributory buildings include 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, and 13 Angle Road.

Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings and the non-contributory dwellings at 7 and 12 Angle Road.

How is it significant?

The Angle Road precinct is of local historic, architectural (representative) and aesthetic significance to the City of Boroondara.

Why is it significant?

The Angle Road Precinct is historically significant as it demonstrates the former location and subdivision pattern of Glencoe Estate and St Ronans Estate, established in 1885 and 1887 respectively, but not built on until the 1920s because of the economic depression of the 1890s. The construction of the subject residences in a relatively short period of five years, between c1920 and 1925, evidences the increased demand for housing in the area facilitated by the establishment of improved transport, sewerage and electricity services to Balwyn. The precinct also clearly demonstrates the importance of local builders/developers, such as George Simpson, to whom the subject buildings are attributed, who rapidly built up entire unified streetscapes. (Criterion A)

Houses in the Angle Road Precinct are representative of styles popular during the 1920s, including examples of California Bungalows, all of which exhibit a high level of intactness. They demonstrate the principal characteristics of early interwar bungalows constructed in brick, illustrating the transition from Edwardian to typical interwar bungalow forms. Most of the houses have characteristic massing with an asymmetrical, bungalow form set beneath one of two dominant roof types clad with terracotta tiles: a gabled hip, surviving from the Federation Queen Anne villas, combined here with California Bungalow porch and other details, or; intersecting transverse and gable-fronted roofs, often with minor gables, creating a partial 'floating gable'. Other typical details include small porches supported by timber posts atop heavy brick piers, some with decorative and unusual timber fretwork, and usually flanked with squat clinker or red brick piers; feature box, bow or bay windows, in either red or clinker brick, and each usually with its own flat roof and exposed rafters; tall chimneys of either red or clinker brick, some topped with a roughcast and exposed brick detail near the top of the shaft, although some have been overpainted. (Criterion D)

The Angle Road Precinct is of aesthetic significance thanks to its picturesque streetscape, afforded by the shared distinctive roof forms and decorative details, surviving liquidambar street trees, and the consistency of garden setbacks. The rows of free-standing interwar bungalows, attributed to master-builder George Simpson present a highly visually unified streetscape, distinguishing the Angle Road Precinct with a high level of visual cohesiveness. The high level of intact detailing, particularly to the gable ends, chimneys, and feature box, bay or bow windows, enhances the precinct's picturesque quality and overall visual unity. (Criterion E)

Grading and Recommendations

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

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	1	Angle Road	Contributory	c1922
<i>Kimberworth</i>	2	Angle Road	Contributory	c1925
	3	Angle Road	Contributory	c1922
	4	Angle Road	Contributory	c1925
<i>Ngarve</i>	5	Angle Road	Contributory	c1922
	6	Angle Road	Contributory	c1925
	7	Angle Road	Non-contributory	
	8	Angle Road	Contributory	c1925
	9	Angle Road	Contributory	c1922
<i>Buryan</i>	10	Angle Road	Contributory	c1925
	11	Angle Road	Contributory	1923
	12	Angle Road	Non-contributory	
<i>Montrose</i>	13	Angle Road	Contributory	1923

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.

Argus, as cited.

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

Building permit cards for Angle Street, Balwyn (BP).

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.

Butler, Graeme 1991, 'Camberwell Conservation Study Volume 4', prepared for the City of Camberwell.

'Glencoe Estate' 1886, State Library of Victoria (SLV) Batten and Percy Collection, accessed online 18 September 2018.

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

Parish Plan Boroondara 1931, Department of Lands and Survey, Melbourne.

'St Ronans Camberwell' 1887, State Library of Victoria (SLV) Batten and Percy Collection, accessed online 18 September 2018.

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

Victorian Places 2015, 'Balwyn', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 4 October 2018.

All Hallows' Catholic Church-School, former

Prepared by: Context

Address:

3 Brenbeal Street, Balwyn

Name: All Hallows' Catholic Church-School, former	Survey Date: October 2018
Place Type: Community	Architect: Robert L Harper
Grading: Significant	Builder: Robert L Harper
Extent of Overlay: Refer map	Construction Date: 1930



Figure 1. Proposed curtilage for All Hallows Catholic Church-School, in yellow, within the larger school grounds at 3-7 Brenbeal Street, Balwyn.



Figure 2. View of the former All Hallows' Catholic Church-School at 3 Brenbeal Street, Balwyn. (Source: [Context](#) John Briggs Architect, [October 2018](#) [March 2020](#))

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 'Idylwyld' 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 the subject place 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.

Catholic churches in Boroondara

An early Catholic church-school stood at the corner of Balwyn and Belmore Roads, on Elgar's Survey, in 1858, but this was short-lived (Built Heritage 2015). A number of early Catholic churches in Boroondara, for example at Kew, Hawthorn and Camberwell, were erected during the decade of dramatic suburban expansion of the 1880s. These were all replaced on a grander scale during the interwar period when the Catholic Archdiocese of Melbourne, under Dr Daniel Mannix, carried out an extensive building program.

History

Significant residential development in Balwyn (and Deepdene) was experienced during the interwar period. This was encouraged by the extension of the electric tramway along Whitehorse Road in 1913 and the popularity of affordable housing loans offered by the State Savings Bank. Balwyn, along with the wider area that now constitutes the municipality of Boroondara, had a smaller Catholic population than the Melbourne average, with Catholics tending to be more dominant in the traditional working-class inner suburbs. The considerable interwar development of Balwyn and Deepdene led to a demand for places of worship, as well as Catholic schools, for the growing Catholic population.

A new Catholic parish of Deepdene, named Our Lady of Good Counsel, was established in 1922 and a red brick Catholic church-school opened in Whitehorse Road, Deepdene, the following year. A short distance further east in Balwyn, a new Catholic Church of All Hallows was erected in 1930 in Brenbeal Street, just off Whitehorse Road, within the existing Catholic parish of Surrey Hills. The church was presumably named after the Irish theological college, All Hallows College in Dublin, where the Catholic Archbishop of Melbourne, Dr Daniel Mannix, had studied.

Originally, the church site in Balwyn had been part of a larger allotment comprising Lots 7-17 of Section 6 of the Canterbury Park Estate, which was subdivided for residential development in the 1880s (*Herald* 20 November 1904:5). However, there was little construction on this estate until the 1910s. Council permission for the laying of Brenbeal Street was given in May 1918 (*Camberwell and Hawthorn Advertiser* 31 May 1918:2).

The parishioners of the Surrey Hills Parish contributed generously to the raising of funds for the new church building in Balwyn (*Advocate* 16 January 1930:22). As construction took place during the Depression, this quite likely would have imposed a degree of restraint on the scale and design of the new church. Like the Catholic church-school at Deepdene (1922), the new Catholic church in Balwyn was intended to function both as a church and a school, thus removing the necessity of local Catholics travelling long distances to attend Mass, and serving the needs of Catholic children in the rapidly expanding parish of Surrey Hills (*Advocate* 16 January 1930:22). Unlike Our Lady of Good Counsel, which was designed as parish church in its own right, All Hallows was a more modest structure because it was an out-church of the Surrey Hills parish.

Melbourne architect Robert L Harper built and designed the red brick Catholic church-school at 3 Brenbeal Street, Balwyn (*Advocate* 14 January 1930:5). The building and site, together with furnishings and ground improvements, cost £3964 in total (*Advocate* 16 January 1930:22). The Archbishop of Melbourne, Dr Daniel Mannix, laid the foundation stone and formally blessed the church-school, together with Fr D Gleeson, the first parish priest, at its opening in 1930 (*Advocate* 16 January 1930:22). It is presumed that that foundation stone was an inlaid plaque in this context.

There was considerable population growth in Balwyn in the immediate postwar years and in 1959 Fr J J Shorten established, and took charge of, the newly established Catholic Parish of Balwyn. In 1961 the foundation stone was laid for a new and enlarged All Hallows Church at 17 Brenbeal Street, Balwyn, and by 1962, the new church had opened (BHS 2010; *Age* 27 July 1962:8). The former All Hallows' church-school building at 3 Brenbeal Street of 1930 was subsequently adapted for use as the school hall.

Several alterations and additions to the former All Hallows church-school have been made since its construction. Building permit records reveal that minor works were carried from early in the building's

history, including construction of a garage (1935); repairs and re-blocking (1948); the installation of toilets (1964); and the construction of a kitchen, washhouse and classroom (1965). More substantial changes were made to the site during the 1970s. Two adjacent houses were acquired and demolished and a school building was erected in 1975. In 1976, the land was transferred to the Roman Catholic Trusts Corporation for the Diocese of Melbourne (CT V9120 F893). In 1994 a deck and pergola were added (BP), though inspection from the public domain in October 2018 confirms that this had been recently been removed, and brick foundations for a smaller square deck had been constructed at the northwest corner of the building (Figure 3).

In 2012 the Catholic parish of All Hallows, Balwyn, was merged with the larger neighbouring parish of Our Lady of Good Counsel, Deepdene (BHS 2010; OLG). The Catholic girls' school, Genazzano FCJ College, in Kew has since taken up the former school site as a Year 9 campus, including the 1930 red brick church hall.

|

Robert L Harper

Robert L Harper was an architect and builder based in Abbotsford who specialised in church buildings, working in the period from the early 1900s until his death in 1935. He worked under A.A. Fritsch on the design of the grand Our Lady of Victories Catholic Church (now Basilica) in Camberwell (1913-18). He designed a number of Catholic buildings in Melbourne, including the Mercy Novitiate, Rosanna; the Jesuit Novitiate, Watsonia; and the Church of Our Lady Help of Christians at Brunswick East (*Age* 2 September 1935:8). He also designed the Sisters of Mercy Orphanage at Highton, Geelong. A practising Catholic, Harper incorporated his theological knowledge into his designs. As part of the alterations and improvements he carried out in 1915 at St Alpius Catholic Church, Oakleigh, Harper's decorative scheme was complex and striking. Around the nave he introduced medallions on which were stencilled sacred emblems symbolic of each of the Stations of the Cross (*Oakleigh and Caulfield Times* 11 September 1915:4). His most successful church design was probably Sacred Heart in Oakleigh, built 1923-25 (*East* 2016:115). The Catholic church-school in Brenbeal Street, Balwyn, was one of his last works; he died in 1935 (*Age* 2 September 1935:8). Overshadowed by fellow Catholic Church architect A.A. Fritsch in terms of his reputation and his prolific output of building designs for the Catholic Church in Victoria in the early twentieth century, Harper has been downplayed by some as an imitator of Fritsch (*East* 2016:42).

Community connections

All Hallows is part of the parish of Balwyn and Deepdene, which includes the Our Lady of Good Counsel Church (OLGC), and was enlarged in 2016 to include Our Lady of Victories, Camberwell. With the subject building sharing the site with Catholic girls' school, Genazzano FCJ College for their Year 9 campus, and a primary school attached to the OLCG Church, this combination of church and school provides a relatively large local community. At present there are 1200 families in the parish.

Description and Integrity

The former All Hallows' Catholic Church-School is situated at the southern end of the large allotment at 3 Brenbeal Street, Balwyn, on the west side of the street. Immediately to the building's north is a large school yard, and contemporary school buildings occupying the northernmost part of the site. It is in close proximity to the 1960s All Hallows Catholic Church, located on the north-western corner of Brenbeal and Jurang streets.

The main body of the building is an elongated rectangle in plan with a front porch projecting to the east. Constructed in red brick, its simple Gothic Revival style was common among designs produced by the Education Department of Victoria during the late nineteenth and early twentieth centuries, a form also adopted for many public halls of the same period. It has a gabled roof of terracotta tiles, with terracotta ridge capping and round metal rooftop ventilators, with narrow eaves and simple bargeboards.

Visible gable end detailing to the main building consists of a circular louvered vent incorporated in roughcast and timber strapping, to emulate half-timbering. A terracotta cross finial punctuates this gable end of the building. Below the half-timbered gable is a lower entrance porch, also gable-fronted, with one ledged door at the north elevation. On the eastern elevation of the hall near the entrance porch is an inlaid foundation stone commemorating the blessing of the building by Dr Mannix on 12 January 1930. It also references 'R. Harper, Architect & Builder'.



Figure 3. View of gable end detailing and terracotta cross finial. (Source: Context, October 2018)

At the visible side (north and south) elevations, evenly spaced brick piers create recessed wall spaces for fenestration, including several points of entry to the building. The piers suggest Gothic buttressing and lend an illusion of verticality to the otherwise modestly scaled form. Double-hung sash windows are segmentally arched with cement rendered sills and lintels. The windows are larger on the south elevation facing into the adjacent residential property, and smaller on the north elevation looking out to the school yard.

Recent alterations have included the construction of a verandah on the north elevation facing the playground, obscuring the eaves line and window heads, and the addition of a skillion at the west end, which has subsumed one fifth of the original north elevation under the extended veranda.

~~Brick foundations for a square decking area or structure have been recently constructed (in 2018) at the north-west corner of the building.~~

The former All Hallows' Catholic Church-School at 3 Brenbeal Street, Balwyn, retains much of its original form and primary elements, including its presentation at street level. The building retains its original built form, and the pattern of fenestration remains legible and appreciable. Alterations include the construction of a verandah on the north elevation facing the playground, obscuring the eaves line and window heads, and the addition of a skillion at the west end, which has subsumed one fifth of the original north elevation under the extended veranda. Alterations have also been made to the interior. None of these changes are considered to diminish the integrity of the heritage entity or its associated significance. This primarily relies upon the presentation of the east end of the building as it is appreciated in the street view.

~~The appreciation that the heritage entity retains its integrity is enhanced by the high level of intactness of the front and principal elements that include the terracotta tiled gabled roof, ridge capping and cross finial details, unpainted face brickwork and cement rendered sills and lintels, and gable end detailing and window joinery to the front portion of the building. The former All Hallows' Catholic Church School at 3 Brenbeal Street, Balwyn, is of high integrity, with very few changes visible to original or early elements of the place. The building retains its original built form and pattern of fenestration, and changes to the building have been largely confined to interior alterations. While original doors have been replaced this is not considered to diminish the integrity of the place substantially.~~

~~The integrity of the building is enhanced by the high level of intactness of main elements that include the terracotta tiled gabled roof, ridge capping and cross finial details, unpainted face brickwork and cement rendered sills and lintels, gable end detailing and window joinery.~~

~~The integrity of the place is enhanced by the recent removal of the 1994 pergola, however, it appears that a new structure will be built in its place with an unknown impact on views to the building.~~



~~Figure 4. View of the north elevation where the 1994 pergola has been recently removed. (Source: Context, October 2018)~~

Comparative Analysis

Catholic Church buildings

A number of early Catholic churches in Boroondara, for example at Kew, Hawthorn and Camberwell, were erected during the decade of dramatic suburban expansion of the 1880s. These were all replaced on a grander scale during the interwar period when the Catholic Archdiocese of Melbourne, under Dr Daniel Mannix, carried out an extensive building program.

As a result, there are a significant number of grand Catholic Church buildings in the City of Boroondara, including several large private schools, the former archbishop's palace, convents and monasteries, but there are few modest Catholic parish churches remaining that pre-date World War II. Examples include:



HO506 Our Lady of Victories Catholic School, 548 Burke Road, Camberwell, contributory in Civic and Community Precinct (1904, 1923-24) (Source: Google Maps)

A grand two-storey brick building with render dressings and a tiled roof. A prominent brick Romanesque belltower is attached to the façade.

Plans for this school were originally drawn up by A. A. Fritsch and then amended by architect Robert Harper, who also supervised the school's construction. The current building was begun in 1904 and greatly expanded in 1923-24.



No HO St Anne's Church-School hall, 53 Windella Avenue, Kew East (1930) (Source: Context)

This red brick church-school hall at St Anne's predated the main church building on the site, and was designed as both church and school. It was used for both purposes until the church was built. When investigated in 2017, it was considered to have low integrity as a result of substantial additions including the two storey block and new entrance.

Interwar church halls

Architecturally, the following examples of interwar church halls on the Heritage Overlay can be compared to the former All Hallows' Catholic Church-School.



HO483 St Mark's Anglican Church Hall, 1 Canterbury Road, Camberwell (1914) (Source: Libby Blamey)

Included in the same listing as the main church building, this hall, designed by Louis R Williams and Alexander North, was built in 1914 and acted as the church until main church building was constructed in 1927-1928. It is of red brick construction with terracotta roof tiles, and a refined aesthetic, incorporating Gothic details such as the arch detail over entrance and lancet windows.



HO220 Christ Church Memorial Hall, 2 Denham Street, Hawthorn, contributory in West Hawthorn Precinct (c.1920s) (Source: Victorian War Heritage Inventory)

The Christ Church Memorial Hall is historically significant for its association with Christ Church and adjacent first Anglican Church on the Hawthorn side of the Yarra River. It incorporates fine Gothic Revival detailing.



HO735 (interim) Camberwell Methodist Church Hall, 58 Cooloongatta Road, Camberwell (1933) (Source: Google Maps)

This church hall, designed by architect Harold Bladen and built by R Moor, of brick with a tiled roof, was opened in October 1933 by the president of the Methodist Conference, the Rev HW Frederick. Further brick veneer additions to the building were made by builder AL Ackland in 1948.



HO719 (interim) East Camberwell Baptist Church,
137-139 Highfield Road, Camberwell (1923)
(Source: Context)

The East Camberwell Baptist Church is a modest example of interwar church architecture, and is historically significant for its demonstration of the growth of non-conformist churches in the eastern part of the locality during the 1920s and 30s.

Discussion

The former All Hallows' Catholic Church-School compares well to the above examples. Its massing and plan are typical of interwar church architecture and community halls, including the simple rectangular form with projecting entrance porch, main gabled roof, and terracotta tiles and red brick construction. Its detailing, however, is more modest than Catholic and Anglican church buildings, which use traditional Gothic forms particularly for windows and door openings. Only the non-conformist East Camberwell Baptist Church shuns this for a more domestic-style detail.

In most cases the subject building exhibits a higher degree of integrity than the above examples, notably when in comparison to the Camberwell Methodist Church hall (contributory in interim HO735 precinct) and the church-school at St Anne's, Kew East (not recommended for HO). Changes to the subject building have largely been confined to interior alterations, and it retains key elements of its original form and detailing, including ridge capping and cross finial details, unpainted brickwork and cement rendered sills and lintels, gable end detailing and window joinery.

Though an earlier example, it compares particularly closely to the East Camberwell Baptist Church (interim HO719). The buildings share a similar domestic scale, form, construction materials and architectural detailing, as well as a similar degree of intactness, with few visible changes to original or early elements of the places.

Historically, the former All Hallows' Catholic Church-School is rare as an intact example of a modest Catholic Church building erected in Boroondara during the interwar period, when the Catholic Archdiocese carried out a large-scale building program across Melbourne. Purpose-built to function both as a church and a school, its construction removed the necessity for local Catholics to travel long distances for Mass, and served the needs of Catholic school children in the rapidly expanding parish of Surrey Hills. In this regard it is most comparable to the redbrick church-school hall at St Anne's, Kew East (1930), the construction of which also predated the main church building on the site. Similarly, it was designed to function as both a church and school, until the church was built, although the subject church-school at All Hallows' retains a much high degree of integrity than that of St Anne's. The latter has had a substantial entry porch added, a second storey built across part of the frontage, and windows replaced, among other alterations and extensions to the building.

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).

The former All Hallows' Catholic Church-School is historically significant as a highly intact and rare surviving example of a modest Catholic Church building erected in Boroondara during the interwar period, purpose-built to function both as a church and a school during the time when the Catholic Archdiocese carried out a large-scale building program across Melbourne. Its early origins are demonstrated by its traditional hall form with gabled porch, the use of face brick walls, terracotta roof tiles, metal roof vents, and half-timbering to the front gable. Its construction removed the necessity for local Catholics to travel long distances for Mass, and served the needs of Catholic school-children in the rapidly expanding parish of Surrey Hills.

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).

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).

The former All Hallows Catholic Church-School is of social significance for its connection to the Catholic community of Balwyn, Deepdene and Camberwell, and the associated school communities.

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).

All Hallows Catholic Church-School has some association with Catholic Archbishop Daniel Mannix (1864-1963), who laid the foundation stone and formally blessed the church at its opening in 1930. However, as noted in the history, Mannix led a very extensive construction programme during the interwar period across Melbourne. There is no indication that he had particular involvement in this parish or the erection of this building. For that reason, the association is considered to be of local interest only.

Statement of Significance

What is Significant?

The former All Hallows' Catholic Church-School, designed and built in 1930 by architect and builder Robert L Harper, is significant.

How is it significant?

The All Hallows' Catholic Church-School is of local historic and social to the City of Boroondara.

Why is it significant?

The former All Hallows' Catholic Church-School is historically significant as a highly intact and rare surviving example of a modest Catholic Church building erected in Boroondara during the interwar period, purpose-built to function both as a church and a school during the time when the Catholic Archdiocese carried out a large-scale building program across Melbourne. Its early origins are demonstrated by its traditional hall form with gabled porch, the use of face brick walls, terracotta roof tiles, metal roof vents, and half-timbering to the front gable. Its construction removed the necessity for local Catholics to travel long distances for Mass, and served the needs of Catholic school-children in the rapidly expanding parish of Surrey Hills. (Criterion A)

The former All Hallows Catholic Church-School is of social significance for its connection to the Catholic community of Balwyn, Deepdene and Camberwell, and the associated school communities. (Criterion G)

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

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people place heritage
CONTEXT

BALWYN HERITAGE
PEER REVIEW
STAGE 2

Background report
28 July 2020

Prepared for the
City of Boroondara



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Report Register

This report register documents the development and issue of the report entitled *Bahryn Heritage Peer Review Stage 2* undertaken by Context in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue Date	Issued to
2344	1	Draft Background report	4 February 2019	Nick Brennan
2344	2	Revised report	12 April 2019	Nick Brennan
2344	3	Post-Panel revisions	28 July 2020	Nick Brennan

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EXECUTIVE SUMMARY

Introduction

The 'Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn)' (hereafter the 'Balwyn Study') was prepared for Boroondara City Council (hereafter 'Council') by heritage consultancy Built Heritage Pty Ltd, the final draft submitted to Council in June 2014. As noted by Built Heritage, the purpose of the Balwyn Study was to identify places and areas of potential heritage significance, through desktop research, fieldwork and consultation with the local historical society. Although the emphasis was on places and areas that had not been identified in any earlier heritage studies, the brief also required the review of a number of places and areas previously documented in Graeme Butler's *Camberwell Conservation Study* (1991) that, for various reasons, had not yet been integrated into the Heritage Overlay.

Desktop research, fieldwork and consultation identified a large number (200+) of individual places with potential heritage significance and seven potential heritage precincts. This master list (which can be found in the Balwyn Study as Appendix 2) was subjected to a detailed process of review and prioritisation to identify those places and areas that were considered to represent the highest priority for local heritage protection. Following this review, a longlist of over 90 places and precincts was produced, including 'Priority 1' places (26 individual places and four precincts) assessed by Built Heritage as part of the Balwyn Study.

In September 2015, Council resolved to not proceed with adopting the Balwyn Study, and a planning scheme amendment to implement the recommendations of the study did not commence.

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out an ongoing priority action being the preparation and implementation of heritage controls to properties identified as 'individually significant' in the Balwyn Study.

On 20 March 2017, Council resolved to undertake a peer review of the Balwyn Study, commissioning Context to undertake further review and investigation of the longlist produced as a result. This report covers the assessments of the Balwyn Heritage Peer Review Stage 2 (hereafter the 'Peer Review'). It includes an overview of the methodology, findings and recommendations, as well as citations for nominated individual properties and a precinct.

Key Findings

The key findings of the 'Balwyn Heritage Peer Review Stage 2' are:

- There is 1 heritage precinct assessed to be of local significance (see Appendix A.1).
- There are 16 individual heritage places assessed to be of local significance (see Appendix A.2).

Recommendations

It is recommended that the Boroondara City Council:

- Adopt the 'Balwyn Heritage Peer Review Stage 2' (2019) and include it as a Reference Document in the Planning Scheme;
- Implement the 'Balwyn Heritage Peer Review Stage 2' (2019) by:
 - Adding the precinct assessed as being of local significance, listed in Appendix A.1, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the precinct citation. The extent of registration is the whole of the precinct as shown on the precinct plan. The precinct plan identifies Contributory and Non-contributory places within the precinct boundary.

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- Adding the places assessed as being of local significance, listed in Appendix A.2, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the place citations.

1 INTRODUCTION

1.1 Background and brief

The City of Boroondara contains an extensive range of heritage assets including Victorian, Federation, interwar and post-war dwellings, commercial buildings and precincts, and a range of public buildings and features such as bridges, railway stations, community buildings, churches, parks and gardens. Many of these places are of aesthetic, social, historic, cultural, technical or spiritual significance to the municipality.

The *Planning and Environment Act 1987* places an obligation on municipal councils 'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or other of specific cultural value'. Consistent with this objective, the City of Boroondara has prepared numerous heritage studies that identify places of heritage significance.

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out an ongoing priority action being the preparation and implementation of heritage controls to properties identified as 'individually significant' in the Balwyn Study.

The draft Balwyn Study prepared for Council in 2014 recommended 26 individual places and four precincts for inclusion in the Boroondara Heritage Overlay, and a longlist of over 90 places were recommended for further investigation and assessment.

Following a decision to not proceed with the implementation of the Balwyn Study in September 2015, Council resolved to undertake a peer review of the Balwyn Study findings. In 2017 Context was commissioned to refine the longlist of places and precincts into a shortlist to be assessed in depth. This work was to be carried out within Context's existing contract with Council.

The scope of the Peer Review does not include the following:

- Properties and areas that are already included in the Boroondara Heritage Overlay, or are currently subject to a planning scheme amendment to introduce the Heritage Overlay;
- Properties already investigated in detail and determined to not meet the threshold for inclusion in the Heritage Overlay.

This report covers the assessments of the Balwyn Heritage Peer Review Stage 2. It includes an overview of the methodology, findings and recommendations, as well as citations of places and a precinct identified as being of local significance.

1.2 Study limitations

The Peer Review does not address pre-contact Indigenous heritage, or places specifically of natural heritage. It does not assess places of potential heritage significance on Council-owned land. This, and the alternative mechanism chosen, is discussed further in section 2.2.4.

The Peer Review was also limited to:

- Exclude properties that have been demolished.
- Exclude properties constructed post-World War Two.
- Conduct external investigations of places from the public domain only, meaning that in most instances only the front façade and partial side elevations were viewed.

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2 APPROACH AND METHODOLOGY

2.1 Introduction

The Peer Review was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (rev. 2013) and the Victoria Planning Provisions Practice Note No. 1 'Applying the Heritage Overlay' (2018) (the 'Practice Note').

The Burra Charter was written by the heritage professional organisation, Australia ICOMOS, in the 1970s, and has been revised several times since, most recently in 2013. This document established so-called 'values-based' assessment of heritage places, looking at their social, aesthetic, historic and scientific values. Since that time, standard heritage criteria have been based on these values. In the late twentieth century, the most commonly used standard criteria were the Australian Heritage Commission (AHC) criteria for the Register of the National Estate.

The AHC criteria have since been superseded by the Heritage Council Criteria for the Assessment of Cultural Heritage Significance (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008, and are substantially based on the AHC criteria. The Practice Note recommends the use of the HERCON criteria for carrying out heritage assessments. They are set out in section 2.3.5.

The Peer Review was carried out in accordance with the set of tasks defined in Council's brief.

2.2 Stage 1 – Preliminary Investigation

2.2.1 Refining the longlist

The first step in the Peer Review was to refine a longlist of places and precincts into a shortlist to be assessed in depth.

The original longlist of over 90 places and precincts was produced by Built Heritage Pty Ltd as a result of the 'Balwyn and Balwyn North Heritage study' (2015). It is found in that report as Appendix 2, and includes both the "Priority 1" places that were fully assessed by Built Heritage as part of that study, as well as places of lower priority that had only had a preliminary or no assessment. For each place, the appendix provided the place name, address, approximate or known built date, and any brief historical details already gathered, particularly the architect if known. As noted by Built Heritage in that report, the list was compiled from a range of sources including previous heritage studies, local history books, consultation with heritage groups, and extensive fieldwork.

In June 2017, Natica Schmeder of Context was asked to embark upon the first steps of a peer review of this longlist. The brief was to investigate all places on the list to see if they were of potential local heritage significance and might warrant inclusion in the Boroondara Heritage Overlay. In keeping with a resolution by the Boroondara City Council, however, all places built after World War II were to be excluded from further consideration. There were 15 such places removed from the longlist. Note that the architectural or other value of these post-war places was not evaluated as part of this culling process.

Context's investigation included preliminary research, site visits and preliminary comparative analysis where considered necessary.

2.2.2 Preliminary research and survey

Research comprised the sourcing of building permit records, particularly to confirm post-war built dates, or if a building under consideration appeared to have been altered. The existence of previous heritage citations was also checked. In cases where another heritage consultant had concluded in the past that a place did not meet the threshold of local significance, the citation was reviewed for its currency and whether the rejection appeared to have a sound basis. There were four such properties that had been assessed and rejected by heritage consultants Lovell

BALWYN HERITAGE PEER REVIEW STAGE 2

Chen as part of the 'Review of B-graded buildings in Kew, Camberwell and Hawthorn' (2007) study. Context agreed with the conclusions of these citations, and all four places were removed from the longlist.

In addition, four places on the longlist were found to already be in the Boroondara Heritage Overlay, and another three were graded Significant in the Whitehorse Road Commercial Precinct (which was implemented as part of Boroondara Amendment C276). These seven places were also removed from the longlist.

After this initial cull, Ms Schmeder visited all of the places remaining on the list and photographed them from the public domain (generally the footpath). Alterations were noted at this time, and building permit plans were requested where the extent of such alterations was not clear.

2.2.3 Preliminary assessment

All houses found to be extensively altered, particularly where it affected principal views from the street, were removed from the list. This included both examples where an overly dominant and visible extension (usually upper storey) had been constructed, or where the majority of decorative details (such as a front verandah) had been removed or rebuilt in a different form. Finally, buildings that were very standard for their era, and unlikely to possess notable historical or social significance, were removed from the list as they would be contributory to a heritage precinct but judged not to meet the threshold of local significance on their own. In cases where extensive comparative analysis was required to determine where a given place might sit in relation to this threshold, the place was retained on the list so that it could be fully assessed during Stage 2 of the Peer Review.

2.2.4 Stage 1 findings

In all, 48 places from the original list of 91 were rejected due to their low level of heritage significance and no further action was recommended. Among the rejected places four were individual places that had been demolished since Built Heritage compiled the original list, as well as a small potential precinct (on Elliot Avenue) in which eight houses had been demolished.

A total of 19 places and one precinct were found to be of potential heritage significance and worthy of in-depth heritage assessment. Of these, two were Council-owned places (the Infant Welfare Centre in Cherry Road and the Centenary Tower in Beckett Park), and have been added to Council's register of places of potential heritage significance. The remaining 17 places and one precinct were then assessed in Stage 2 of the Peer Review.

2.3 Stage 2 – Detailed assessment and reporting

2.3.1 Locality and thematic histories

Contextual histories for Balwyn, Balwyn North and Deepdene were prepared, covering nineteenth and twentieth-century periods of development of various kinds (residential, commercial, community). These locality histories were edited for use as the introduction to each citation, leaving only the pertinent sections to provide context to each place history.

In some cases, a thematic history was added as well when this was considered more appropriate to understand the context of a given place. For example, a thematic history of Presbyterian (Uniting) churches in Boroondara was prepared for the citation of a Presbyterian church.

2.3.2 Place and precinct histories

Individual histories were prepared for each individual place and precinct.

For individual places, the histories seek to answer fundamental questions such as when a place was created/built, for whom, by whom (builder and designer), for what purpose, and how it changed over time (both physically and in use). Where an associated person, e.g., owner,

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architect, builder, was found to be important in Balwyn or a wider area, biographical information on that person was also included.

For the precinct, the history covered the background to the original subdivision and/or most important period(s) of development, the chronology of development (construction) in the precinct, details of any properties considered to be particularly important, any particularly important people associated with its foundations (e.g., developers, architects, builders, important early residents), and changes to the precinct over time.

Researchers drew upon primary and secondary sources such as the following:

- Building permit index cards and associated plans. The City of Boroondara retains records from the former City of Camberwell. In some cases, records from as early as the 1930s survive, but most material is post-WWII in date and not all plans from this period survive.
- Previous heritage studies and the 2012 Thematic Environmental History
- Local histories
- Certificates of title
- Rate books
- Public building files (held at the Public Records Office of Victoria)
- Parish plans
- Trove and Newspapers.com newspaper searches
- State Library of Victoria online collections of historic maps, plans and photos
- City of Boroondara online collection of historic photos
- Miles Lewis' Australian Architectural Index and Melbourne Mansions index
- University of Melbourne archives
- Sands & McDougall street directories

When the building permit records did not record the name of the original building designer, as was often the case for pre-WWII places, tender notices were searched in newspapers around the time of construction and/or Property Service Plans were purchased from Yarra Water, but this did not always yield results, even when a building was clearly designed by an architect.

2.3.3 Site visit and documentation

Each place and precinct was visited again during Stage 2 (in September-December 2018) for a more detailed inspection and recording (in notes and photographs). This visit informed the subsequent preparation of the description, as well as the grading of properties within precincts.

A description of each individual place and precinct was prepared. For individual places, this sets out the context (wider setting), the elements of the site (e.g., fence, garden, outbuildings), the size and massing of the building, its materials, its stylistic influence(s), features of note, any alterations and poor condition if noted.

Descriptions of precincts included a broad description of the precinct and its context, street layout, garden setbacks, scale of development, and the types of buildings within it. Generally, there was a discussion of the different built eras and building types, as well as particularly important properties.

2.3.4 Comparative analysis

Comparative analysis is an essential step to determining, if a place or precinct meets the local (or State) threshold for heritage significance. The 'Applying the Heritage Overlay' Practice Note (2018) advises that:

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... some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.

Comparative analysis is considered particularly important in deciding if a place is of architectural significance or of rarity value in a given area, but can be applied to most place types to determine their relative importance in a locality or wider area.

For the purposes of the Peer Review, the suburbs of Balwyn, Balwyn North and Deepdene were considered the minimal scope for comparative analysis to establish local significance, but in most cases, comparisons were sought more broadly from within the former City of Camberwell or the current City of Boroondara, or even farther afield where pertinent comparisons were not found within the municipality.

In this process, similar places and precincts (in terms of built-date, building type, and/or use/theme) already included in the Boroondara Heritage Overlay were used as 'benchmarks' to provide a basis for comparison. Potential heritage places and precincts were compared according to a range of criteria, including how well they represented a historical theme, their architectural design quality, intactness and rarity.

When the place or precinct under assessment was considered to be of equal or better quality than the 'benchmarks' it was judged to meet the threshold of local significance and considered worthy of inclusion in the Boroondara Heritage Overlay.

Places that were found to be of a lesser quality than the 'benchmarks' were not recommended for inclusion in the Heritage Overlay.

2.3.5 Assessment against criteria

In accordance with the 'Applying the Heritage Overlay' Practice Note (2018), heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Boroondara, but this is not essential to meet the Local Significance threshold.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

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

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

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

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).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

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In the context of this suburb assessment, where the criterion says 'our cultural or natural history', it should be understood as 'Balwyn's, Balwyn North's, Deepdene's or Boroondara's cultural or natural history'.

For each individual place and precinct, a discussion was prepared for each criterion that they were considered to meet the threshold of local significance. In some cases, this discussion concluded that the place did not meet the threshold for that criterion, and was thus only of 'local interest'.

2.3.6 Statement of significance

For each individual place or precinct found to meet the threshold of local significance for at least one criterion, a statement of significance was prepared, summarising the most important facts and the significance of the place/precinct.

Each statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (rev. 2013); using the HERCON criteria, and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the 'Applying the Heritage Overlay' Practice Note (2018), namely:

What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.

How is it significant? - A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? - This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.

2.3.7 Gradings within precincts

Once it was established that the identified heritage precinct satisfied one or more of the HERCON criteria at a local level (through comparative analysis), each property in the identified precinct was given a heritage grading.

Consistent with the 'Applying the Heritage Overlay' Practice Note (2018) and Boroondara's Heritage Policy (Clause 22.03) the following gradings are attributed to properties in heritage precincts:

- *Significant - 'Significant' heritage places are of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. 'Significant' graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.*
- *Contributory - 'Contributory' heritage places contribute to the cultural heritage significance of a precinct. Contributory heritage places are not considered to be individually important places of State, municipal or local cultural heritage significance in their own right, however when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.*
- *Non-contributory - 'Non-contributory' places are those within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.*

Whether a place is 'Significant', 'Contributory' or 'Non-contributory' to a precinct depends on the reasons the precinct is of heritage significance, as expressed in the Statement of Significance.

A 'Significant' grading is attributed to buildings in a precinct that exhibit particular architectural merit or other distinguishing characteristics, and which have a comparatively high level of external intactness.

A 'Contributory' grading is attributed to buildings of any era, i.e., Victorian, Edwardian, interwar or post-war, which follow standard designs. The majority of buildings in precincts have a Contributory grade. In some instances, an altered building (new windows, change in roof cladding, overpainting, verandah rebuilt, minor additions) may still be considered 'Contributory' if its connection to the themes of the precinct can still be understood. In addition, a very important building – that would otherwise be Significant – might be altered to a greater extent but still contribute to the significance of the precinct.

A 'Non-contributory' grading is attributed to buildings that have no association with the significance of the heritage place, or places that would otherwise be considered 'Contributory' but have been substantially altered to the point that their origins and relationship to the precinct's significance are no longer legible.

The grades of all properties in a precinct area are documented and listed in a Gradings Schedule at the end of the precinct citation.

It is important to note that buildings of a Contributory quality that are located outside of a defined heritage precinct cannot be protected by the Heritage Overlay, as they do not meet the threshold of local heritage significance as individual heritage places in their own right.

2.3.8 Mapping and curtilages

The 'Applying the Heritage Overlay' Practice Note (2018) states in regard to mapping:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.

On this basis, there are three types of mapping for places and precincts recommended by the Peer Review:

- Individual places to be mapped to the extent of the title boundaries. The majority of individual places are to be mapped in this way.
- Individual places for which a Heritage Overlay extent is recommended which is less than the extent of the title boundaries, or for those elements located in road reserves (e.g., trees, monuments). This type of mapping, and the associated curtilages, are discussed below.
- Precincts, which cover multiple properties. A precinct map has been prepared showing the Contributory and Non-contributory places within the precinct and the recommended precinct boundary (the Angle Road Precinct does not include any Significant places). A map is included at the start of the precinct citation.

BACKGROUND REPORT

HO curtilages

As noted above, when a place of heritage significance is included in the Heritage Overlay with a boundary less than the cadastral boundaries, additional land is included around the element of heritage significance. This land is known as the curtilage.

Inclusion of a curtilage is recommended by the Practice Note in order to: *retain the setting or context of the significant building, structure, tree or feature* and to *regulate development (including subdivision) in close proximity to the significant building, tree or feature*.

The precise areas recommended for HO protection are described in each place citation and aerial photos showing the proposed boundaries for places with a curtilage are found in Appendix B of this report. An example is provided below, showing the extra land (the 'curtilage') around a heritage building that is recommended for inclusion in the Heritage Overlay.



Figure 2. Proposed curtilage for All Hallows Catholic Church-School (former), in yellow, within the larger school grounds at 3-7 Brenbeal Street, Balwyn.

The All Hallows Catholic Church-School (former) on Brenbeal Street has been mapped with a curtilage that is less than the title boundaries but that will ensure that the significant features and views from the public domain are protected.

2.3.9 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the 'Applying the Heritage Overlay' Practice Note (2018).

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place or precinct, including:

- External Paint Controls – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).

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- Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.
- Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.
- Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.
- Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.
- Incorporated Plan has been adopted for the place/precinct – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct, or provide specific guidance in managing a complex site.
- Aboriginal heritage place – note that Aboriginal heritage significance was not assessed as part of this Study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected have also been indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree Controls: *Yes – English Oak*.

2.3.10 HERMES entry

The ‘Applying the Heritage Overlay’ Practice Note (2018) specifies that:

All statements of significance should be securely stored in the HERMES heritage database.

Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department’s HERMES heritage database.

This should be done once the citations have been finalised and adopted by Council. Once the associated amendment is adopted, the records of those places added to the Boroondara Heritage Overlay can be made publicly visible on the Victorian Heritage Database.

Places found to not meet the threshold of local significance should be entered into the HERMES database to note that they have been ‘Researched but NOT recommended’. These records are not published for the general public to see but are accessible to Council staff.

BACKGROUND REPORT

3 KEY FINDINGS

3.1 Local significance

3.1.1 Precincts

One precinct assessed in the Peer Review is considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus is worthy of protection in the Heritage Overlay.

This is listed in Appendix A.1, and the citation is found in Appendix C.

3.1.2 Individual places

A total of 15 individual places assessed are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

These places are listed in Appendix A.2, and their place citations are found in Appendix C.

After the Stage 2 detailed investigations, one individual place was found to be built in 1947, falling outside the scope of the Peer Review which excluded properties built in the post-World War Two period. It is anticipated that this property will be included in a future study. It is listed in Appendix A.4.

3.2 Not of local significance

One individual place shortlisted in Stage 1 was assessed against the HERCON criteria during Stage 2 of the Peer Review and found to fall below the threshold of local significance. This was due to the discovery of more extensive alterations than first thought.

No further action is recommended for this place. It is listed in Appendix A.3.

4 RECOMMENDATIONS

4.1 Introduction

This section provides key recommendations of the Peer Review. They are:

- Adoption of the 'Balwyn Heritage Peer Review Stage 2' (2019) by the Boroondara City Council.
- Implementation of the 'Balwyn Heritage Peer Review Stage 2' (2019) by the Boroondara City Council.

4.2 Adoption of Peer Review

It is recommended that the Boroondara City Council formally adopt the 'Balwyn Heritage Peer Review Stage 2' (2019), which comprises this report, and include this report as a Reference Document in the Boroondara Planning Scheme.

4.3 Implementation of Peer Review

It is recommended that the Boroondara City Council implement the recommendations of this Peer Review by preparing a planning scheme amendment to the Boroondara Planning Scheme that will:

- Add the precinct assessed as being of local significance listed in Appendix A.1 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the precinct citation. The extent of registration is the whole of the precinct as shown on the precinct map in the citation. The grading of each property (Contributory or Non-contributory) is shown on the precinct map and in the grading schedule at the end of the citation.
- Add the individual places assessed as being of local significance listed in Appendix A.3 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with Victoria Planning Provisions (VPP) Practice Note 'Applying the Heritage Overlay' (2018).

BACKGROUND REPORT

APPENDIX A – ASSESSMENT FINDINGS**A.1 Precinct of local significance**

The following precinct is recommended for inclusion in the Boroondara Heritage Overlay.

LP	Precinct	Street addresses	Locality
1	Angle Road Precinct	1-13 & 2-10 Angle Road	Deepdene

A.2 Places of local significance

The following individual places are recommended for inclusion in the Boroondara Heritage Overlay.

Lp	Place	No.	Street	Locality
1	'Rexmoor'	8	Boston Road	Balwyn
2	'Aloha'	9	Boston Road	Balwyn
3	'All Hallows Catholic Church-School (former)'	3	Brenbeal Street	Balwyn
4	Flats	7	Mangan Street	Balwyn
5	'Reumah'	1	Reumah Court	Balwyn
6	'Evandale' (formerly 'Dewrang')	269	Union Road	Balwyn
7	'Bel-Air'	113	Yarrbat Avenue	Balwyn
8	'Silver Birches' (formerly 'Hillsborough') and garden	129	Yarrbat Avenue	Balwyn
9	'Church House'	146	Yarrbat Avenue	Ballwyn
10	House and garden	171	Doncaster Road	Balwyn North
11	House	1	Mountain View Road	Balwyn North
12	'Frank Paton Memorial Church'	958	Burke Road	Deepdene
13	'Khartoum'	8	Kitchener Street	Deepdene
14	'Mararoa'	28	Leonard Street	Deepdene
15	'1st Deepdene Scout Hall'	32	Whitehorse Road	Deepdene

A.3 Not of local significance – no action

No further action is recommended for the following place, which does not meet the threshold of local significance.

LP	Place	Address	Locality
1	'Stenton'	248-250 Belmore Road	Balwyn

A.4 Outside scope of the Peer Review

LP	Place	Address	Locality
1	'Vedere'	44 Panoramic Road	Balwyn North

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BACKGROUND REPORT

APPENDIX B – NON-CADASTRAL MAPPING

The recommended extent of the Heritage Overlay for the following place does not correspond to the cadastral boundary, being a smaller portion of land containing the heritage place within a protective curtilage.

The recommended extent is illustrated on the aerial photo below, with the cadastral boundary shown in dotted red lines and the recommended extent of the Heritage Overlay shown in yellow.

All Hallows Catholic Church-School (former)



APPENDIX C – PRECINCT AND PLACE CITATIONS

PEER REVIEW

House

Prepared by: Context

Address:

1 Mountain View Road, Balwyn North

Name:	Survey Date: October 2018
Place Type: Residential	Architect:
Grading: Significant	Builder: L W Ritter Pty Ltd
Extent of Overlay: To title boundaries	Construction Date: 1939



Figure 1. View of 1 Mountain View Road, Balwyn North. (Source: Context, October 2018)

Historical Context

Balwyn North is a residential suburb situated 10 kilometres east of central Melbourne. To its south is Balwyn, which is separated from Balwyn North by Belmore Road. It is bounded on the north by the Eastern Freeway.

Late interwar

There had been a scattering of new housing development in the area north of Belmore Road from the late 1930s, but this area was developed significantly from the early 1940s as the new suburb of North Balwyn. Occupied with orchards and small farms, this was the one of the last remaining expanses of undeveloped land relatively close to the city. Balwyn North, as it is increasingly known today, became the suburb of choice for many young married couples building new homes in the 1940s and 1950s (a proportion of which included returned servicemen). The suburb developed as quintessentially middle class, with a high proportion of brick homes and a notable absence of industrial activity. The ridge that ran along Doncaster Road was an advantage to house blocks in the adjoining streets, providing sought-after views to the distant ranges and encouraging the

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building of often grandiose double-storey homes. Public transport was provided with the extension from the electric tram from East Kew to North Balwyn in 1938, along High Street and Doncaster Road. A large shopping centre, known as 'North Balwyn Village', developed along Doncaster Road. An image of Balwyn North c1950 can be seen in Figure 2.

In the 1950s, the potential for large-scale residential development in North Balwyn was recognised by a private company, A.V. Jennings Pty Ltd, which proposed the Trentwood Estate on a large tract of land off Doncaster Road (Built Heritage 2015:12). From 1947, Balwyn and North Balwyn were acknowledged not only as epicentres for the Small Homes Service but also for modern-architect designed homes in general. A number of notable architects, including Robin Boyd, designed Modernist homes in Balwyn in the 1950s and 1960s, particularly in the streets east of Balwyn Road, including the elevated area around Beckett Park.

This new residential expansion in North Balwyn, which included the Greythorn area in the 1950s, in turn brought commercial development. Several local retail strips appeared in the north of the study area, including in Bulleen Road at Dorado Avenue, in Balwyn Road between Lucifer and Echo streets, and, most notably, the prominent strip on Doncaster Road, just down from the Trentwood Estate. In 1960, G.J. Coles opened a large store on the corner of Doncaster Road and Burke Road, which was Melbourne's first American-style self-service drive-in supermarket complex. New schools and churches also appeared during this period of development. Balwyn High School, located in North Balwyn, opened in 1954, followed by Greythorn High School in 1959. Several new churches were constructed, extended or rebuilt to provide for burgeoning congregations (Built Heritage 2015:12). This included new Catholic churches at Deepdene, Balwyn and North Balwyn.

Since the 1990s, a significant influx of new immigrants into the area has seen the extensive replacement of interwar and 1940s homes with new residential development. The suburb of Balwyn North today is favoured by many new home-owners, especially Chinese buyers, for access to Balwyn High School – a co-educational government secondary school with nearly 2000 students.



Figure 2. Hill Road, Balwyn North, c1950. (Source: Young in *Victorian Places*, 2015)

CONTEXT

PEER REVIEW

History

The subject land at 1 Mountain View Road, Balwyn North, was part of the Camberwell City Heights subdivision, allotments of which were first sold in 1922 ('Camberwell City Heights' 1922). The first auction was attended by 800 people, but many of the allotments remained available for purchase until the late 1940s (*Age* 5 December 1922:14; 'Camberwell City Heights' 1930-1939). The subject site is located close to the corner of Doncaster and Mount View roads, on an irregular shaped block known as allotment 766 of the estate (Figure 3). The eastern side of Mount View Road was, in later subdivisional sales in the 1940s, marketed as 'New Camberwell City Heights Estate' ('New Camberwell City Heights Estate' 1940-49).

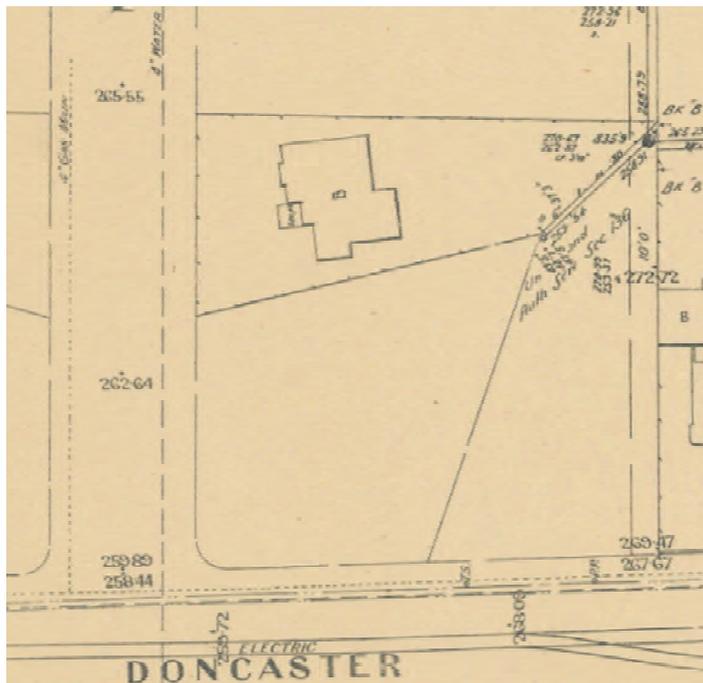


Figure 3. An extract from Melbourne and Metropolitan Board of Works Detailed Plan No. 4846, 1940, showing the newly constructed brick house on site (Source: State Library Victoria).

The seven-roomed brickdwelling with garage was designed and constructed in 1939 for owner, George Centennial Dummett, by L W Ritter Pty Ltd, master builders based in Kew (BP 10879). Constructed at a cost of £2000, the residence was completed by October 1939 (*Argus* 16 October 1939:8).

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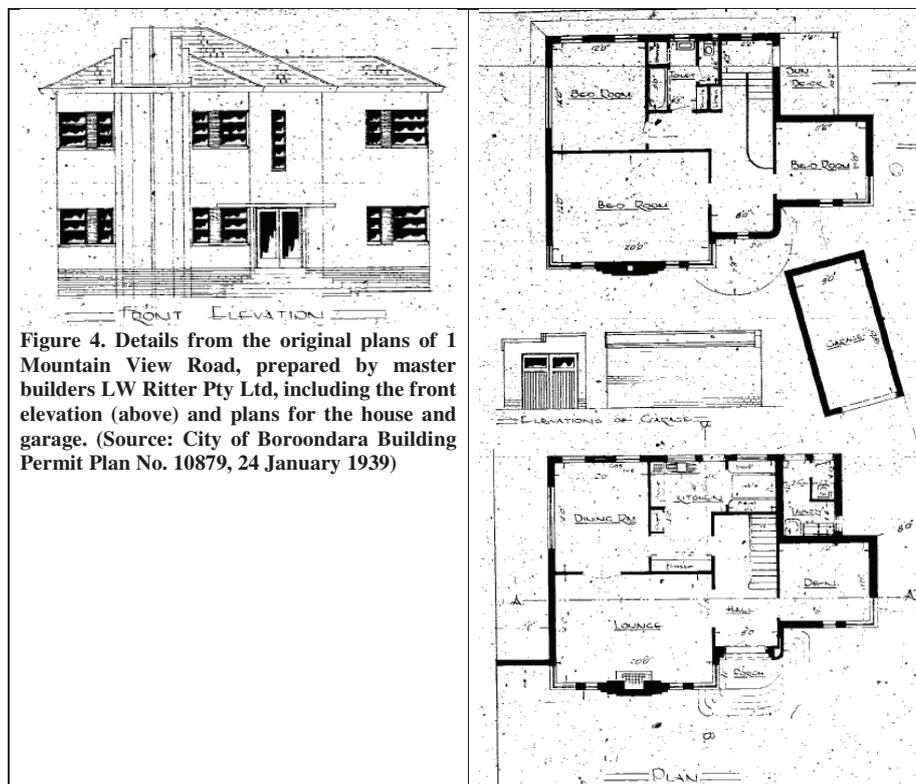


Figure 4. Details from the original plans of 1 Mountain View Road, prepared by master builders LW Ritter Pty Ltd, including the front elevation (above) and plans for the house and garage. (Source: City of Boroondara Building Permit Plan No. 10879, 24 January 1939)

George C Dummett and his wife Mabel Jean were directors of George C Dummett Pty Ltd, shoe manufacturers. The factory and the office were based in Fitzroy, at the corner of St David and Hargreaves streets (*Age* 19 February 1935:16).

By c1947, the Dummetts had moved to Carrum, Victoria, where they continued the family business. By 1947, 1 Mountain View Road was occupied by Harold John Turner, merchant. His wife Ethel Francis continued to occupy the property through to the early 1950s (*ER* 1942; *Age* 19 September 1947:11).

In 1941, a porch was constructed at the rear of the house, also by L W Ritter Pty Ltd, at the cost of £50 (BP 15258). In 1972, this porch was demolished, and a larger rear extension was constructed in its place. This addition was designed by architects Geoff Trewenick and Associates, at a cost of \$10,000 (BP 60629).

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Description & Integrity

Constructed in 1939, 1 Mountain View Road, Balwyn North, is a substantial two-storied brick dwelling. Positioned on the east side of Mountain View Road the house sits one block back from Doncaster Road. Taking advantage of its elevated position, the house sits at a slight angle to the road taking in sweeping vistas to the west. There is a gentle fall to the land from north to south. Constructed in brick with a smooth render finish, the house has a hipped roof and uses simple detail elements of Moderne styling including the asymmetrical massing of simple geometrical shapes and contrasting vertical and horizontal elements.

The low-pitched hipped roof is clad in a variegated terracotta roof tile and picks up on the colouring of the vertical bands of tapestry brickwork incorporated into the steel-framed corner windows.

The street-facing east elevation steps back in three sections from its north-west corner. The furthest forward element contains a centrally placed chimney with symmetrically placed steel-framed corner windows on either side at each level. The chimney creates a strong contrasting vertical element in the otherwise streamline horizontal treatment of the façade. Stepped in both plan and elevation, the chimney breaks through the eave line and introduces a strong geometrical element creating shadow-lines that contrast to the overall simple slab like treatment of the façade.

Recessed in plan, the main entrance is sheltered by a flat concrete hood with a geometric metal balustrade on top an element of Art Deco to the façade. This same mild-steel panel is used for the front fence. The front door has a porthole window. Coupled with the rounded corners and raised brick stripe detailing to the entrance and stairwell above, these elements are representative of Moderne styling popular in the late 1930s. A pair of raised brick stripes wrap around the curved corner. A slender vertical window above the front door is glazed with etched glass. Lighting the stairwell, this window introduces another element of verticality to the elevation.



Figure 5. Detail of the second-storey to the principal elevation displays typical Moderne details, including rounded corners to the curved stairwell wall with raised brick stripe detailing, slender vertical window lighting the stairwell and stepped chimney. (Source: Context, October 2018)



Figure 6. The main entrance to the house is sheltered by a flat concrete hood. (Source: Context, October 2017)

Windows are horizontal steel-framed casement windows. The use of horizontal glazing bars further emphasises the width and shallow depth of the windows. Distinctive vertical panels of tapestry brickwork break up and contrast with the windows and the sheer planes of the rendered brick walls. The sills are flush set into the wall without exposed sill bricks and finished in smooth render continuous with the wall surfaces.

The house is set behind a low brick wall capped with a metal rail that matches the railing above the front entrance. It has been recently rendered. A tapestry hedge sits behind the fence and a large Blue Atlas Spruce tree may be an early planting. Unusually the fence detailing continues down the southern boundary, along the driveway, stopping in line with the house. Part of this low side wall is clad in random slate veneer with evidence of it delaminating and falling off. It is possible that the front fence was once clad in a similar material but has now been lost. A concrete drive runs down the southern boundary and leads to an original simple, detached, single, brick garage at the rear of the house. A concrete path leads off the drive, whilst the front steps and porch are paved in slate matching the remnants on the side low brick wall.

1 Mountainview Road, Balwyn North, is of very high integrity with very few changes visible to original or early elements of the place. The building retains its original built form, original roof form and fenestrations. The rear extension is not visible from the public domain.

The integrity of the building is greatly enhanced by the unusually high level of intactness of these main elements, which include the terracotta-tile clad hipped roof, masonry walls with smooth render finish, raised brick stripe detailing to the curved stairwell wall, vertical bands of tapestry brickwork, stepped chimney, steel framed windows, entrance porch with cantilevered concrete hood with mild steel balustrade, original door and window joinery including port hole window to the front door and etched glass to stairwell window.

The integrity of the place is enhanced by the original low brick fence with mild steel balustrade that runs across the street frontage and continues part way down the southern boundary and by the original brick garage.

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The integrity of the place is slightly diminished by the rear extension although this is not visible from the public domain.

Comparative Analysis

The Moderne style was to architecture what Art Deco was to the decorative arts - a modern break from past styles, escapist rather than intellectual, inherently decorative rather than stridently functional.

The Moderne style straddled the Depression of the late 1920s and early 1930s, when simple lines held the promise of reduced cost and decoration was an achievable form of home improvement, an economical sentiment that carried through to the years of World War II.

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings, interpenetration of volumes and surfaces, and a beguilingly brisk articulation of forms, often emphasising horizontal, vertical, or diagonal lines in a pleasing blend of fluidity and starkness.

Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural vocabulary.

In Australia, whilst initially taken up for use on commercial buildings, the Moderne idiom started to be adopted by a number of architects for use on residential commissions in the early 1930s. By the mid-1930s the style was becoming more widely embraced by the wider community gaining popularity amongst middle-class home owners. As demonstrated by 1 Mountain View Road, Balwyn North, many adopted a two-storey form with a basically rectilinear plan, with a balance between horizontal and vertical elements and smooth machine-like surfaces.

The various styles and idioms of the interwar period, of which Moderne is one, are well represented in the Heritage Overlay in Boroondara. Displaying a high level of intactness and integrity, contributory example with the Heritage Overlay display a consistency of built form and a cohesive garden suburb character enhanced by original low front fences and outbuildings. Individually significant examples include detached houses, duplexes and flats.

Currently only four Moderne-style places are identified as being individually significant in Balwyn/Balwyn North. The values expressed in these buildings suggest a confident and progressive modernity, representing the unique nature of the area as a new affluent suburb.

The following places are of the interwar Moderne style and are of individual significance within the City of Boroondara Heritage Overlay and can be compared to 1 Mountain View Road, Balwyn North.



HO419 136 Whitehorse Road, Balwyn

136 Whitehorse Road, Balwyn is of local historical and architectural significance as a relatively intact example of Modern Movement house design as it appeared in Camberwell in the late interwar period. Historically, it relates to the Modern Movement's early 1930s 'popular revolution' as Robin Boyd described it. Though it has a hipped, rather than flat, roof, the building features geometric massing and modern devices such as corner windows with the new standard metal window fittings. Alterations and

BALWYN HERITAGE PEER REVIEW STAGE 2

(1938) (Source: VHD)

additions are relatively minor and sympathetic in their design.



HO170 6 Bulleen Road, Balwyn North (1951) (Source: Google Maps)

6 Bulleen Road, Balwyn North is of historical and architectural significance as an architecturally superior residential example in the Moderne style. The house is of local significance.

The design utilises all of the Moderne stylistic trappings, including curves, layered massing, flat roofs, nautical imagery, patterned brickwork and steel-framed window joinery. It is also related to the nearby Riverside and Camberwell City Heights estates.



15 Walbundry Avenue, Balwyn North (Individually significant in HO189 Riverside Estate and Environs) (Source: Google Maps)

15 Walbundry Avenue, Balwyn North is of local significance. The house is a superb streamlined Moderne stuccoed two-storey house with corner steel-framed windows, port holes, window slits, a curved flat-roofed porch and a vertical feature on its east elevation. The roofline is both parapeted and hipped with tiles to the pitched section. The fence is part of the design, and notable, and the landscaping is empathetic to the period.



19 Maleela Avenue, Balwyn (Individually significant in HO192 Reid Estate Balwyn) (Source: realestate.com)

19 Maleela Avenue, Balwyn is of local architectural and historical significance demonstrating key stylistic elements of the Moderne style. It incorporates a blend of layered asymmetrical massing, a distinctive curved corner band of ribbon windows, defined slab edge, and an open upper terrace. Largely sitting under a hipped tiled roof, the flat roofed upper terrace breaks up the hipped roof form into a combination of both hip and parapeted elements.

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HO385 177 Glen Iris Road, Glen Iris (1935)
(Source: VHD)

The Roy Newton House, 177 Glen Iris Road, Glen Iris, is of historical and architectural significance at a municipal level as a two-storey prototype for what is now known as the 'Postwar Vernacular' housing that dominated Australian suburbs after World War II. It is one of the earliest and key examples within Boroondara which demonstrate the adoption of this new direction in suburban housing style. Architecturally, the Newton house design is skilled in balancing the inherent weight of tile and brick cavity wall construction with a series of robust details and solid scaling. The design shows a sense for the richness of its contemporary materials and exploits this in a vivid manner.



HO370 2 Beatrice Street, Glen Iris (1940)
(Source: VHD)

2 Beatrice Street, Glen Iris, is of local historical and architectural significance as a good example of a Moderne house of the late interwar period. The asymmetrical massing of forms takes advantage of the prominent corner siting to address both frontages, a context which sets it apart from the more traditional planning and form of the neighbouring properties. While the integrity of the building has been compromised to a degree by the alterations to windows and a door, the overall composition remains unaltered.



HO279 1205 Burke Road, Kew (1939)
(Source: VHD)

1205 Burke Road, Kew, is of local historical and architectural significance. It is one of a number of houses constructed in the Boroondara area and elsewhere in the late 1930s and early 1940s which fused modern movement architectural imagery with more standard building techniques. This is an interesting example which simultaneously demonstrates an intense and particular care and direction in its construction, the machine aesthetic, and the new, unornamented or relatively unornamented modern architecture.

Discussion

1 Mountain View, Balwyn North, compares well to the above examples. It demonstrates key design elements of the Moderne style. This includes a layered geometric massed form, a strong horizontal

BALWYN HERITAGE PEER REVIEW STAGE 2

emphasis balanced by the vertical axis of the chimney and the use of contemporary materials such as corner and steel framed windows, smooth rendered walls and patterned brickwork.

It compares particularly closely to 15 Walbundry Avenue, Balwyn North, in its massing, use of the same rendered walls and details producing a balance between horizontal and vertical elements. It also compares closely to 19 Maleela Avenue, Balwyn, 1205 Burke Road, Kew, 2 Beatrice Street, Glen Iris and 6 Bulleen Road, Balwyn North. Although differentiated by its use of a hipped tiled roof it demonstrates a simplicity of detail that is representative of the style, emphasising clean lines and functionalism. Similar design elements to these examples include the use of flush set horizontal corner widow bands, layered massing, contrasting panels of brickwork and subtle details such as the use of stripes to accentuate the curved corner of the entry.

Whilst 136 Whitehorse Road, Balwyn is significant as a representative example of the style, 1 Mountain View Road demonstrates a more skilful execution of the Moderne style. The contrast between the pale render and panels of dark face brickwork introduces an elegance to its design and a more sophisticated interplay of planar surfaces. Of particular note is the dominant chimney stack that breaks up the front façade. Similar in design intent to that found at 1205 Burke Road, the chimney creates a strong contrasting vertical element in the otherwise streamlined horizontal treatment of the façade.

1 Mountain View Road, Balwyn North is a fine and externally intact example of a two-storey Moderne dwelling. It is a well designed and carefully detailed example of the style. Its bold use of planar surfaces broken up by the subtle use of curved elements and panels of contrasting brickwork and its dominant stepped chimney stack makes it an excellent representative example of the Moderne style.

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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).

1 Mountain View Road, Balwyn North is a fine and externally intact example of a two-storey Moderne dwelling. It demonstrates key design elements of the Moderne style, including a layered geometric massed form, a strong horizontal emphasis balanced by the vertical axis of the chimney, and the use of contemporary materials such as corner and steel framed windows, smooth rendered walls and patterned brick work. It is also a well-designed and carefully detailed example of the Moderne style. Its bold use of planar surfaces broken up by the subtle use of curved elements and panels of contrasting brickwork and its dominant stepped chimney stack makes it an excellent representative example. It is enhanced by the retention of the front and side fence with an Art Deco mild-steel balustrade matching the one above the cantilevered entrance hood.

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 1 Mountain View Road, Balwyn North, built in 1939 by master builders L W Ritter Pty Ltd is significant.

Significant elements of the place include the brick garage and low brick fence with mild steel balustrade that runs across the street frontage and continues partway down the southern boundary.

The rear extension constructed in 1977 is not significant.

How is it significant?

1 Mountain View Road, Balwyn North, is of local architectural (representative) significance to the City of Boroondara.

Why is it significant?

1 Mountain View Road, Balwyn North is a fine and externally intact example of a two-storey Moderne dwelling. It demonstrates key design elements of the Moderne style, including a layered geometric massed form, a strong horizontal emphasis balanced by the vertical axis of the chimney, and the use of contemporary materials such as corner and steel framed windows, smooth rendered walls and patterned brick work. It is also a well-designed and carefully detailed example of the Moderne style. Its bold use of planar surfaces broken up by the subtle use of curved elements and panels of contrasting brickwork and its dominant stepped chimney stack makes it an excellent representative example. It is enhanced by the retention of the front and side fence with an Art Deco mild-steel balustrade matching the one above the cantilevered entrance hood. (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>	Yes—garage and front and side masonry fence
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

CONTEXT

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Identified By

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

References

Age, as cited.

Argus, as cited.

Australian Electoral Commission, Australia Electoral Rolls (ER) 1903-1980, as cited.

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

Building permit cards and plans (BP 10879, 15258 & 60629) for 1 Mountain View, Balwyn North.

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

'Camberwell City Heights', 1922 & 1930-39, State Library of Victoria Maps Collection.

Melbourne & Metropolitan Board of Works. Detail Plans, City of Essendon, various plan numbers (State Library Victoria).

'New Camberwell City Heights Estate' 1940-49, State Library of Victoria Maps Collection.

Parish Plan Boroondara 1931, Department of Lands and Survey, Melbourne.

Victorian Places 2015, 'Balwyn', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 4 October 2018.

Young, John c1950, 'Hill road, North Balwyn', *Victorian Places*, John Young Collection, <http://www.victorianplaces.com.au/node/69337>, accessed 3 October 2018.

PEER REVIEW

'Reumah'

Prepared by: Context

Address:

1 Reumah Court, Balwyn

Name: 'Reumah'	Survey Date: December 2018
Place Type: Residential	Architect:
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: 1908-1909; 1919 (reconstructed in part)



Figure 1. View of 1 Reumah Court, Balwyn. (Source: Context, October 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.

Development to 1914

The beginnings of post-contact settlement in the Balwyn area dates back to 1841, when the land bounded by Burke Road, Canterbury Road, Warrigal Road and the Koonung Creek was purchased by Henry Elgar under the short-lived 'special survey' provisions whereby 5120 acres could be purchased at £1 per acre if survey was carried out by the purchaser. According to a map of May

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1841, there were two squatters occupying 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. 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 follow-up 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 (*Australian 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).

By the early 1860s, the village of Balwyn, centred around 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 west 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 c1872). 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 also erected in the more elevated parts of Balwyn in the late 1880s and early 1890s, which took advantage of fine views to the north and east.

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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 Camberwell East to Fairfield, and skirting Balwyn’s south-west corner at Deepdene – was not opened until 1891. The line closed after only two years (Built Heritage 2015:10).

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. 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).

CONTEXT

History

1 Reumah Court is a generous sized allotment fronting Reumah Court, a small cul-de-sac off Knutsford Street just north of Mont Albert Road.

In 1905, the very large block of land on the north-west corner of Mont Albert Road and Knutsford Street was empty (MMBW No. 71, 1905). 'Reumah' was built in the top half of this block, with its frontage extending to Mont Albert Road. By c1933 a house had been built on the south-east corner of this block (now 103 Mont Albert Road), but it is not known if this land was originally part of 'Reumah' (Figure 3).

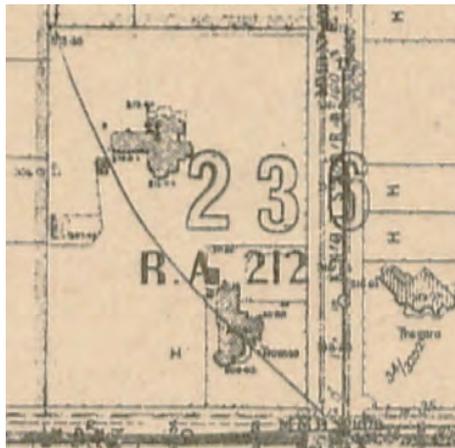


Figure 3. Detail from MMBW Plan No. 71 dated 1933?-1950?. 'Reumah' is visible just left of the number 236. (Source: State Library Victoria)

Though tender notices for the construction of the subject property do not exist, a newspaper advertisement from 1908 seeking a cook and laundress for 'Reumah', addressed then as 'Knutsford Street, off Mont Albert Road,' indicates that the subject house had been constructed the year before (*Argus* 8 January 1908:1). Built for Charles M Newman, 'Reumah' was addressed 185, then 151 Mont Albert Road, Canterbury; by 1912 it was listed again – unnumbered – as being on Knutsford Street (RB 1905; S&Mc 1910). The siting of the house, on a large allotment with views to the mountains to the east, reflects Newman's status and financial wealth. The surrounding area was not subdivided for residential development until the interwar period (S&Mc 1920, 1930; *Argus* 25 September 1917:1; *Age* 5 April 1954).

Charles Newman was a wealthy man and well known in Melbourne's business circles. Born in Sydney, there he joined the established firm of William Howard Smith and Sons Ltd., coal importers. After serving with that firm in Sydney, Melbourne, Adelaide, and Fremantle, he became managing director of its successor, Howard Smith Ltd. Later, Newman was chairman of the board of directors at Robert Harper and Co. Ltd., a company that traded in tea, coffee and spices from the East Indies. He was also a member of the committee of the Alfred Hospital for many years, a member of the Australian Club, and president of the Riversdale Golf Club (*Argus* 22 February 1937:5).

'Reumah' was struck by lightning in 1919 and a significant portion of the house was gutted by the resultant fire (*Argus* 4 December 1919:8). None of the servants or members of the Newman family were injured in the blaze. A feature article on the storm described 'Reumah' as a fourteen-room house, two-storied in parts, which had suffered extensive damage from the storm and fire. It noted that 'five or six of the rooms at the back were uninjured', except for water ingress from the torrential rain, but that the greater part of the house had become a 'mere shell' (*Argus* 4 December 1919:8).

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The article noted that there was the possibility of utilising surviving portions in the reconstruction of the building.

After the fire, Newman relocated to Toorak and leased 'Reumah' to short-term tenants from 1922 (RB 1922-23). He died in 1937, followed by his wife, Elizabeth, in 1944 (*Age* 22 February 1937:10; *Argus* 31 January 1944:2). By the end of the 1920s, 'Reumah' was owned by Arthur Maurice Reid (McWilliam 2010:155).

Tenders for the construction of Reumah Court were called for in 1953, and the land was subdivided into nine allotments as Reumah Estate in 1954 (*Age* 20 March 1954:2). These home sites, including the much-reduced Reumah, were sold at auction in 1954 for a combined total of £27,850 (*Argus* 12 December 1953:3; *Age* 5 April 1954). G Leggo was listed as the owner of the house in 1956. Works carried out to 'Reumah' included a partial demolition of a garage (on the northern elevation) and two small bedrooms, a bathroom and a small hall, at the rear of the building (on its western elevation) and construction of a brick garage and tool shed in the south-eastern corner of the allotment c1956 (BP 1956). In 1960 Leggo arranged for additions to be made to the house; a fence was erected in 1966, and a swimming pool installed in 1973 (BP).

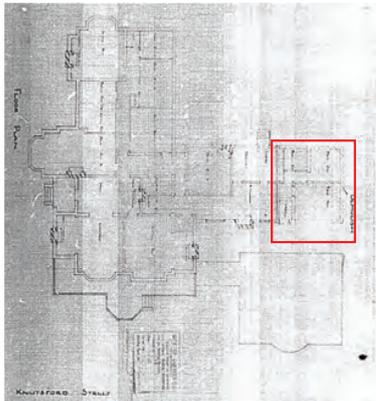


Figure 4. Extract from building permit plan showing rear section to be demolished (Source: BP 18165, held Boroondara City Council)

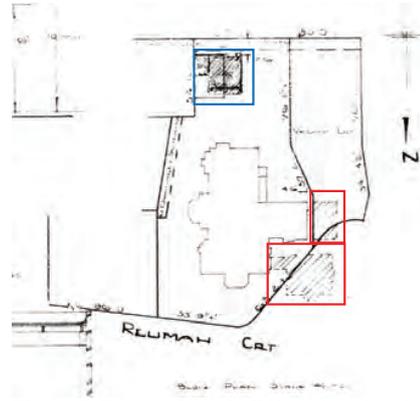


Figure 5. Extract from building plan showing proposed garage (in blue) and sections to be demolished (in red) (Source: BP 18378, held Boroondara City Council)

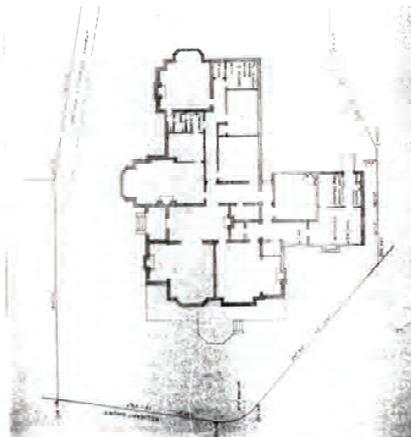


Figure 6. Extract from building permit plan (Source: BP 18378, held Boroondara City Council)

CONTEXT

Council)

Description & Integrity

'Reumah' at 1 Reumah Court, Balwyn, is a substantial single-storey brick Federation dwelling originally built in 1909. In 1919 it was struck by lightning. Whilst exact details of the extent of the damage is unknown, a newspaper article reporting the fire at the time notes that the house was two storeys in sections and that whilst being left as a shell, portions of the original building had survived. Certainly the form of its chimneys suggests that they survive from the 1909 house, at minimum. Positioned on the south side of Reumah Court, the residence sits within an established garden of mature trees on an irregular allotment that falls north to south. Constructed in brick (now overpainted) and roughcast render, the house, which originally faced Mont Albert Road and Knutsford Street, is entered off a curved gravel drive along its eastern boundary.



Figure 7. View of the northern elevation. (Source: Context)

'Reumah' is set under a high-pitched terra-cotta shingle roof that combines both hip and gable elements and is dominated by six tall corbelled and ribbed chimneys each surmounted by a pair of terracotta chimney pots. Whilst the house is asymmetrical in plan, the current street-facing northern elevation is largely symmetrical in layout. A verandah sits under the sweep of the broken back hipped roof and incorporates a centrally placed hip-roofed canted bay. The verandah is supported by substantial turned timber posts, paired at its ends. The upper third of each post is square edged indicating that a deep timber frieze, common for the period, has been removed. The simple timber slatted balustrade is likely to be a later addition. Whilst this is now the primary elevation of the house it was originally at the rear of the property and it is unknown to what extent it has been altered.

PEER REVIEW

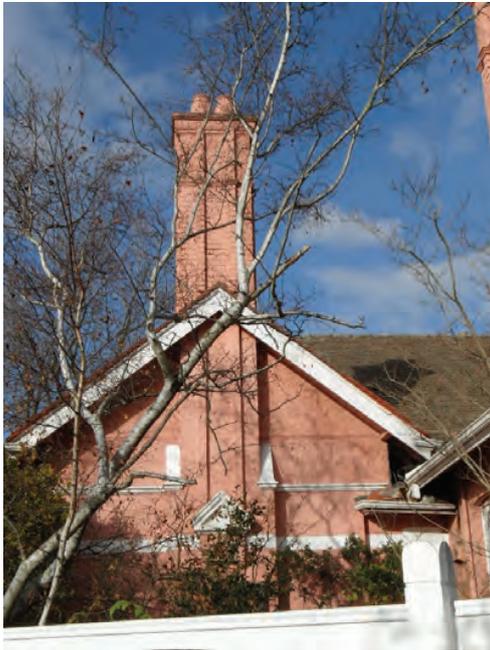


Figure 8. Tall corbelled and ribbed chimney with a small cement-rendered pediment at the southern elevation. (Source: Context)

The east (originally facing Knutsford Street) and south (originally facing Mont Albert Road) elevations are the primary and most detailed elevations of the residence. Comprising a complex interplay of steep half-timbered gable ends, hip roofed bay windows, and a small entry porch nestled under the main roof line, these elevations would have most likely been originally viewed from the corner of Mont Albert Road and Knutsford Street and designed to be read as a single cohesive façade. Along the eastern elevation a recessed porch is set behind a deep arched fretted screen. This sits alongside a substantial canted bay with double hung sash windows with multipaned upper sashes. This bay is repeated along the southern elevation. The detail of these elevations are similar to those to at 5 Willsmere Road, Kew 1903 (HO139).



Figure 9. Elevation detail at 5 Willsmere Road, Kew, 1903 (HO139). On site inspection the east, south and west elevation presented similar detailing and integrity. (Source: Federationhome.com)

The western elevation, whilst more utilitarian, still demonstrates an unusual attention to detail for a minor elevation with original fenestration and a recessed verandah under the main roof line. A west

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projecting service wing sits under a gable roof and was partially demolished when the property was subdivided to create Reumah Court.



Figure 9. View of the western elevation, and detail showing intact fenestration. (Source: Context)

The house appears largely intact, however, its original setting has been much encroached upon by the surrounding development. Several tall deciduous trees enhance the remaining established garden setting and appear early. The capped timber picket fence, brick drive piers and mild steel drive gates are recent additions.

During a site inspection undertaken in December 2018 it was noted that the eastern, southern and western elevations of the property display a high level of integrity and intactness, and it is likely that the house retains a great deal of its 1908-09 fabric. While all elevations of the house were inspected up close, the current owners did not wish any photos to be taken.

While news reports note that 'Reumah' was partly two-storey prior to the 1919 fire, the elegant lines of its current roof form are entirely in keeping with a house of 1909, and appear to have remained unaltered after the 1919 fire apart from the recladding in terracotta shingles. Due to this, it is likely that the two-storey section of the house was the rear service wing on the west side of the house. As Miles Lewis notes, there are early examples of Federation-era houses whose steep spires were originally clad in terracotta shingles, while the rest of the roof was covered in the thicker Marseille tiles. He cites an 1898 example in South Australia (Lewis nd 6.07 footnote 31), with another example at 150 Mont Albert Road, Canterbury (HO224), also of 1898. An earlier example is Rippon Lea, whose original (pre-1880) roof cladding was two patterns of terracotta shingles (rectangular and scalloped) in a diaper pattern. This roof covering was reinstated in 2012. For the most part, however, Lewis notes, the flat terracotta shingle was produced in Australia by 1910 and became popular in the 1920s (Lewis nd 6.06). The form of the terracotta shingles and associated ridge cappings seen on 'Reumah' appear to be in keeping with the variety used in the interwar period, which corresponds with the necessity for extensive roof repairs after the 1919 fire.

The integrity of the place is enhanced by the high level of intactness of these main elements that include the chimneys and chimney pots, terracotta shingled roof, eaves and gable end detailing, verandahs, door and window joinery.

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The integrity of the place is diminished by the subdivision of the site which has both restricted public views to and from its principal elevations, though it still retains a relatively substantial garden setting.

Comparative Analysis*Federation villas*

The Federation style was common across Australia from roughly 1890 to the start of the First World War in 1914, but depending on locality and availability of materials, had 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 in England and America, but given a local flavour by the integration of Queen Anne decorative details. This is evident in the incorporation of the wrap-around verandah into the main roof of early Australian homesteads.

In the Balwyn area, this 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 individual places) predominantly date from the interwar or early postwar periods, representing the dominant period of development of the suburb.

The following examples are of individual significance within the City of Boroondara and demonstrate similar features:

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HO139 5 Willsmere Road, Kew (1903) (Source: National Trust)

5 Willsmere Road, Kew is of significance as an intact and comprehensive example of the hipped form of the Federation house executed by the leading architectural firm of Ussher and Kemp. At ground floor level, the house has a complex interplay of bay windows, a small porch, and verandahs decorated with turned timber. The second storey of the house sits within the sweep of the terracotta tiled hip roof with large dormer windows, tall corbelled brick chimneys and a squat octagonal turret breaking up its dominant mass. It remains substantially intact and is one of the key works of the Ussher and Kemp partnership in this hipped style.



HO15 22 Berkeley Street, Hawthorn (1903-4) (Source: Meredith Gould, Conservation Architects)

22 Berkeley Street Hawthorn, while an earlier example than the subject property, is comparable as a fine example of the Queen Anne style, and unusual for its wide principal elevation. Its design has been attributed to prominent architects Ussher and Kemp. Of interest is its use of a wide verandah under a tiled roof across the front of the property with canted bay front. This is similar to that found at the former rear (north) elevation of 1 Reumah Court, Balwyn.



HO224150 Mont Albert Road, Canterbury (1898) (Source: National Trust)

A broad hipped roof is the dominant backdrop for a number of gabled roof forms, chimneys and the unusual shingle- spired look-out, with its attached chimney. Below the eaveline giant arched timber supports spring between gabled verandah or room bays, almost removing the visual support for the large roof expanses above it. The Victorian attached-verandah principal is disbanded here for the flared verandah roof-hip of the Oriental tea-house which is continuous with the main roof form.

PEER REVIEW



With its broad, half-timbered and gabled main roof form and the skirt-like flared hip covering the verandah, this house approaches more than most Ussher & Kemp designs, the Far Eastern tea house prototype. Offsetting this tea-house symmetry is the gabled room bay, at the front elevation which terminates the slatted return verandah.

HO172 31 Canterbury Road, Canterbury (1909)
(Source: realestate.com)

Discussion

1 Reumah Court, Balwyn compares well to the above examples. While specific details of damage pertaining to a lightning strike in 1919 are unknown, it is likely that the house retains a great deal of its 1908-9 fabric. Newspaper articles from the period report that rebuilding sections of the house, utilising surviving elements, was a possibility (*Argus* 4 December 1919:8). During a site inspection undertaken in December 2018, it was noted that the eastern, southern and western elevations display a high level of integrity and intactness, and display a strong similarity in detail to those executed by prominent architects Ussher and Kemp. The property demonstrates key design elements of the Federation style. This includes the use of face brickwork (now overpainted), turned timber posts and decoration, projecting gables, verandahs (often under the main roof form), and mixed roof forms.

Typically, multi-bayed and verandahed in plan, 'Reumah' bears similarities to 5 Willsmere Road, Kew (HO139) in particular, an intact and comprehensive example of Ussher and Kemp's distinctive hipped genre.

In the hipped genre a dominant hip roof envelopes the whole house out of which subsidiary gables or hips and turrets emerge. The surface of the hip roof is continuous with the roofs of any verandahs and porches associated with the house. These hipped genre designs are viewed as the truly distinctive houses in the Melbourne Queen Anne manner, described as the Federation Bungalow in recent times, and considered to be 'an Australian style' (Tibbits 1992).

Whilst 5 Willsmere Road is a two-storied, or attic-storeyed, house with the second storey enveloped in the sweep of the terracotta tiled hip roof, similarities are evident in the detailing of the dominant chimneys adorned with triangular cement pediments, the recessed entry porch, hipped roofed canted bay windows and fenestration detailing. The appearance of these details suggests that either Ussher and Kemp designed 'Reumah' or their work acted as an influence on its composition. It is possible that after the fire in 1919 an original attic storey was removed.

Other examples of Ussher and Kemp's work can be found nearby at 150 Mont Albert Road Canterbury and 31 Canterbury Road, Canterbury. These houses are distinguished by the use of a flared hip roof to cover a long verandah, indicative of an eastern or oriental tea-house influence, whilst the recessed side entrance porch is nestled between a canted bay and gable end with central chimney breast. These details are repeated at 1 Reumah Court. Other details found at 1 Reumah Court and repeated across much of Ussher and Kemp's work include dominant red brick and roughcast chimneys with raised brick drops and paired chimney pots, broad fronted canted bays with distinctive joinery details and verandahs with heavy timber posts. Unusually here the roof is tiled in terracotta shingles rather than the typical Marseille patterned tile, but as noted above, this most likely occurred with the rebuild in 1919.

CONTEXT

BALWYN HERITAGE PEER REVIEW STAGE 2

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

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).

'Reumah' at 1 Reumah Court, Balwyn is a substantial and largely intact Federation house whose 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. Other similar details repeated across much of Ussher and Kemp's work and other fine houses of the period include dominant brick and roughcast chimneys with raised brick drops and paired chimney pots, broad fronted canted bays with distinctive joinery details and verandahs with heavy timber posts. Unusually, the roof is tiled in terracotta shingles rather than the typical Marseille patterned tile, though this likely occurred with the work associated with rebuilding following a fire in 1919.

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).

CONTEXT

PEER REVIEW

N/A

CONTEXT

Statement of Significance

What is Significant?

'Reumah', 1 Reumah Court, Balwyn, originally constructed in 1908-9, and then partly rebuilt after being struck by lightning in 1919, is significant.

The remnant garden setting, including several mature deciduous trees, is also significant.

The capped timber picket fence, brick drive piers and mild steel drive gates are all recent additions and not significant.

How is it significant?

'Reumah' is of local architectural (representative) significance to the City of Boroondara.

Why is it significant?

'Reumah' at 1 Reumah Court, Balwyn is a substantial and largely intact Federation house whose 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. Other similar details repeated across much of Ussher and Kemp's work and other fine houses of the period include dominant brick and roughcast chimneys with raised brick drops and paired chimney pots, broad fronted canted bays with distinctive joinery details and verandahs with heavy timber posts. Unusually, the roof is tiled in terracotta shingles rather than the typical Marseille patterned tile, though this likely occurred with the work associated with rebuilding following a fire in 1919. (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

PEER REVIEW

Identified By

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

References

Age, as cited.

Argus, as cited.

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

Building permit (BP) card for '1 Reumah Court, Balwyn'.

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

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

Lewis, Miles n.d., *Australian Building: A Cultural Investigation*, online at www.mileslewis.net/australian-building/, accessed 2 July 2008.

McWilliam, Gwen 2010, *A Balwyn Survey*, McWilliam Enterprises, Hawthorn.

Parish Plan Boroondara 1931, Department of Lands and Survey, Melbourne.

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

Tibbet, George 1992, The So-Called Melbourne Domestic Queen Anne, <https://australia.icomos.org/wp-content/uploads/The-So-Called-Melbourne-Domestic-Queen-Anne-vol-2-no-2.pdf>, accessed online January 2019.

Victorian Places 2015, 'Balwyn', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 4 October 2018.

Young, John c1950, 'Hill road, North Balwyn', *Victorian Places* John Young Collection, <http://www.victorianplaces.com.au/node/69337>, accessed 3 October 2018.

CONTEXT

All Hallows' Catholic Church-School, former

Prepared by: Context

Address:

3 Brenbeal Street, Balwyn

Name: All Hallows' Catholic Church-School, former	Survey Date: October 2018
Place Type: Community	Architect: Robert L Harper
Grading: Significant	Builder: Robert L Harper
Extent of Overlay: Refer map	Construction Date: 1930



Figure 1. Proposed curtilage for All Hallows Catholic Church-School, in yellow, within the larger school grounds at 3-7 Brenbeal Street, Balwyn.



Figure 2. View of the former All Hallows' Catholic Church-School at 3 Brenbeal Street, Balwyn. (Source: John Briggs Architect, March 2020)

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 the subject place 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.

Catholic churches in Boroondara

An early Catholic church-school stood at the corner of Balwyn and Belmore Roads, on Elgar's Survey, in 1858, but this was short-lived (Built Heritage 2015). A number of early Catholic churches in Boroondara, for example at Kew, Hawthorn and Camberwell, were erected during the decade of dramatic suburban expansion of the 1880s. These were all replaced on a grander scale during the interwar period when the Catholic Archdiocese of Melbourne, under Dr Daniel Mannix, carried out an extensive building program.

History

Significant residential development in Balwyn (and Deepdene) was experienced during the interwar period. This was encouraged by the extension of the electric tramway along Whitehorse Road in 1913 and the popularity of affordable housing loans offered by the State Savings Bank. Balwyn, along with the wider area that now constitutes the municipality of Boroondara, had a smaller Catholic population than the Melbourne average, with Catholics tending to be more dominant in the traditional working-class inner suburbs. The considerable interwar development of Balwyn and Deepdene led to a demand for places of worship, as well as Catholic schools, for the growing Catholic population.

A new Catholic parish of Deepdene, named Our Lady of Good Counsel, was established in 1922 and a red brick Catholic church-school opened in Whitehorse Road, Deepdene, the following year. A short distance further east in Balwyn, a new Catholic Church of All Hallows was erected in 1930 in Brenbeal Street, just off Whitehorse Road, within the existing Catholic parish of Surrey Hills. The church was presumably named after the Irish theological college, All Hallows College in Dublin, where the Catholic Archbishop of Melbourne, Dr Daniel Mannix, had studied.

Originally, the church site in Balwyn had been part of a larger allotment comprising Lots 7-17 of Section 6 of the Canterbury Park Estate, which was subdivided for residential development in the 1880s (*Herald* 20 November 1904:5). However, there was little construction on this estate until the 1910s. Council permission for the laying of Brenbeal Street was given in May 1918 (*Camberwell and Hawthorn Advertiser* 31 May 1918:2).

The parishioners of the Surrey Hills Parish contributed generously to the raising of funds for the new church building in Balwyn (*Advocate* 16 January 1930:22). As construction took place during the Depression, this quite likely would have imposed a degree of restraint on the scale and design of the new church. Like the Catholic church-school at Deepdene (1922), the new Catholic church in Balwyn was intended to function both as a church and a school, thus removing the necessity of local Catholics travelling long distances to attend Mass, and serving the needs of Catholic children in the rapidly expanding parish of Surrey Hills (*Advocate* 16 January 1930:22). Unlike Our Lady of Good Counsel, which was designed as parish church in its own right, All Hallows was a more modest structure because it was an out-church of the Surrey Hills parish.

Melbourne architect Robert L Harper built and designed the red brick Catholic church-school at 3 Brenbeal Street, Balwyn (*Advocate* 14 January 1930:5). The building and site, together with furnishings and ground improvements, cost £3964 in total (*Advocate* 16 January 1930:22). The Archbishop of Melbourne, Dr Daniel Mannix, laid the foundation stone and formally blessed the church-school, together with Fr D Gleeson, the first parish priest, at its opening in 1930 (*Advocate* 16 January 1930:22). It is presumed that that foundation stone was an inlaid plaque in this context.

There was considerable population growth in Balwyn in the immediate postwar years and in 1959 Fr J J Shorten established, and took charge of, the newly established Catholic Parish of Balwyn. In 1961 the foundation stone was laid for a new and enlarged All Hallows Church at 17 Brenbeal Street, Balwyn, and by 1962, the new church had opened (BHS 2010; *Age* 27 July 1962:8). The former All Hallows' church-school building at 3 Brenbeal Street of 1930 was subsequently adapted for use as the school hall.

Several alterations and additions to the former All Hallows church-school have been made since its construction. Building permit records reveal that minor works were carried from early in the building's history, including construction of a garage (1935); repairs and re-blocking (1948); the installation of toilets (1964); and the construction of a kitchen, washhouse and classroom (1965). More substantial changes were made to the site during the 1970s. Two adjacent houses were acquired and demolished and a school building was erected in 1975. In 1976, the land was transferred to the Roman Catholic Trusts Corporation for the Diocese of Melbourne (CT V9120 F893). In 1994 a deck and pergola were added (BP), though inspection from the public domain in October 2018 confirms that this had been recently been removed, and brick foundations for a smaller square deck had been constructed at the northwest corner of the building (Figure 3).

In 2012 the Catholic parish of All Hallows, Balwyn, was merged with the larger neighbouring parish of Our Lady of Good Counsel, Deepdene (BHS 2010; OLCG). The Catholic girls' school, Genazzano FCJ College, in Kew has since taken up the former school site as a Year 9 campus, including the 1930 red brick church hall.

Robert L Harper

Robert L Harper was an architect and builder based in Abbotsford who specialised in church buildings, working in the period from the early 1900s until his death in 1935. He worked under A.A. Fritsch on the design of the grand Our Lady of Victories Catholic Church (now Basilica) in Camberwell (1913-18). He designed a number of Catholic buildings in Melbourne, including the Mercy Novitiate, Rosanna; the Jesuit Novitiate, Watsonia; and the Church of Our Lady Help of Christians at Brunswick East (*Age* 2 September 1935:8). He also designed the Sisters of Mercy Orphanage at Highton, Geelong. A practising Catholic, Harper incorporated his theological knowledge into his designs. As part of the alterations and improvements he carried out in 1915 at St Alpius Catholic Church, Oakleigh, Harper's decorative scheme was complex and striking. Around the nave he introduced medallions on which were stencilled sacred emblems symbolic of each of the Stations of the Cross (*Oakleigh and Caulfield Times* 11 September 1915:4). His most successful church design was probably Sacred Heart in Oakleigh, built 1923-25 (*East* 2016:115). The Catholic church-school in Brenbeal Street, Balwyn, was one of his last works; he died in 1935 (*Age* 2 September 1935:8). Overshadowed by fellow Catholic Church architect A.A. Fritsch in terms of his reputation and his prolific output of building designs for the Catholic Church in Victoria in the early twentieth century, Harper has been downplayed by some as an imitator of Fritsch (*East* 2016:42).

Community connections

All Hallows is part of the parish of Balwyn and Deepdene, which includes the Our Lady of Good Counsel Church (OLGC), and was enlarged in 2016 to include Our Lady of Victories, Camberwell. With the subject building sharing the site with Catholic girls' school, Genazzano FCJ College for their Year 9 campus, and a primary school attached to the OLCG Church, this combination of church and school provides a relatively large local community. At present there are 1200 families in the parish.

Description and Integrity

The former All Hallows' Catholic Church-School is situated at the southern end of the large allotment at 3 Brenbeal Street, Balwyn, on the west side of the street. Immediately to the building's north is a large school yard, and contemporary school buildings occupying the northernmost part of the site. It is in close proximity to the 1960s All Hallows Catholic Church, located on the north-western corner of Brenbeal and Jurang streets.

The main body of the building is an elongated rectangle in plan with a front porch projecting to the east. Constructed in red brick, its simple Gothic Revival style was common among designs produced by the Education Department of Victoria during the late nineteenth and early twentieth centuries, a form also adopted for many public halls of the same period. It has a gabled roof of terracotta tiles, with terracotta ridge capping and round metal rooftop ventilators, with narrow eaves and simple bargeboards.

Visible gable end detailing to the main building consists of a circular louvered vent incorporated in roughcast and timber strapping, to emulate half-timbering. A terracotta cross finial punctuates this gable end of the building. Below the half-timbered gable is a lower entrance porch, also gable-fronted, with one ledged door at the north elevation. On the eastern elevation of the hall near the entrance porch is an inlaid foundation stone commemorating the blessing of the building by Dr Mannix on 12 January 1930. It also references 'R. Harper, Architect & Builder'.



Figure 3. View of gable end detailing and terracotta cross finial. (Source: Context, October 2018)

At the visible side (north and south) elevations, evenly spaced brick piers create recessed wall spaces for fenestration, including several points of entry to the building. The piers suggest Gothic buttressing and lend an illusion of verticality to the otherwise modestly scaled form. Double-hung sash windows are segmentally arched with cement rendered sills and lintels. The windows are larger on the south elevation facing into the adjacent residential property, and smaller on the north elevation looking out to the school yard.

Recent alterations have included the construction of a verandah on the north elevation facing the playground, obscuring the eaves line and window heads, and the addition of a skillion at the west end, which has subsumed one fifth of the original north elevation under the extended veranda.

The former All Hallows' Catholic Church-School at 3 Brenbeal Street, Balwyn, retains much of its original form and primary elements, including its presentation at street level. The building retains its original built form, and the pattern of fenestration remains legible and appreciable. Alterations include the construction of a verandah on the north elevation facing the playground, obscuring the eaves line and window heads, and the addition of a skillion at the west end, which has subsumed one fifth of the original north elevation under the extended veranda. Alterations have also been made to the interior. None of these changes are considered to diminish the integrity of the heritage entity or its associated significance. This primarily relies upon the presentation of the east end of the building as it is appreciated in the street view.

The appreciation that the heritage entity retains its integrity is enhanced by the high level of intactness of the front and principal elements that include the terracotta tiled gabled roof, ridge capping and cross finial details, unpainted face brickwork and cement rendered sills and lintels, and gable end detailing and window joinery to the front portion of the building.

Comparative Analysis

Catholic Church buildings

A number of early Catholic churches in Boroondara, for example at Kew, Hawthorn and Camberwell, were erected during the decade of dramatic suburban expansion of the 1880s. These were all replaced on a grander scale during the interwar period when the Catholic Archdiocese of Melbourne, under Dr Daniel Mannix, carried out an extensive building program.

As a result, there are a significant number of grand Catholic Church buildings in the City of Boroondara, including several large private schools, the former archbishop's palace, convents and monasteries, but there are few modest Catholic parish churches remaining that pre-date World War II. Examples include:



HO506 Our Lady of Victories Catholic School, 548 Burke Road, Camberwell, contributory in Civic and Community Precinct (1904, 1923-24) (Source: Google Maps)

A grand two-storey brick building with render dressings and a tiled roof. A prominent brick Romanesque belltower is attached to the façade.

Plans for this school were originally drawn up by A. A. Fritsch and then amended by architect Robert Harper, who also supervised the school's construction. The current building was begun in 1904 and greatly expanded in 1923-24.



No HO St Anne's Church-School hall, 53 Windella Avenue, Kew East (1930) (Source: Context)

This red brick church-school hall at St Anne's predated the main church building on the site, and was designed as both church and school. It was used for both purposes until the church was built. When investigated in 2017, it was considered to have low integrity as a result of substantial additions including the two storey block and new entrance.

Interwar church halls

Architecturally, the following examples of interwar church halls on the Heritage Overlay can be compared to the former All Hallows' Catholic Church-School.



HO483 St Mark's Anglican Church Hall, 1 Canterbury Road, Camberwell (1914) (Source: Libby Blamey)

Included in the same listing as the main church building, this hall, designed by Louis R Williams and Alexander North, was built in 1914 and acted as the church until main church building was constructed in 1927-1928. It is of red brick construction with terracotta roof tiles, and a refined aesthetic, incorporating Gothic details such as the arch detail over entrance and lancet windows.



HO220 Christ Church Memorial Hall, 2 Denham Street, Hawthorn, contributory in West Hawthorn Precinct (c.1920s) (Source: Victorian War Heritage Inventory)

The Christ Church Memorial Hall is historically significant for its association with Christ Church and adjacent first Anglican Church on the Hawthorn side of the Yarra River. It incorporates fine Gothic Revival detailing.



HO735 (interim) Camberwell Methodist Church Hall, 58 Cooalongatta Road, Camberwell (1933) (Source: Google Maps)

This church hall, designed by architect Harold Bladen and built by R Moor, of brick with a tiled roof, was opened in October 1933 by the president of the Methodist Conference, the Rev HW Frederick. Further brick veneer additions to the building were made by builder AL Ackland in 1948.



The East Camberwell Baptist Church is a modest example of interwar church architecture, and is historically significant for its demonstration of the growth of non-conformist churches in the eastern part of the locality during the 1920s and 30s.

HO719 (interim) East Camberwell Baptist Church, 137-139 Highfield Road, Camberwell (1923) (Source: Context)

Discussion

The former All Hallows' Catholic Church-School compares well to the above examples. Its massing and plan are typical of interwar church architecture and community halls, including the simple rectangular form with projecting entrance porch, main gabled roof, and terracotta tiles and red brick construction. Its detailing, however, is more modest than Catholic and Anglican church buildings, which use traditional Gothic forms particularly for windows and door openings. Only the non-conformist East Camberwell Baptist Church shuns this for a more domestic-style detail.

In most cases the subject building exhibits a higher degree of integrity than the above examples, notably when in comparison to the Camberwell Methodist Church hall (contributory in interim HO735 precinct) and the church-school at St Anne's, Kew East (not recommended for HO). Changes to the subject building have largely been confined to interior alterations, and it retains key elements of its original form and detailing, including ridge capping and cross finial details, unpainted brickwork and cement rendered sills and lintels, gable end detailing and window joinery.

Though an earlier example, it compares particularly closely to the East Camberwell Baptist Church (interim HO719). The buildings share a similar domestic scale, form, construction materials and architectural detailing, as well as a similar degree of intactness, with few visible changes to original or early elements of the places.

Historically, the former All Hallows' Catholic Church-School is rare as an intact example of a modest Catholic Church building erected in Boroondara during the interwar period, when the Catholic Archdiocese carried out a large-scale building program across Melbourne. Purpose-built to function both as a church and a school, its construction removed the necessity for local Catholics to travel long distances for Mass, and served the needs of Catholic school children in the rapidly expanding parish of Surrey Hills. In this regard it is most comparable to the redbrick church-school hall at St Anne's, Kew East (1930), the construction of which also predated the main church building on the site. Similarly, it was designed to function as both a church and school, until the church was built, although the subject church-school at All Hallows' retains a much high degree of integrity than that of St Anne's. The latter has had a substantial entry porch added, a second storey built across part of the frontage, and windows replaced, among other alterations and extensions to the building.

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).

The former All Hallows' Catholic Church-School is historically significant as a highly intact and rare surviving example of a modest Catholic Church building erected in Boroondara during the interwar period, purpose-built to function both as a church and a school during the time when the Catholic Archdiocese carried out a large-scale building program across Melbourne. Its early origins are demonstrated by its traditional hall form with gabled porch, the use of face brick walls, terracotta roof tiles, metal roof vents, and half-timbering to the front gable. Its construction removed the necessity for local Catholics to travel long distances for Mass, and served the needs of Catholic school-children in the rapidly expanding parish of Surrey Hills.

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).

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).

The former All Hallows Catholic Church-School is of social significance for its connection to the Catholic community of Balwyn, Deepdene and Camberwell, and the associated school communities.

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).

All Hallows Catholic Church-School has some association with Catholic Archbishop Daniel Mannix (1864-1963), who laid the foundation stone and formally blessed the church at its opening in 1930. However, as noted in the history, Mannix led a very extensive construction programme during the interwar period across Melbourne. There is no indication that he had particular involvement in this parish or the erection of this building. For that reason, the association is considered to be of local interest only.

Statement of Significance

What is Significant?

The former All Hallows' Catholic Church-School, designed and built in 1930 by architect and builder Robert L Harper, is significant.

How is it significant?

The All Hallows' Catholic Church-School is of local historic and social to the City of Boroondara.

Why is it significant?

The former All Hallows' Catholic Church-School is historically significant as a highly intact and rare surviving example of a modest Catholic Church building erected in Boroondara during the interwar period, purpose-built to function both as a church and a school during the time when the Catholic Archdiocese carried out a large-scale building program across Melbourne. Its early origins are demonstrated by its traditional hall form with gabled porch, the use of face brick walls, terracotta roof tiles, metal roof vents, and half-timbering to the front gable. Its construction removed the necessity for local Catholics to travel long distances for Mass, and served the needs of Catholic school-children in the rapidly expanding parish of Surrey Hills. (Criterion A)

The former All Hallows Catholic Church-School is of social significance for its connection to the Catholic community of Balwyn, Deepdene and Camberwell, and the associated school communities. (Criterion G)

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

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Flats

Prepared by: Context

Address:

7 Mangan Street, Balwyn

Name: Flats	Survey Date: October 2018
Place Type: Residential	Architect:
Grading: Significant	Builder: Frederick James and Frank Le Leu
Extent of Overlay: To title boundaries	Construction Date: 1932-33



Figure 1. View of flats at 7 Mangan Street, 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

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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 'Idylwyld' 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

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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

The subject site is located on the west side of Mangan Street, between Jurang Street to the north and Whitehorse Road to the south. The block comprised lot 15, section 3, of the Canterbury Park Estate ('Canterbury Park and Township' 188-). The Estate's first sale was held in 1883 and a subsequent sale held in 1887 where prices for blocks fronting Mangan Street reached 7 to 15 shillings per foot (*Herald* 4 April 1883:4; *Age* 17 October 1887:4). The Estate was well serviced, with the Balwyn General Post Office located on the corner of Balwyn and Cotham (now Whitehorse) roads, and the Canterbury Railway Station nearby ('Clearing sale of Canterbury Park and Township 1887'). Most of the estate allotments sold during the first sale, including the subject site, and the remaining allotments were advertised in a clearing sale several months later ('Clearing sale of Canterbury Park and Township' 1887). Allotments continued to be sold into the early twentieth-century ('Canterbury Park Estate Balwyn' 190-). By 1929, there were only two vacant allotments remaining on Mangan Street, (MMBW 2969, 1929).

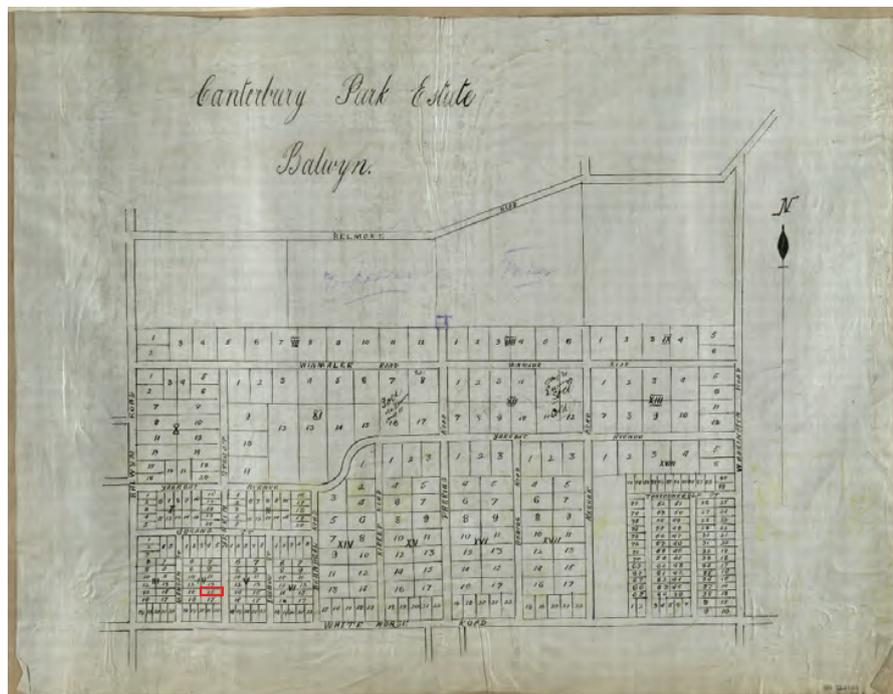


Figure 2. 'Canterbury Park Estate Balwyn' 190- residential subdivision with subject allotment outlined in red. (Source: State Library Victoria)

Brothers Frederick James and Frank Le Leu built the Mangan Street flats in 1932 (BP 1932). It appears that these were some of the first, if not the first, block of flats built in Balwyn. According to an article in the *Herald* published in 1935, the first flats in Balwyn were built in 1933, the article claims that '[f]lats are successful in Balwyn because only limited number have been built because the Camberwell building governing the erection of flats are so strict and because the average tenant in Balwyn stays longer than tenants in more restless suburbs' (*Herald* 10 July 1935:18). The Le Leu brothers lived on Whitehorse Road and leased out the Mangan Street flats out to tenants (BHS 2010). The compact two-storey flats reflect the development of Balwyn in the interwar period as the area's population increased.

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The Le Leu brothers were part of a prominent Balwyn family who actively contributed to the development of the area in the early-to-mid twentieth century. Their father, Edwin Leleu (who spelt his name without a space), was a builder and contractor with a timber yard in Collins Street, Balwyn; he was also a member of the Boroondara Progress Association (*Box Hill Reporter* 21 March 1901:1; *Box Hill Reporter* 14 December 1906:2). Frank and Fred Le Leu were proprietors of multiple shops, a hall named 'Le Leu's Hall', and timber yard, all on Whitehorse Road (*Hawthorn, Kew, Camberwell Citizen* 14 June 1918: 2; *Argus* 3 March 1947:4). In 1924, the saw mill employed 30 workers, making the Le Leus reputedly the largest employer in Balwyn at the time (BHS 2010). Fred Le Leu figured strongly in Balwyn society, as the honourable secretary of the Balwyn Progress Association and as a councillor, and later, mayor of Camberwell (*Herald* 24 February 1928: 3; *Argus* 8 July 1944:12). He ran as the endorsed Liberal candidate for Evelyn in the 1945 state elections (*Healesville Guardian* 3 November 1945:4). As a councillor for Camberwell, he was generally supportive of development in the area. In response to a deputation of 100 ratepayers, concerning bylaws relating to the construction of flats, Le Leu proposed that when buildings were single-storied, 75 per cent of the land should not be built upon, and when they were of two storeys over 80 per cent of the land should be reserved (*Argus* 23 March 1938:4). The following year Le Leu expressed support for the conversion of Rivoli Theatre on Burke Road, Camberwell, into a shopping arcade. Camberwell Council ultimately rejected plans for the conversion of the theatre to which Le Leu suggested the applicants revise their plans, and objected to(?) Council's decision, stating that 'a bald refusal was not getting the Council anywhere and tended to check progress in the municipality' (*Age* 11 October 1939:6).

The subject flats first appear in the Sands and McDougall directory in 1935, when the listing records the residence only as 'flats' without naming their tenants (S&Mc 1935). A garage was erected adjacent to the flats in 1972 (BP 1972). In 1983 the flats were listed for sale as recently refurbished, separate strata title flats (*Age* 21 May 1983:55). The advertisement described flats 1, 2 and 4 as 2 bedrooms units, and flat 3 as a three-bedroom unit with two bathrooms, a separate dining room and private garden (*Age* 21 May 1983:55). A building permit from January 1983 detailing external and internal alterations and repairs to flats for then owner, Mrs G I Blackwood, indicates that minor internal alterations and the addition of carports were carried out prior to the sale (BP 1983).

Description & Integrity

7 Mangan Street, Balwyn, consists of four brick flats built in 1932-3. Located on the western side of Mangan Street, the flats are in close proximity to a commercial shopping strip along Whitehorse Road. The adjacent allotment, to the property's immediate south, is now an asphalted car park. The land falls south to north. Constructed in red blue clinker bricks with a terracotta tile roof, the flats display a simple Old English style with restrained detailing.

Configured as a pair of duplexes, one behind the other, the flats are designed to appear as a single-family home, set within a garden. The flats share communal concrete paths and driveway with courtyard spaces to the rear.

Each duplex building is asymmetrically arranged with a stepped transverse gabled roof intersected by a dominant street facing gable. This provides a picturesque broken massing that is reminiscent of the English vernacular.

The front and rear east facing elevations are mirror images but have subtle differences in the arrangement of shared elements. The ground floor flats are accessed through recessed porches whilst the flats on the top level are reached via external concrete stairs leading to porch landings. Porch openings are rectangular on the ground floor with those above having round arch heads. Balustrades are of solid rendered masonry and are in stark contrast to the otherwise picturesque quality of the facades.

Carefully articulated chimneys with corbelled brickwork break up the front facades and are capped with terracotta chimney pots.

Windows are six-over-six double-hung sashes with either straight or round arched heads. At the apex of each gable end three arrow slits in the brick work are inset with timber louvres acting as ventilators to the roof space.

The north and south elevations share a similar level of attention to detail with matching windows and gable ends. Timber stairs lead to recessed porches which are accessed through round arch openings. These act as secondary entrances to the flats on the upper level.

The back building has a large single storey addition with skillioned roof at its rear which is visible from the neighbouring carpark but not from Mangan Street.

The flats sit within an established garden of lawn and shrubs. Set behind a low stepped clinker brick front fence which appears early, a concrete strip drive runs down the southern boundary and has later concrete pavers set down its centre. A simple cantilevered carport runs along the southern boundary.

7 Mangan Street, Balwyn is of very high integrity with very few changes to original or early elements. The building remains almost as built and retains its original built form, roof forms, clinker brickwork and fenestrations. The integrity of the building is enhanced by the high level of intactness of these main elements, which include the timber framed sash windows, paned glazing, terracotta roof tiles, masonry and concrete stairs, detailed chimneys with chimney pots and gable end ventilators.

The integrity of the rear building is only slightly diminished by its rear skillioned extension as this is barely visible from the adjacent carpark.

The integrity of the place as a whole is enhanced by its setting within an established garden behind a low clinker brick fence which appears early. The integrity of the place is slightly diminished by the cantilevered carport on its southern boundary and by the adjacent public carport.

Comparative Analysis

Many of the early flats in Melbourne, built during the period from c.1915 to c.1920 were in the Arts & Crafts style, with some demonstrating the transition to the California Bungalow style that became popular after World War I. From the mid-1920s onwards Old English, Spanish Mission and Georgian Revival became the most fashionable styles for residential architecture in Victoria, particularly in well-heeled suburbs of Boroondara.

This progression of styles is demonstrated by the surviving interwar flats in Boroondara. The earliest known examples of purpose-built flats in Boroondara date from the early 1920s on Riversdale Road between Power Street and Glenferrie Road, Hawthorn, comprising a representative sample of interwar flats dating from the early 1920s to the late 1930s.

The Old English style, sometimes also known as Tudor Revival, sought to marry the respectability of age with a spirit of progress, whereby rubbed brickwork, ancient oak, and leaded glass casements were deftly turned out in pressed reds and clinkers, veneered beams, and double-hung sashes.

The Old English style, although sometimes adopted for commercial premises, found most favour in Australia (as elsewhere) in residences for the middle classes, often sitting with smug comfort amid rows of Spanish Mission, Moderne, and occasional Georgian Revival interwar dwellings.

The Old English style harked back to the Tudor period of the late fifteenth to early seventeenth centuries (which included the late period of the Elizabethan reign) at a time when late medieval architecture was moving away from centuries of dominance by Gothic architecture.

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This was not the first revival of Old English architecture: architects of the mid and late nineteenth century had been attracted to its charms, but the interwar revival was the one that produced such a great impact on Australia's suburbs and assumed its greatest prominence during the 1930s.

Hallmarks of the Old English style included asymmetrical forms, the low pointed Tudor arch, half-timbered construction (especially of upper floors or gable ends), steeply pitched (and generally tiled) roofs, prominent chimneys, and snug porches under the main roof sweep. By the 1930s there was less use of half-timbering, and a dominance of brick walling, often enlivened by decorative brick patterning or colours.

There are few flats in the wider former City of Camberwell that are currently included in the Boroondara Heritage Overlay, whether within a precinct or an individual HO. In part, this is because there were fewer flats developed in the suburb until the post-war era. For this reason, flats in established residential streets were often massed to resemble a single-family dwelling.

Some examples are cited below:



HO371 Stratford, 87-87A Bowen Street, Camberwell (c.1934) (Source: VHD)

Stratford, the house at 87-87A Bowen Street Camberwell, is of local historical and architectural significance. In terms of its size, form, and general composition the house is typical of many comfortable middle-class interwar Camberwell residences. Whilst built as a house the building was converted to flats in 1950. This differs to our example which was purpose built as a block of four flats designed to appear as single dwellings.



HO450 Berwyn Flats, 7 Glenroy Road Hawthorn (c.1935-6) (Source: VHD)

Berwyn Flats, 7 Glenroy Road, Hawthorn, is of local historical and aesthetic significance. It is a good and relatively intact example of a finely articulated interwar complex of flats in the Old English Tudor style, which although containing four flats was designed to appear as a single large house.



HO291, Cotham, 340 Cotham Road Kew (c.1937) (Source:VHD)

Cotham is of local aesthetic and ... significance as a fine, representative and externally intact example of a flat block of the late interwar period. To the extent that its external form expresses the layout of the flats within, the design reflects the new acceptability and prestige of apartment life in the later 1930s. This differs to 7 Mangan Road, Balwyn which was designed to appear as single dwellings.

CONTEXT



HO288 Tanfield Lea, 221-229 Cotham Road, Kew (c.1912, altered 1940) (Source: VHD)

Tanfield Lea, at 221-229 Cotham Road, Kew, is of local historical and architectural significance. It comprises a substantial Arts and Crafts attic-style house built in 1912 which was converted and enlarged to create a block of six Old English-style flats in 1940. Architecturally, it is one of a small number of stylistically conservative - even regressive - apartment blocks appearing in Melbourne suburbs at the end of the interwar period. This differs to 7 Mangan Street which were purpose built to resemble a single dwelling.

Discussion

Compared to the above examples 7 Mangan Street, Balwyn is a plain example of the Old English style in the Boroondara context. The flats demonstrate a high level of intactness across both building blocks and present as a good representative example of their type. This is strengthened by extant garden elements including the original front fence and concrete paths and driveway.

Importantly the flats represent an unusual building type within the former City of Camberwell. Whilst flats made an important innovation in the character of inter-war Melbourne, few were built in Camberwell. Resisting flat building was for many years a sign of Camberwell's determination to preserve its suburban character with flats in established residential streets often massed to resemble a single dwelling. For this reason, 7 Mangan Street, Balwyn compares particularly well to 7 Glenroy Road, Hawthorn (HO450). Although these represent a more elaborate expression of the Old English Style this is in response to the scale and detailing of adjacent houses.

7 Mangan Street, Balwyn stands alone as an early example of a flat complex built in Balwyn. It is an externally intact example of a block of four flats designed to resemble a pair of two-storey Old English dwellings. It appears that these were some of the first, if not the first, block of flats built in Balwyn, as no other pre-World War II flats have been found to exist in the locality.

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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).

The flats at 7 Mangan Street, Balwyn, built in 1932-33 on the Canterbury Park Estate, are of historic significance as an early example of higher density accommodation built in Balwyn. Constructed by brothers Frederick James and Frank Le Leu, the compact two-storey flats reflect the pattern of development of estates during the land boom of the 1880s and the later increase in population in Balwyn in the 1930s. It appears that these were some of the first, if not the first, block of flats built in Balwyn.

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 flats at 7 Mangan Street, Balwyn, are representative of an unusual building type within the municipality, flats massed to resemble single dwellings. They are a good though restrained and highly intact example of the Old English style, and this is enhanced by extant garden elements including the original front fence, concrete paths and driveway.

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).

The flats at 7 Mangan Street, Balwyn, were built by brothers, Frank and Fred Le Leu, members of a prominent Balwyn family who actively contributed to the economic development and community of the area in the early-to-mid twentieth century. Their father, Edwin Leleu, was a builder, contractor and owner of a timber yard in Balwyn and a member of the Boroondara Progress Association. Frank and Fred Le Leu were proprietors of multiple shops, a hall named 'Le Leu's Hall', and timber

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yard in Balwyn. Fred Le Leu served as the honourable secretary of the Balwyn Progress Association and as a councillor, and later, mayor of Camberwell. As a councillor for Camberwell, he was generally supportive of development in the area. In response to a deputation of 100 ratepayers, concerning bylaws relating to the construction of flats, Le Leu proposed that when buildings were single-storied, 75 per cent of the land should not be built upon, and when they were of two storeys over 80 per cent of the land should be reserved.

CONTEXT

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Statement of Significance*What is Significant?*

The flats at 7 Mangan Street, Balwyn, built in 1932 by brothers Frederick James and Frank Le Leu, are significant.

The front fence is contributory. The parking structures are not significant.

How is it significant?

The flats at 7 Mangan Street, Balwyn, are of local historic, architectural (representative) and associative significance to the City of Boroondara.

Why is it significant?

The flats at 7 Mangan Street, Balwyn, built in 1932-33 on the Canterbury Park Estate, are of historic significance as an early example of higher density accommodation built in Balwyn. Constructed by brothers Frederick James and Frank Le Leu, the compact two-storey flats reflect the pattern of development of estates during the land boom of the 1880s and the later increase in population in Balwyn in the 1930s. It appears that these were some of the first, if not the first, block of flats built in Balwyn. (Criterion A)

The flats at 7 Mangan Street, Balwyn, are representative of an unusual building type within the municipality, flats massed to resemble single dwellings. They are a good through restrained and highly intact example of the Old English style, and this is enhanced by extant garden elements including the original front fence, concrete paths and driveway. (Criterion D)

The flats at 7 Mangan Street, Balwyn, were built by brothers, Frank and Fred Le Leu, members of a prominent Balwyn family who actively contributed to the economic development and community of the area in the early-to-mid twentieth century. Their father, Edwin Leleu, was a builder, contractor and owner of a timber yard in Balwyn and a member of the Boroondara Progress Association. Frank and Fred Le Leu were proprietors of multiple shops, a hall named 'Le Leu's Hall', and timber yard in Balwyn. Fred Le Leu served as the honourable secretary of the Balwyn Progress Association and as a councillor, and later, mayor of Camberwell. As a councillor for Camberwell, he was generally supportive of development in the area. In response to a deputation of 100 ratepayers, concerning bylaws relating to the construction of flats, Le Leu proposed that when buildings were single-storied, 75 per cent of the land should not be built upon, and when they were of two storeys over 80 per cent of the land should be reserved. (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>	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	Yes—front fence

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<i>Are there outbuildings and fences which are not exempt from notice and review?</i>	
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

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Age, as cited.

Balwyn Historical Society (BHS) 2010, 'The Leleu* – Balwyn Timber Merchants and Builders', *A Compilation of Newsletter Articles*, <http://home.vicnet.net.au/~balwynhs/>.

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PEER REVIEW

'Khartoum', 8 Kitchener Street, Deepdene

Prepared by: Context

Address:

8 Kitchener Street, Deepdene

Name: 'Khartoum'	Survey Date: October 2018
Place Type: Residential	Architect: Marcus R Barlow
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: 1914



Figure 1. View of 8 Kitchener Street, Deepdene. (Source: Context, September 2017)

Historical Context

Balwyn is a residential suburb ten kilometres east of central Melbourne. To its south are Canterbury and Surrey Hills and to the north is Balwyn North, separated from Balwyn by Belmore Road. Deepdene is a small residential suburb situated 10 kilometres east of central Melbourne. The Deepdene area is situated in the deep 'dene' (a low valley) between the higher ground of Kew to the north and Balwyn to the east; an intermittent creek flowed through its lowest point. Deepdene was included as part of Balwyn until 2008, in which year it became a separate suburb. As such it shares much of Balwyn's history.

Development to 1914

The beginnings of post-contact settlement in the Balwyn area (including Deepdene) dates back to 1841, when the land bounded by Burke Road, Canterbury Road, Warrigal Road and the Koonung Creek was purchased by Henry Elgar under the short-lived 'special survey' provisions whereby

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5120 acres could be purchased at £1 per acre if survey was carried out by the purchaser. According to a map of May 1841, there were two squatters occupying 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. 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 follow-up 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 (*Australian 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).

By the early 1860s, the village of Balwyn, centred around 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 west 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 c1872). 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 (Built Heritage 2015:9), and in Balwyn township itself (see Figure 1). A small number of mansion houses were also erected in the more elevated parts of Balwyn and Deepdene in the late 1880s and early 1890s, which took advantage of fine views to the north and east.

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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 Camberwell East to Fairfield, and skirting Balwyn’s southwest corner – was not opened until 1891. The line closed after only two years and 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

A number of significant infrastructure projects established from the first decades of the twentieth century provided opportunities for extensive 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. Close to the Deepdene 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.

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).



History

In 1912, John Graham of Creswick purchased approximately 11 acres of Elgar's Special Survey, which he subdivided to form the Deepdene Township Estate. It comprised 48 'splendid allotments at the electric tram terminus' and close to the Deepdene Railway Station, which sold from 1912 to 1926. The subject land at 8 Kitchener Street, Deepdene, is located on Lot 17 of the Deepdene Township Estate (see Figure 2) (CT:V3639 F671; 'The beautiful Deepdene Township Estate' 1912). As part of the estate development, by 1926 the north side of Kitchener Street was fully built on with residences.

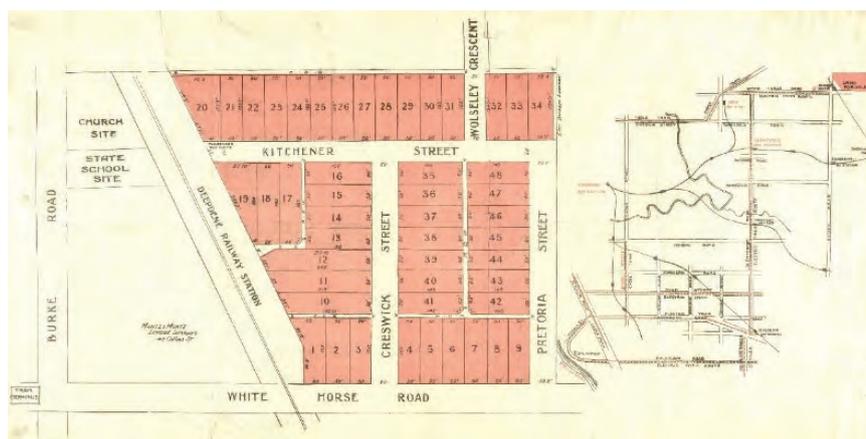


Figure 3. Deepdene Township Estate subdivision plan, 1912, showing the location of present-day 8 Kitchener Street as Lot 17. (Source: State Library Victoria).

In 1913, architect Marcus R Barlow invited tenders to construct a 'brick and tile villa residence [in] Kitchen [sic] Street, Deepdene, for F. Pullen, Esq' (*Age* 19 November 1913:16). Frank Pullen, a carrier, was first rated for a five-room timber house on the subject property in 1914 (RB 1914). Pullen, who was described as a 'salesman' by 1924, lived at this address with his wife Elizabeth Alice until c1925 (ER 1924; S&Mc 1924-1927). It is possible that the Deepdene Railway Station and adjacent laneway was used by Pullen in his line of business as a carrier (and salesman). The property at 8 Kitchener Street was also serviced by the electric tram along Whitehorse Road.

PEER REVIEW

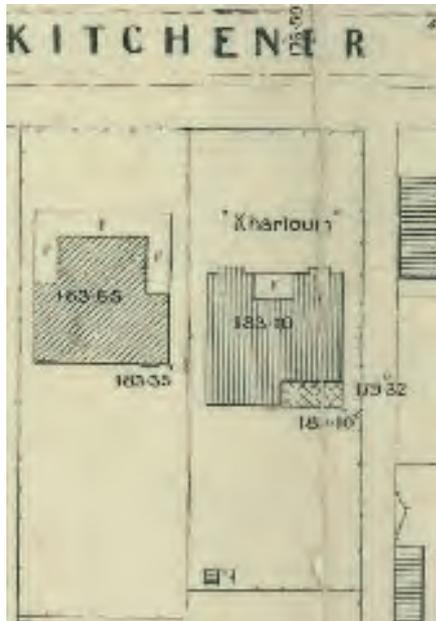


Figure 4. Detail from MMBW Detail Plan no 2954, 1926, showing 'Khartoum' at 8 Kitchener Street. (Source: State Library Victoria).

According to the Melbourne Metropolitan Board of Works plan of 1926, the house was named 'Khartoum', after the Battle of Khartoum during the Egypt-Anglo war of the 1880s (see Figure 4). Kitchener Street and other nearby streets, Wolseley Crescent and Gordon Street, were named after notable British military leaders in the Anglo-Egyptian war.

The subject house was occupied by a number of short-term residents from the late 1920s.

A sleepout was added to the rear of the property in 1950 (BP).

In 1995, the residence at 8 Kitchener Street was described in a sale advertisement as a double-fronted Edwardian home comprising three bedrooms, dining room and family room, built c1910 (*Age* 28 October 1995:279). A number of period features included fretwork, box bay windows and leadlight glass (*Age* 28 October 1995:279).

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Figure 5. 8 Kitchener Street advertised for sale in 1995. (Source: *Age* 28 October 1995:279)

Marcus R Barlow

Marcus Reginald Barlow (1890 – 1954) was one of Melbourne's most prolific and accomplished architects of the interwar period. Educated at Brighton Grammar School, Barlow's architectural training started at the Working Men's College (now RMIT) whilst completing his articles with architects Grainger and Little (*Herald* 15 January 1911:8; *Herald* 30 November 1916:8).

By 1913, Barlow had commenced private practice under his own name, with his first identified commission, located in Canterbury, advertised for tender (*Herald* 25 September 1913:4). He designed 8 Kitchener Street just a month or so later. In 1915 he designed and built his own bungalow house, *Norwood*, on Kooyongkoot Road, Hawthorn (demolished), however, remained there for only few years.

Prior to partnering with the aging practice of Grainger and Little in 1916 (*Herald* 30 November 1916:8), Barlow was engaged with the auctioneers and home builders, Hurrey and Hill (primarily Bert Hurrey), providing designs for the new business from 1915 (*The Argus* 13 November 1915:16). A number of these were published in Hurrey and Hill's 1919 brochure 'Bungalow Homes', including Hurrey's own house, designated as Design No. 154.

1917 was a tumultuous year for Barlow. Within months of the practice rebranding (Grainger, Little and Barlow), Barlow's wife passed away.

In the following years, Barlow established his name as an early proponent of the Bungalow, both through published articles, and his substantial new house, 12 Hunter Road, Camberwell (built 1918, identified in 1991 'Camberwell Conservation Study,' now demolished).

Barlow's later life is well documented, with major works including the Manchester Unity Building (1932), the Century Building (1938-40) and the Victoria Car Park (1938) all listed on the Victorian Heritage Register.

Description and Integrity

'Khartoum' at 8 Kitchener Street, Deepdene, is a bi-gabled timber bungalow constructed in 1914. Positioned on the southern side of Kitchener Street, it sits between Creswick Street and the Outer Circle Anniversary Trail. Basalt-paved laneways run along its eastern and southern boundaries. The land falls gently south to north providing the house with a slightly elevated aspect to the street. Historically the house was adjacent to Deepdene railway station, on the former Outer Circle

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railway, which closed in 1927. Built in timber with a hip and gable Marseille-pattern terracotta roof, the walls are finished in rough-cast render giving the illusion of masonry construction. The ridge lines are capped with decorative ridge tiles and finials. The house displays characteristics of both the Edwardian Queen Anne and Bungalow styles resulting in a simple symmetrical form.

'Khartoum's' northern elevation, facing Kitchener Street, is symmetrically arranged around a central entrance porch flanked by gable ends. The half-timbered flying gable ends are supported on simple timber brackets. Finished in roughcast with timber strapping, the bottom members taper up to the middle cord. The recessed entrance porch sits below the sweep of the main roof pitch and is finished with a simple arched ladder-back timber fretwork. Under the porch a timber panelled door sits within an elaborate door casing of leaded sidelights and over-lights. A matching pair of square box windows sit below each gable. Consisting of a tripartite timber-framed casement window with leadlight highlights.

A pair of chimneys, rising above the roof line on each side of the house strengthen its symmetrical form. Finished in roughcast render, slab caps are supported by small masonry brackets. Each chimney has a pair of terracotta chimney pots.

The roughcast render to the walls continues down the eastern elevation. A tripartite timber-framed casement window appears original and is positioned south of a chimney. Rafter ends are exposed.

The western elevation is clad with square edged weatherboards. Two timber-framed double-hung windows are positioned south of a chimney. Rafter ends are exposed.

At the rear, a recently added flat-roofed link connects to a hipped and gabled extension that replicates the detailing of the original house.

The house sits within a formal garden behind a recent capped picket fence that is back planted with a low hedge. A short, gravelled drive, along the western boundary, stops at the house.

'Khartoum' is of high integrity with very few changes to original or early elements. The building retains its original built form, roof forms, roughcast rendered walls and fenestration. The integrity of the building is enhanced by the high level of intactness of these main elements, which includes terracotta roof tiles, decorative ridge cappings and finials, timber-framed casement windows, leaded glazing, timber fretwork, entrance door with surround and chimneys with terracotta pots.

The integrity of the building is slightly diminished by the rear extension. Whilst not visible from the street it is visible from the side laneway. However, its separation from the original part of the house clearly indicates that it is a modern addition.

Comparative Analysis

Federation villas

The Federation style was common across Australia from roughly 1890 to the start of the First World War in 1914, but depending on locality and availability of materials, had 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.

In the Balwyn area, this 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.

Houses of the late Federation/Edwardian period often combine elements of the bungalow style resulting in different (and generally simpler) forms. The asymmetry of Edwardian-era villas may be replaced with a more symmetrical form such as in 8 Kitchener Street, Deepdene. This style and form of house, while rare in Balwyn, constitutes a small group of Edwardian houses within Boroondara, designed with a symmetrical façade featuring a pair of gables flanking a central entrance porch. The porch may be recessed or project from the front elevation. Some examples have different front windows either side of the entrance and others are perfectly symmetrical. Comparable examples on the Heritage Overlay include:



22 Berkeley Street, Hawthorn, is of local architectural significance. While an earlier example than the subject property, is comparable as a fine example of the Queen Anne style, and unusual for its wide principal elevation. Its design has been attributed to prominent architects Ussher and Kemp.

HO15 22 Berkeley Street, Hawthorn (c1903-4) (Meredith Gould, Conservation Architects)



14 Manningtree Road, Hawthorn is of local architectural significance. It is a fine example of the Queen Anne style, incorporating a symmetrical facade with a pair of gabled bays flanking the central recessed porch. Its detailing incorporates a high level of craftsmanship, particularly to the verandah and gable end.

HO493 14 Manningtree Road Hawthorn, individually significant in Manningtree Road

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Precinct (Google Maps)

Some of the finest examples of this style in Boroondara are attributed to architect Christopher Cowper, such as 140 Canterbury Road Canterbury. Several comparable Cowper-designed residences are in the HO and significant within precincts including:



12 Moore Street, Hawthorn, is of local architectural significance as a fine example of a Federation villa incorporating a symmetrical façade and Queen Anne details. It is distinguished by a gabled front porch and combination of the arched window and bay window on either side.

HO152 12 Moore Street Hawthorn (c.1909) individually significant in Grace Park and Hawthorn Grove Precincts (Source: Google Maps)



This house is of local historical and architectural significance as a representative and broadly externally intact example of a Federation attic storey house. The house makes a strong contribution to the intact and impressive group of Federation houses at the lower end of Denmark Street. Though not an outstanding example of his work, the association of the house with the architect, Christopher Cowper, is of interest.

HO526 8 Denmark Street Kew, individually significant within - Denmark Street Precinct (1913) (Source: Google Maps)

Edwardian villas of timber construction throughout Boroondara protected on the Heritage Overlay are all earlier examples that are asymmetrical in form. Some examples include:

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HO327 17 O'Shaughnessy Street, Kew (1907-8) (Source: Lovell Chen Architects & Heritage Consultants)



HO526 48 Foley Street, Kew (1907-8) (Lovell Chen Architects & Heritage Consultants)



HO328 57 Pakington Street, Kew (1898-99) (Source: Lovell Chen Architects & Heritage Consultants)

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 with terracotta ridge cresting and finials. Gables are finished with carved barges with fretwork screens.

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

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.

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 here, with one original timber finial, a fretwork screen to the porch and arched fretwork to the side verandah. The fenestration is irregularly placed, however the windows consistently contain timber-framed casement sashes with multi-paned highlights and arched transoms. The house is highly intact, besides a small timber garage.

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. It compares well in terms of its intactness to the above examples, and although it has a large rear extension, visible from the side laneway, its separation from the original part of the house clearly indicates that it is a

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modern addition (the sort of extension that is encouraged for houses in the Boroondara Heritage Overlay).

It is a more modest example than the substantial brick and Christopher Cowper designed houses, and in comparison to the earlier timber examples, it lacks the intricate timber decorative detailing presented in these examples, particularly in comparison to 48 Foley Street and 57 Pakington Street, both of which incorporate unusual timber fretwork to their verandahs. Nevertheless, it retains typical details of the Federation villa style, including the recessed porch incorporated under the main dominant roof form of terracotta tiles, terracotta decorative ridge cappings and finials, projecting gabled bays with box windows and half-timbering and roughcast detailing to the gable ends and leadlit glazing, in a somewhat pared-back form. To some extent, its simplicity can be linked to the immanent emergence of the Bungalow form, of which Marcus Barlow was an influential champion.

Marcus R Barlow

Barlow established his early career within the municipality with residential examples dating from 1913-14 predominately located in Canterbury and Deepdene. His earliest example was constructed on the western corner of Chaucer Crescent and Dudley Parade in 1913-14 however this has since been demolished (see Figure 6). It was a far more typical example of the popular Queen Anne villa, with an asymmetrical façade and return verandah with an arched ladder-back frieze. Of a set of three tenders shortly following, 8 Kitchener Street is the only one still extant.



Figure 6. Barlow's first known architectural commission at 50 Chaucer Crescent, Canterbury (1913-14), now demolished. (Source: Google Maps, 2009)

A resident of the municipality, Barlow went on to be prolific proponent of the Bungalow style, though few of his residential works have previously been identified. Those that have include 'Colinton' at 92 Mont Albert Road, Canterbury (H1399 and HO178) and 'Wynnivy' at 15 Deepdene Road, Balwyn (HO605), though, as later examples of his work (both built in the 1920s), these are not directly comparable to the subject property. An earlier bungalow example, of 1916 at 14 Alfred Road, Glen Iris, is recommended for a site-specific Heritage Overlay by the 'Glen Iris Heritage Gap Study' (2019). A Japanese-influenced California Bungalow, it illustrates the stylistic leap Barlow made shortly after designing 'Khartoum'.

BALWYN HERITAGE PEER REVIEW STAGE 2

As such, 8 Kitchener Street remains as the earliest surviving example of Barlow's residential work in the municipality, and the only one that predates his move to the bungalow style.

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Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, 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).

'Khartoum' 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 leadlit glazing.

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).

'Khartoum' is significant for its association with architect Marcus R. Barlow, responsible for the design of both this residence and other houses for Hurrey and Hill, local auctioneers and home builders. It is the earliest surviving example of Barlow's early residential work in the municipality, designed during his first year of practice in 1913.

Barlow went on to be one of Melbourne's most prolific and accomplished architects of the interwar period. He was an early proponent of Californian Bungalows, both through published articles and his own residences. Most noted as the architect of the Manchester Unity Building (1932, H0411), Barlow also designed the Century Building (1938-40, H2250), the Victoria Car Park (1938, H2001),

BALWYN HERITAGE PEER REVIEW STAGE 2

and within the municipality, the former Colinton Residence (92 Mont Albert Road, Canterbury, 1926, VHR 1399 & HO178) and the former Arnold Residence ('Wynnivy') (15 Deepdene Road, Deepdene, 1924, HO605).

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Statement of Significance*What is Significant?*

'Khartoum', 8 Kitchener Street, Deepdene, built to designs by architect Marcus Barlow in 1913-14, is significant.

The later rear extension, designed in a style to match the existing residence, is not significant.

How is it significant?

'Khartoum', 8 Kitchener Street, Deepdene, is of local architectural (representative) and associative significance to the City of Boroondara.

Why is it significant?

'Khartoum' 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 leadlit glazing. (Criterion D)

'Khartoum' is significant for its association with architect Marcus R. Barlow, responsible for the design of both this residence and other houses for Hurrey and Hill, local auctioneers and home builders. It is the earliest surviving example of Barlow's early residential work in the municipality, designed during his first year of practice in 1913.

Barlow went on to be one of Melbourne's most prolific and accomplished architects of the interwar period. He was an early proponent of Californian Bungalows, both through published articles and his own residences. Most noted as the architect of the Manchester Unity Building (1932, H0411), Barlow also designed the Century Building (1938-40, H2250), the Victoria Car Park (1938, H2001), and within the municipality, the former Colinton Residence (92 Mont Albert Road, Canterbury, 1926, VHR 1399 & HO178) and the former Arnold Residence ('Wynniv') (15 Deepdene Road, Deepdene, 1924, HO605). (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>	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</i>	No

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<i>otherwise be prohibited?</i>	
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.

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PEER REVIEW

'Rexmoor'

Prepared by: Context

Address:

8 Boston Road, Balwyn

Name: 'Rexmoor'	Survey Date: October 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1888



Figure 1. View of 8 Boston Road, Balwyn. (Source: Context, September 2018)

Historical Context

Balwyn is a residential suburb ten kilometres east of central Melbourne. To its south are Canterbury and Surrey Hills and to the north is Balwyn North, separated from Balwyn by Belmore Road. The Deepdene area is situated in the deep 'dene' (a low valley) between the higher ground of Kew to the north and Balwyn to the east; an intermittent creek flowed through its lowest point. Deepdene was included as part of Balwyn until 2008, in which year it became a separate suburb.

Development to 1914

The beginnings of post-contact settlement in the Balwyn area dates back to 1841, when the land bounded by Burke Road, Canterbury Road, Warrigal Road and the Koonung Creek was purchased by Henry Elgar under the short-lived 'special survey' provisions whereby 5120 acres could be purchased at £1 per acre if survey was carried out by the purchaser. According to a map of May 1841, there were two squatters occupying 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. By 1847, the *Port Phillip Directory* listed eighteen people with the address of 'Elgar's

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BALWYN HERITAGE PEER REVIEW STAGE 2

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 follow-up 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 (*Australian 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).

By the early 1860s, the village of Balwyn, centred around 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 west 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 c1872). 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 also erected in the more elevated parts of Balwyn in the late 1880s and early 1890s, which took advantage of fine views to the north and east.

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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 Camberwell East to Fairfield, and skirting Balwyn's south-west corner at Deepdene – was not opened until 1891. (Built Heritage 2015:10).

History

Located on the eastern side of Boston Road, the subject site was initially addressed as Mont Albert Road, Canterbury, with the name Boston Road in use by 1896 (S&Mc 1893; 1896).

As noted above, following Elgar’s survey, the surrounding area was used predominately for agricultural purposes until the 1880s, when subdivision of land to form residential estates took place, spurred on largely by the proposed Outer Circle Line in 1876 (*Argus* 30 May 1876:6; *Age* 22 June 1888:2). The western side of Boston Road to the western side of Salisbury Street was subdivided as part of the Grandview Estate in 1888 (*Argus* 26 June 1888:3) (‘Grandview Estate’ 1875-1917).

The large allotments on Boston Street reflected the wealth and status of the families who lived there. By the 1920s several mansions had been erected on Boston Road (S&Mc 1905; MMBW 1998, 1926) (See Figure 3).



BALWYN HERITAGE PEER REVIEW STAGE 2



Figure 3. Extract from MMBW Detail Plan No. 1998 with red box showing subject site, 1926. (Source: State Library Victoria)

The late Victorian two-storey brick residence at 8 Boston Road was constructed in 1888 for the Small family after they moved from Sydney (RB 1888-1892). The house's name, 'Rexmoor', was in use by 1898 (*Age* 12 February 1898:7).

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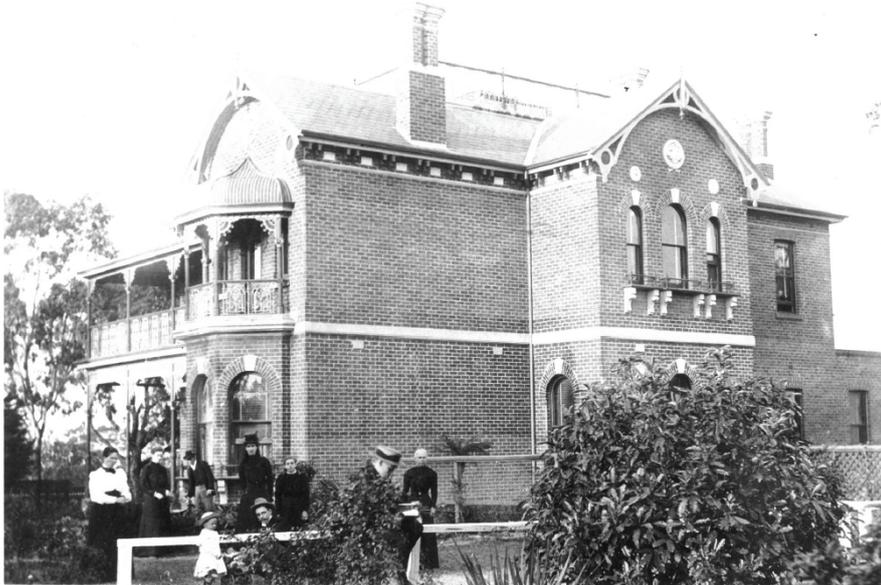


Figure 4. Early photograph of 'Rexmoor' c1890s. (Source: National Trust of Australia (Victoria))

Jabez Small, formerly of Manly, New South Wales, was a photographer, builder and importer of photographic equipment who had substantial financial means; in 1891 he held £11,734 in Victorian real estate, and £5,131 in New South Wales real estate (Small, Trove; *Argus* 13 October 1893:6). His father, Dr William Small, migrated from Boston, England, to Australia in 1851, hence the name given to Boston Road. 'Rexmoor' was described in rate books as a 12-room brick residence with stabling on 2½ acres of land with a combined net annual value of £155 (*Age* 11 March 1902:2; RB 1899-1904). It is possible that Small, being a builder, designed or constructed the building himself.

After Jabez Small's death in 1891, his wife, Emma Augusta Small, inherited the Balwyn property (*Argus* 13 October 1893:6). From 1896 until 1899, Emma rented the property out to James Warne, an accountant whom she later made a claim against in court for unpaid rent, and for causing damage to fruit trees in the orchard and to fences and outbuildings (*Herald* 12 September 1899:4). It appears that Emma and her daughter, moved back into the house in 1900, remaining there until 1905 when they relocated permanently to South Yarra (S&Mc 1900-1905; RB 1903-08).

In 1902 the subject site was adjoined by four 'fine building sites', all apparently owned by the Small family who sold them off progressively until the last one sold in 1919 (*Age* 11 March 1902:2; *Argus* 10 December 1915:2; *Argus* 18 July 1919:18). Until 1913 'Rexmoor' was the only residence on the eastern side of Boston Road (S&Mc 1913, 1914). Emma retained ownership of the property until at least 1921 (RB 1921-22). She made multiple attempts to sell the property from 1902 and leased it out periodically to tenants and boarders for the duration of her ownership (*Age* 11 March 1902:2; *Box Hill Reporter* 22 December 1905:9).

Between 1905 and 1913 the house was the residence of Robert O Tucker, the headmaster of Canterbury Grammar School and was also used as a boarding house for the school during his tenancy (*Box Hill Reporter* 22 December 1905:9; S&Mc 1913; *Age* 29 July 1978:38).

'Rexmoor' Estate, including its contents, was advertised for lease or sale at an auction in 1912 but did not sell for some years (*Age* 20 November 1912:2). 1913 marked the conclusion of Canterbury Grammar School's tenancy. An auction listing published two years later described Rexmoor as having broad gravel paths, a tennis court, and modern decoration, indicating that the interior

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BALWYN HERITAGE PEER REVIEW STAGE 2

contents probably sold at the 1912 auction, and that it had been subsequently refurbished (*Argus* 10 December 1915:2). Alfred Kirton apparently purchased the property in 1914 but this date conflicts with advertisements for its sale which continued to appear into 1915; Kerton was the owner occupant of 'Rexmoor' from 1914-1915 until 1929 (*Age* 29 July 1978:38).

In the interwar period 'Rexmoor' was identified as having many potential uses. An auction listing from 1915 described 'Rexmoor' as an 'ideal gentleman's residence' or 'eminently suitable for a doctor's home, private hospital, convalescent or returned soldiers' and sailors' home, ecclesiastical or scholastic institution, or for letting in flats' and detailed that the grounds contained a regulation sized tennis court (*Table Talk* 9 December 1915:5).

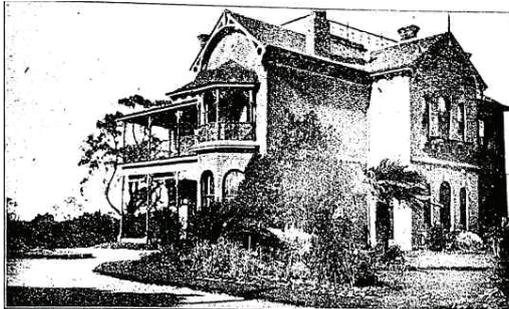


Figure 5. 'A truly charming and exceptionally well-built home'. Note the cast-iron balustrade around the central part of the roof. (Source: *Table Talk* 9 December 1915:5).

The house was repurposed as the Albermarle Private Hospital and doctor's residence after R L Montgomery became the owner in 1932 until around 1940 (*Age* 29 July 1978:38; *Argus* December 1934:6; *Argus* 22 June 1940:4). Several alterations and additions were made to the house over the next two decades, including the construction of two sleepouts in 1935 (which may have involved enclosure of the round and first floor front verandahs); the installation of new doors to the front and rear balconies; and removal of existing stairs in 1942 (BP). Presumably there were significant internal alterations during the building's use as a hospital; the interior was altered again in the early 1950s when the residence was converted to three modern self-contained flats with a self-contained cottage extant in the garden by this time (*Age* 22 May 1954:29). Building permit records reveal that the interior was converted from flats to a Class I single dwelling in 1965 (BP 1965). The National Trust of Australia (Victoria) classified 'Rexmoor' in 1966, following its restoration to a single dwelling (VHD). 'Rexmoor' was known as 'Drumbaragh' in the late 1960s ('Drumbaragh', 1968).

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Figure 6. Photograph of the north elevation of 'Drumbaragh' 1968-1970. (Source: J T Collins Collection, State Library Victoria).



Figure 7. Photo showing 'Rexmoor' as it appeared c1977. (Source: National Trust of Australia (Victoria))



Figure 8. Detail from photo showing cast iron valance on ground floor 1977. (Source: National Trust of Australia (Victoria))

In the 1970s, further alterations were made in the form of the construction of a rear carport and installation of a swimming pool (BP 1973). Photos from around this period show that there was no roof over the first-floor verandah and balconette; the front finial was missing, and a mature tree, possibly a Bhutan Cypress, was formerly located in front of the main entrance (see Figure 4) (*Age* 29 July 1978:38). An article on the house's classification featured in the *Age* which described it as a thirteen-room residence with self-contained cottage; a colonnaded hall; kauri timber floors; six marble fireplaces; and a rooftop lookout with 360-degree views of Tullamarine and the Dandenongs (*Age* 29 July 1978:38). The article also detailed that there was evidence of brass plugs remaining in the house, which were used to secure carpets for dancing the Scottish reel.

In more recent years, a new finial has been added and corrugated steel verandah roofs installed with ornate iron lace brackets. A photo of the house from 1968-1970 shows that the first level verandah brackets had been removed by this time (see Figures (see Figures 4 and 6).

Description and Integrity

8 Boston Road, Balwyn, 'Rexmoor' as it was known as early as 1898, is a detached two-storey ornate Victorian brick mansion. It is set back on its allotment, now greatly reduced since its date of original construction on the eastern side of Boston Street. The block, though relatively flat, is elevated such that it once enjoyed panoramic views of greater Melbourne.

The building's overall form is a central two-story block with a transverse hipped roof with flat central area and off-centre projecting gabled bays to the east and west elevations. The gabled bay on the front elevation is given prominence by a canted bay window at ground floor level and an upper level balcony that repeats this form as a small verandah pavillion.

The slate roof has a central contrasting band of scalloped slates that extend over the four gable-ends. There are two-storey return verandahs that wrap around the front and rear elevations and return along the north side, where they terminate on the gabled bay. Five brick chimneys with prominent corbelling and coupled octagonal flues service the residence. Pairs of moulded brackets support the hipped eaves while thin bargeboards in a carpenter Gothic mode line the gable-ends.

The verandah has a low concave roof of corrugated metal at the principal elevation, supported by cast iron columns and intricate decorative iron lace balustrade to the first floor. At the ground floor, there is distinctive pierced timber frieze which has survived intact. Both levels of the verandah have fan-shaped cast-iron brackets, typical of the late nineteenth century.

Detail is simplified towards the rear (east) of the building. A projecting spring course separates the floors and a contrasting brick detail to simulate bracketed eaves is sparingly repeated towards the principle west elevation.

Masonry corbels support three round arched windows at both the north and south gable-ends. These windows are decorated with individual decorative cast-iron lace balconettes below and cast cement floral roundels above.

The group of three arched sash windows is repeated on the building's front gabled bay at both levels. At the ground floor they are positioned around the canted bay window. This canted form is continued upward with a tiny balustraded verandah/balcony with a decorative ogee-profile hipped roof. Rectangular double hung sash windows can be observed on the upper level. Under the verandah an elaborate door case, with glass sidelights and arched fanlight, surrounds a deeply moulded six-panelled door.

After reviewing recent aerial photographs, it would appear that two early or original outbuildings shown on the 1926 MMBW Detail Plan remain. Contemporary additions include a pool and a new corrugated metal front fence.

'Rexmoor' is of high integrity with very few changes visible to original or early elements of the place. The building retains its original building and roof forms, verandahs and fenestrations. It should be noted that some of the decorative detail has been recently reinstated, after incremental losses over time, but all recent work is in accordance with the house's original appearance as shown in early photographs. Elements reinstated include the upper level of the street facing returned verandah including the decorative iron frieze, corner panels and posts; iron corner panels on the ground level of the return verandah; the balcony above the canted bay including associated iron details and the decorative timber finials to the gable ends. It should be noted that the frieze and corner panels at the upper level and corner panels on the ground level do not have as deep a profile as shown on early photos. The profile of the rooflet above the balcony above the canted bay is not as deep as those shown on early photos giving it a different proportion to the original design intent.

The integrity of the house is enhanced by the relatively high level of intactness of these main elements, which includes the slate roof tiles, Tudor style chimney stacks with coupled octagonal

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flues, paired eaves brackets and eaves panels, gable end details including decorative barge details and rondels, brick walls on bluestone foundations, double-hung timber windows with round arch heads, masonry corbels supporting balconettes with iron work, return verandah with timber frieze panel, canted bay window with balcony above and original door and window joinery.

The integrity of the house is slightly diminished by the painting of the brick walls and chimneys, the loss of decorative detail to the barge ends, the replacement of the iron work of the verandah (in kind), the addition of external stairs under the verandah, the rebuilding of the balcony above the canted bay which is not as elegantly detailed as the original and the removal of the balustrade to the widows walk.

The integrity of the place is enhanced by two early or original outbuildings remaining at the rear of the property and its generous garden setting, although this has been greatly reduced from its original proportions.

Comparative Analysis

The Italianate style is a revival in the mid-nineteenth century of earlier Italian architectural forms and details, especially those from the time of the Renaissance, which were in themselves a revival and reappraisal of Greek and most importantly Roman architecture.

The Italianate style was also associated with a revival of building forms of vernacular Italian rural buildings, particularly in their use of asymmetrical massing and towers producing a picturesque effect. This was less common in Victoria where it was chiefly in the 1840s to 1860s but with lingering influence.

The Italianate style as applied to domestic architecture in Victoria favoured simple building forms, sometimes enlivened by bays and towers, with sheer wall surfaces in face brick (often bi-chrome or polychrome) or cement render generally incorporating quoining (often as surface decoration if not necessarily structural need).

Decoration in the Italianate style derived from Roman precedents and included elements from classical entablatures and architectural orders, including a hierarchy of architraves, friezes, and cornices with associated moulding, panels, and brackets, applied to eaves, parapets and chimneys.

Eclectic touches were often married to the Italianate style, including Romanesque, Gothic, or stilted segmental arch-headed fenestration, incongruous replication of masonry features in timber, and excessive ornament that characterised the Boom style variant of the late nineteenth century.

The Victorian Italianate style is well represented in the Heritage Overlay in the City of Boroondara. Displaying a high level of intactness and integrity, contributory examples within the Heritage Overlay display a consistency of built form that typifies the style. Precincts within the city often display an unusually high concentration of Significant buildings. An example of this is the Barry Street Precinct, Kew (HO143), having one of Melbourne's best concentrations of large late Victorian and Federation house designs.

Whilst there are many individually significant two-storey Italianate houses represented on the Boroondara Heritage Overlay, there are only a handful of examples which represent the mansion development on and around Mont Albert Road and the adjacent Balwyn Road Residential Precinct (HO264). Examples representing the first major period of development in the area include 13 Balwyn Road, Canterbury (HO264) and 137 Mont Albert Road, Canterbury (HO396).

The following places are Victorian Italianate two-storey houses of individual significance with the City of Boroondara Heritage Overlay and can be compared to 8 Boston Road, Balwyn.

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HO303 2 Gellibrand Street, Kew (1885) (Source: VHD)

2 Gellibrand Street, Kew is of local historical and architectural significance as a fine example of a substantial two-storey boom-style Victorian Italianate residence, albeit altered through the removal of its original verandah. The house deviates from the more conventional examples of two-storey asymmetrical Italianate residences of the period through the use of a flat gable-ended treatment to its projecting bay (as compared with the more common canted bay and hipped roof form). The curved drip moulding over the front wing windows is also of interest.



HO142 46-48 Adeney Avenue, Kew, individually significant in Barrington Avenue Precinct (Source: Google Maps)

46-48 Adeney Avenue, Kew is a late Victorian two storey red brick house with cream brick dressings, 46-48 Adeney Avenue is Italianate in style with brackets under the eaves and a combination of flat and arched windows. Integral to its style and significance are the tuckpointing of the bricks, leadlights, original timber joinery, the slate roof and chimneys. The verandah around the ground floor of the south west corner appears original, as do the barge boards and timber trusses and finials of the gables.



HO143 25 Barry Street, Kew, individually significant in Barry Street Precinct (Source: Google Maps)

25 Barry Street, Kew is a two-storey rendered Italianate Victorian house. The house is distinguished by its use of flat gable ends to its projecting bays rather than the more typically used canted bay and hipped roof form. The arched masonry verandah that sits under the main roof line of the house is also a break from the more traditional slender iron column and frieze.

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HO143 29 Barry Street, Kew, individually significant within HO143 Barry Street Precinct Source: Google Maps)

29 Barry Street, Kew is a two-storey Hawthorn brick late Victorian residence. The façade is articulated by the use of rendered banding and the use of gable ends with decorative infill panel at their apex. The verandah incorporates a deep ornate timber frieze and a gable entry reminiscent of a lynch gate.

Discussion

8 Boston Road, Balwyn compares well to the above examples. It demonstrates key design elements of the Victorian Italianate style, with the addition of a medievalising treatment of projecting gables which foreshadows Federation period design. This includes an asymmetrical form, return verandah with cast-iron detail, slate hipped roof, bracketed eaves and projecting bays to create asymmetrical elevations.

In considering the standing of 'Rexmoor' amongst examples of the type, while the removal and subsequent reconstruction of much of the verandah and painting of the face brick work does alter the integrity and presentation of the building, the restoration works have been very accurate to original details and the overpainted can be removed from the brickwork by gentle means. It should be noted that fine examples that have lost their verandahs, such as 2 Gellibrand Street Kew (HO303) above, are still graded Significant in the HO. Moreover, the design of 'Rexmoor' exhibits greater individuality than the more conventional of its contemporaries.

Unusual for the style is the use of flat gabled ends rather than the more typical canted bay with hipped roof form. Whilst a gable front was used for American-type Italianate villas, they were markedly different in appearance. Instead, the bargeboards to 'Rexmoor's' gables indicates a transition to medieval/Queen Anne forms. This detail can be seen at the somewhat grander 106 Church Street, Hawthorn (HO31) and the smaller 15 Grove Road, Hawthorn in HO220. Whilst some of the detail has been lost, as shown in early photographs, the original design intent is still evident. This intent is further strengthened by the unusual and very distinctive Tudor style chimney stacks with coupled octagonal flues. Also, of note is the tripartite arrangement of round arched windows, the use of balconettes with iron balustrades resting on masonry corbels and the unusual pierced timber frieze on the lower level of the return verandah.

'Rexmoor' is a fine and externally intact example of a two-storey Victorian Italianate dwelling. It is a well-designed and carefully detailed example of the style. Distinctive for its use of gable ended bays and the use of medieval/Queen Anne details indicating an early Federation influence, the house is representative of mansion development along and around Mont Albert Road. The integrity of the place is enhanced by two outbuildings at the rear of the property that appear original or early and are remnants from its earlier generous garden setting.

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.

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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).

'Rexmoor' is a fine and externally intact example of a substantial two-storey Victorian Italianate dwelling, with elements demonstrating a transition to residential design of the Federation period. It demonstrates key design elements of the Victorian Italianate style, including an asymmetrical form, return verandah with cast-iron detail, slate hipped roof, bracketed eaves and projecting bays to create asymmetrical elevations. It is a well-designed and carefully detailed example of the type, distinctive for its use of gable ended bays and medieval bargeboards in keeping with the later Federation Queen Anne style. The house is also representative of mansion development along and around Mont Albert Road in the late nineteenth and early twentieth century. While some of the verandah details have been reinstated in keeping with historic photos, there is high overall integrity of the design. This is further strengthened by the unusual and very distinctive Tudor style chimney stacks with coupled octagonal flues. Also, of note is the tripartite arrangement of round arched windows, the use of balconettes with cast-iron balustrades resting on masonry corbels and the unusual pierced timber frieze on the lower level of the return verandah. The integrity of the place is enhanced by two outbuildings at the rear of the property that appear original or early and are remnants from its earlier generous garden setting.

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

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Statement of Significance*What is Significant?*

'Rexmoor', 8 Boston Road, Balwyn, built for the Small family in 1888, is significant. Significant elements of the place include the house and two early outbuildings at the rear of the property.

The front fence and gates are not significant.

How is it significant?

'Rexmoor', 8 Boston Road, Balwyn, is of local architectural (representative) significance to the City of Boroondara.

Why is it significant?

8 Boston Road, Balwyn is a fine and externally intact example of a two-storey Victorian Italianate dwelling. It demonstrates key design elements of the Victorian Italianate style, including an asymmetrical form, returned verandah, slate hipped roof, bracketed eaves and projecting bays. It is a well-designed and carefully detailed example of the style, distinctive for its use of gable ended bays and the use of medieval/Queen Anne details, the house is representative of Mansion development along Mont Albert Road. While some of the verandah details have been reinstated in keeping with historic photos, there is high overall integrity of the design. This is further strengthened by the unusual and very distinctive Tudor style chimney stacks with coupled octagonal flues. Also, of note is the tripartite arrangement of round arched windows, the use of balconettes with iron balustrades resting on masonry corbels and the unusual timber frieze on the lower level of the return verandah. The integrity of the place is enhanced by two outbuildings at the rear of the property that appear original or early and are remnants from its earlier generous garden setting. (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>	Yes—two early outbuildings at rear of property.
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 2015, 'Balwyn and Balwyn North Heritage Study', prepared for the City of Boroondara.

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PEER REVIEW

'Aloha'

Prepared by: Context

Address:

9 Boston Road, Balwyn

Name: 'Aloha'	Survey Date: October 2018
Place Type: Residential	Architect: G H Earp (attributed)
Grading: Significant	Builder: Not known
Extent of Overlay: To title boundaries	Construction Date: 1922



Figure 1. View of 9 Boston 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

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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 'Idylwyld' 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.

History

The subject site is located on the southwest corner of Boston Road, facing Balwyn Park. The first use of the name Boston Road appears in 1896, but the east-west stretch of Boston Road was

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formerly known as Hopetoun Street well into the twentieth century (MMBW 1998, 1926; S&Mc, 1893, 1896, 1935).

Following Elgar's survey, the surrounding area was used predominately for agricultural purposes until the 1880s, when subdivision of land to form residential estates began, spurred on largely by the proposed Outer Circle Line in 1876 (*Argus* 30 May 1876:6; *Age* 22 June 1888:2). The western side of Boston Road to the western side of Salisbury Street was subdivided as part of the Grandview Estate in the late 1880s to early 1890s (Grandview Estate Poster n.d., SLV). The eastern side of Boston Road, including the land on which the subject site stands, was subdivided as part of the Mont Albert Estate, allotments of which were sold from 1886 (see Figure 2) (McWilliam 2010:157). The area then was known as Surrey Hills. Development in the Mont Albert Estate was slow due to the economic depression of the 1890s.

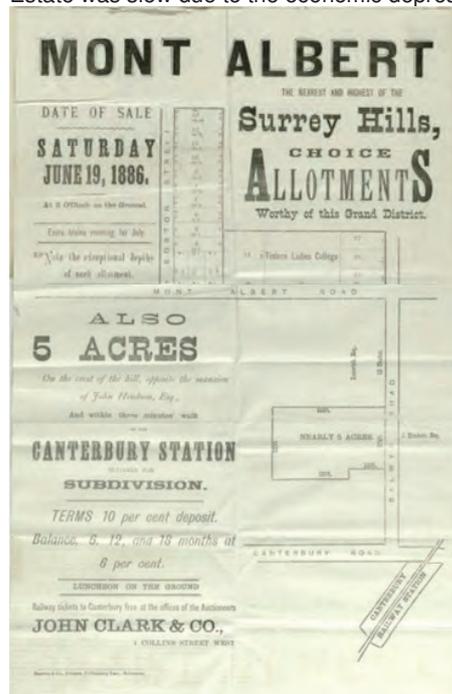


Figure 2. Mont Albert estate Surrey Hills, 1886. (Source: Clark 1886, SLV)

The double-storey interwar dwelling at 9 Boston Road was built in 1922 for Francis Edward Bellmaine, a London-born printer and councillor on the Camberwell City Council from 1917, who named the house 'Aloha' (RB 1923-24: England Census 1871; *Camberwell and Hawthorn Advertiser* 16 June 1917:4; *Table Talk* 8 February 1923:12; *Horsham Times* 5 May 1922:5). Francis Bellmaine had established Bellmaine Brothers printers in Flinders Lane, Melbourne, by 1917 (*Adult Deaf and Dumb Society* 1917:21). It is likely that architect G H Earp was responsible for the building's design. In 1920, Earp invited tenders for the erection of a two-storey brick residence at Boston Road, Balwyn (*Argus*, 20 November 1920:25). In 1926 there were only ten properties recorded extant on Boston road, most of which had footprints that suggest a Victorian date of construction (indicated by the presence of bay windows and verandahs) thereby increasing the likelihood that Earp's tender was for the subject site (MMBW Detail Plan 1998, 1926).

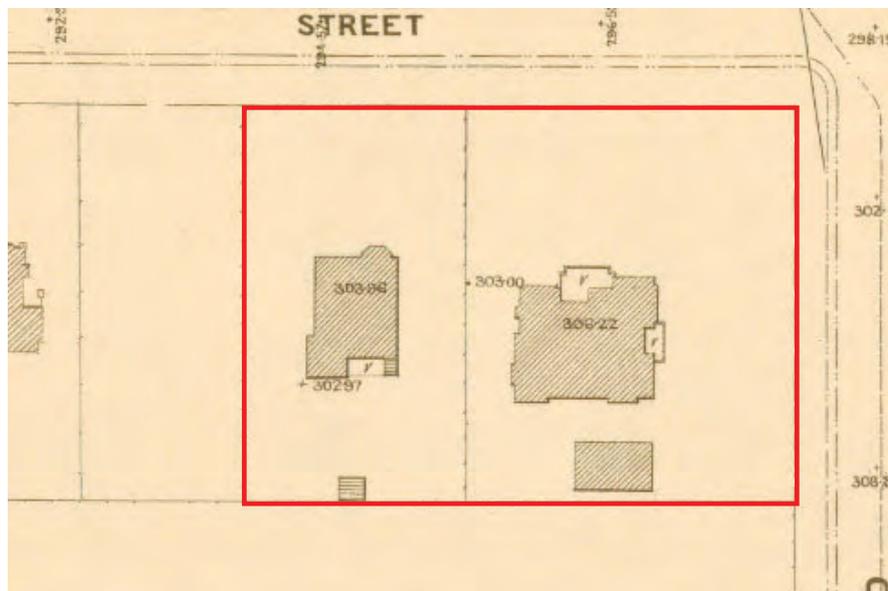


Figure 3. Extract from MMBW 1998 Detail Plan, 1926, with inserted box showing the current allotment size of number 9 Boston Road, which was enlarged after 2009 to encompass the former number 11 (at left). The subject house is located on the right. (Source: State Library of Victoria)

In c1918, Bellmaine purchased the subject land from Fanny Lucinda Busse, who owned multiple blocks on the west side of Boston Road (RB 1917-1919). The land remained vacant for some years until construction of 'Aloha' begun in 1921 but which was promptly delayed when the 'partially built' brick villa was advertised for sale (*Argus* 4 March 1921). The advertisement noted that the site presented a 'rare chance for builders and investors' and that the original plan was available (*Argus* 4 March 1921). The half-erected 'Aloha' did not sell, however, and the Bellmaine's remained owners of the land and were recorded as the occupants of 9 Boston Road from 1923 until 1950 (RB 1920/21, 1925; S&Mc 1950). The first recording of the subject site in the Sands and McDougall Directories appears in 1923 indicating that construction of the house was completed c1922 (S&Mc 1923). It

In 1923 'Aloha' had a net annual value of £165, which was the highest value, by a significant amount, on Boston Road that year (RB 1923-24). Bellmaine owned another property on Boston Street that was registered under the name of his wife, Mabel Bellmaine (RB 1923-24; *Argus* 23 March 1949:9). Mabel and Francis appear to have married in Fiji in 1906 then visited Hawaii; presumably the name of their house is a reference to these travels (Ancestry 2018). Mabel Bellmaine took an active interest in health services and philanthropy. She founded the City of Camberwell Victorian Eye and Ear Hospital auxiliary in 1926 and was its president for five years before retiring due to poor health; she was also the president of the Camberwell Baby Health Centre movement and contributed to the establishment of five baby health centres in Camberwell during the 1920s (*Herald* 1 July 1931:14; *Australasian* 24 November 1923: 39).

On his death in 1949, an obituary noted that Bellmaine was chairman of the Freemasons' Hospital board of management from 1945 to 1948. He was also a past Deputy Grand Master of the Victorian Grand Lodge, and represented the Grand Master in England, as the Provincial Prior of the Order of Knights Templar in Victoria. He also held high office in the Mark Lodge and Grand Chapter (*Age* 23 March 1949:2).

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Few changes were made to the property at 9 Boston Road while it remained in the Bellmaine family's ownership, which lasted until 1951, the year Mabel Bellmaine died (*Age* 3 November 1951:19).

The property was listed for sale in 1951 and 1956, possibly remaining vacant between these years (*Age* 17 October 1956:21). The fencing was replaced in 1953 (BP 1951, 1953). The subsequent owners enclosed the ground floor porch on the northern elevation and extended it to create a sunroom in 1961 (BP). An advertisement for the house in 1985 lists ten rooms and describes the following internal features: a spacious 'reception hall' with surrounding gallery, vaulted ceiling, parquet flooring, extensive built-in furniture and wood panelling (*Age* 2 March 1985:50).

The subsequent owners undertook further alterations in 1987 (BP). These were largely internal and included the renovation of the kitchen, several bathrooms and some minor alterations to windows on the southern and western elevations. Two skylights were installed to the western plane of the roof.

The current allotment encompasses what was originally two lots: numbers 9 and 11 Boston Road (see Figure 3). Aerial photography from 2009 reveals that there was a residence in existence at number 11 Boston Road (now the western part of the site), that has since been demolished and replaced with tennis courts and other landscaping (Google Maps 2009). An outbuilding, which appears to be early but would have been associated with number 11, exists on this half of the site in the southwest corner of the allotment.

George Howard Earp

George Howard Earp (1892-1951) was born in New Zealand, migrating to Australia as a child and receiving his education at Melbourne Grammar School (*Pastoral Review and Graziers' Record*, 19 January 1951:29-31). In 1911, he obtained a qualification in building construction from the Working Men's College, the predecessor to today's Royal Melbourne Institute of Technology (RMIT) (*Herald* 25 January 1911:8). His qualification in architecture coincided with the outbreak of World War I, and he enlisted and attained the rank of lieutenant before the end of the war.

In 1918 Earp gained membership of the Royal Victorian Institute of Architects' Students' Society (RVIA 1918). Little is known about Earp's architectural career, though from available sources it appears it was short-lived, and consisted of residential commissions across the suburbs of metropolitan Melbourne, including East Malvern, Coburg and Springvale (*Argus* 10 Jan 1920:4; *Argus* 26 June 1920:5; *South Bourke and Mornington Journal* 14 Aug 1919:14). In 1923 Earp moved to Glenrowan, established a stud at his property, 'Athlea', and soon became well known as an exhibitor and judge at Victorian and interstate agricultural shows. He also served for many years as a councillor of the Benalla Agricultural Society (*Pastoral Review and Graziers' Record*, 19 January 1951:29-31).

Description and Integrity

'Aloha', 9 Boston Road, Balwyn, is a substantial double-storey red brick bungalow built in 1922. Prominently sited on the bend of Boston Road, overlooking Balwyn Park to the north-east, the house is set within an expansive garden of established trees. The site falls gently south to north. The property is bound on its east and northern boundaries by a tall clinker brick fence, which is a recent addition. A double garage and entry porch are reached off a return brick drive entered via mild steel gates along its eastern boundary.

The house is set under a hipped roof with multiple projecting gables and gabled porch. It has exposed rafter ends and eaves brackets. Gable ends are left unadorned with three vertical terracotta vents being the only decoration.

The building's dominant red-orange palette is achieved with the combination of red brick walls and the Marseille-pattern terracotta tiled roof. Notably, a belt course made up of a basketweave brick pattern sits within lines of projecting moulded bricks at the junction between the two storeys. This gives a subtle modulation to wall surfaces and building forms.

The house has two public elevations, though the eastern one is treated as the principal facade. It is symmetrically arranged and consists of two gable ends at the first-floor level with a projecting, central gabled entrance porch below. Above this entrance is a small casement window beneath the eaves. The southern gable has a tripartite window at the first and ground floor levels whilst the northern gable is dramatically intersected by a stepped chimney, with its shoulders capped by contrasting triangular rendered fillets. This detail synthesises with the broad lintels of the first-floor windows and is repeated on the southern elevation. A timber frame double hung window punctuates the chimney breast at the first-floor level. This unusual detail is repeated at the ground floor level on the southern elevation. The northern elevation is dominated by a large, centrally placed projecting gable that houses an enclosed veranda/sunroom below, and a deep sheltered porch above. Windows are timber framed double hung sash windows with leaded panes to their upper sashes. Lintels and sills are painted and are either render on brick or precast concrete.

A detached garage, which appears to be original and appears on the 1926 MMBW plan, is constructed of red brick with a tiled roof and gable front.

'Aloha' is of high integrity with very few changes visible to original or early elements of the place. The house retains its original building form, complex hipped and gabled roof, original fenestration, and face brickwork.

The integrity of the house is greatly enhanced by the high level of intactness of these main elements, which includes details such as the Marseille patterned terracotta tiled roof, exposed rafter ends and eaves brackets, red face brick chimneys with corbelled detailing and inset windows, red face brick walls with basket-weave patterned brickwork demarcating the floor levels, terracotta wall vents, timber framed double hung sash windows with leaded upper sashes, expressed lintels and sills, gabled porch with arch and open balcony at first floor level.

The integrity of the place is enhanced by its substantial garden setting with mature landscaping and early garden elements including the original brick garage, sympathetic (but possibly not original) brick paved drive and stone garden walls.

The integrity of the place is slightly diminished by the addition of a sunroom to the northern elevation that resulted in the enclosure of an original porch.

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Comparative Analysis

Built in 1922, 'Aloha' is a substantial interwar two-storey Bungalow that demonstrates the transition between the Federation style and the Californian Bungalow style. Houses built at this time frequently cast off the picturesque complexities and decorative elements of the Federation style and introduced features associated with the Californian Bungalow style. This included an emphasis on carpentry details and natural material with a simple massing and roof forms.

The Federation style is named after the federation in 1901 of the Australian colonies 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 roughly 1890 to the start of the First World War in 1914, but depending on locality and availability of materials, had 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 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.

Other individually significant two-storey Bungalow houses in Boroondara include:



'Banff', 150 Winmalee Road, Balwyn is of local historical and architectural significance as an intact and relatively early example of a two-storey Bungalow residence. It is relatively uncommon in the Melbourne context as an example of a clear two-storey Bungalow form as opposed to the attic form. With a construction date of 1915, 'Banff' is also relatively early in the development of the

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HO422 'Banff' 150 Winmalee Road, Balwyn (1915) (Source: Lovell Chen Architects & Heritage Consultants) modern bungalow form in Australia.



HO144 653 Burke Road, Camberwell (1919) (Source: realestate.com)

653 Burke Road, Camberwell is architecturally significant for the early use of Californian Bungalow features and for the rare use of these features on a two-storey mansion house design. It illustrates a transition from the Queen Anne influenced houses incorporating bungalow features such as heavy masonry piers, shallow roof pitch and wide eaves with exposed rafter ends.



HO476 6 Summerlea Grove, Hawthorn (1925-6) (Source: realestate.com)

6 Summerlea Grove, Hawthorn is of local and architectural significance as a large interwar residence of the 1920s with a prominent hipped roof and asymmetrical front dominated by a central balcony and porch. It features materials and detailing typical of the period including face brickwork, roughcast stucco, Marseille pattern terracotta roof tiles and shingling.



HO372 930 Burke Road, Balwyn (1919) (Source: VHD)

930 Burke Road, Balwyn is of local historical and architectural significance as a fine and generally externally intact example of a substantial attic house constructed in Melbourne's wealthier middle ring suburbs in the early interwar period. Architecturally, it is a highly skilled composition that uses a long transverse hipped roof as a compositional spine and is dominated by the use of juxtaposed gables and boldly scaled, carefully placed chimneys.

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HO142 10 Marshall Avenue, Kew (Source: Google Maps)

10 Marshall Avenue, Kew is of local architectural significance as a large and externally intact interwar attic bungalow. It features a long transverse gable roof with dominant gable porched entry with balcony above. Materials and detailing are typical of the period including face brickwork, roughcast render, heavy masonry piers and wide eaves with exposed rafters.

Discussion

'Aloha' is one of a number of substantial bungalow-style dwellings that represent a key local phase of interwar residential development in the Balwyn area. Whilst the theme of prestigious living is well represented along the so-called "Golden Mile" of Mont Albert Road by a number of surviving grand Victorian and Edwardian residences, the bungalow-style dwellings of the 1920s in this area tend to be somewhat smaller in scale.

In the wider Boroondara context, 'Aloha' compares particularly closely to 'Banff' at 150 Winmalee Road, Balwyn and 653 Burke Road, Camberwell. Whilst slightly later in date, it is a representative example of a relatively uncommon built form in Melbourne of the two-storey Bungalow form as opposed to the more common attic form of the period. This can also be seen at 6 Summerlea Grove, Hawthorn although its hipped roof results in a more standard and boxier two-storied form rather than that of a low-slung bungalow.

More typical of substantial bungalow-style dwellings built at the time is the attic bungalow form, as seen at 930 Burke Road, Balwyn and 10 Howard Street, Kew. Whilst more demonstrative of the Californian Bungalow style, similar design elements to 'Aloha' including its multiple projecting gables with gabled porch, wide eaves with exposed rafters and dominant chimneys.

'Aloha' is also of note for its historic connections to Francis and Mabel Bellmaine. Francis was a prominent local businessman, Freemason and City Councillor whilst Mabel founded the City of Camberwell Victorian Eye and Ear Hospital Auxiliary and established five baby health care centres in Camberwell, an early and progressive initiative for the 1920s.

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).

'Aloha' is significant as a good and highly intact representative example of a relatively uncommon built form in the municipality during the interwar era, that is, a clear two-storied Bungalow form as opposed to the more common attic-storey Bungalow of the period. It retains typical elements of the Californian Bungalow style, namely its multiple projecting gables with gabled porch, face brickwork, wide eaves with exposed rafters and dominant chimneys.

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).

'Aloha' is significant for its association with Francis Edward Bellmaine and his wife, Mabel, for whom the residence was built. The house remained in their ownership until 1951. Francis Edward was a Camberwell City Councillor from 1917 to 1925, and chairman of the Freemasons' Hospital board of management from 1945 to 1948. He was also a past Deputy Grand Master of the Victorian Grand Lodge, and represented the Grand Master in England, as the Provincial Prior of the Order of Knights Templar in Victoria. Mabel founded the City of Camberwell Victorian Eye and Ear Hospital auxiliary in 1926 and was its president for five years before retiring due to poor health. She was also the president of the Camberwell Baby Health Centre movement and contributed to the establishment of five baby health centres in Camberwell during the 1920s.

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Statement of Significance*What is Significant?*

'Aloha', 9 Boston Road, Balwyn, built in 1922 for Francis Edward Bellmaine to designs by architect G H Earp, is significant. The original brick garage is also significant.

The later brick front fence is not significant.

How is it significant?

'Aloha', is of local representative (architectural) and associative significance to the City of Boroondara.

Why is it significant?

'Aloha' is significant as a good and highly intact representative example of a relatively uncommon built form in the municipality during the interwar era, that is, a clear two-storied Bungalow form as opposed to the more common attic-storey Bungalow of the period. It retains typical elements of the Californian Bungalow style, namely its multiple projecting gables with gabled porch, face brickwork, wide eaves with exposed rafters and dominant chimneys. (Criterion D)

'Aloha' is significant for its association with Francis Edward Bellmaine and his wife, Mabel, for whom the residence was built. The house remained in their ownership until 1951. Francis Edward was a Camberwell City Councillor from 1917 to 1925, and chairman of the Freemasons' Hospital board of management from 1945 to 1948. He was also a past Deputy Grand Master of the Victorian Grand Lodge, and represented the Grand Master in England, as the Provincial Prior of the Order of Knights Templar in Victoria. Mabel founded the City of Camberwell Victorian Eye and Ear Hospital auxiliary in 1926 and was its president for five years before retiring due to poor health. She was also the president of the Camberwell Baby Health Centre movement and contributed to the establishment of five baby health centres in Camberwell during the 1920s. (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>	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>	Yes—brick garage
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 2015, 'Balwyn and Balwyn North Heritage Study', prepared for the City of Boroondara.

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'Mararoa'

Prepared by: Context

Address:

28 Leonard Street, Deepdene

Name: 'Mararoa'	Survey Date: October 2018
Place Type: Residential	Architect:
Grading: Significant	Builder: Not known
Extent of Overlay: To title boundaries	Construction Date: c.1889



Figure 1. View of 'Mararoa', 28 Leonard Street, Deepdene. (Source: Context, September 2017).

Historical Context

Deepdene is a small residential suburb situated 10 kilometres east of central Melbourne. The Deepdene area is situated in the deep 'dene' (a low valley) between the higher ground of Kew to the north and Balwyn to the east; an intermittent creek flowed through its lowest point. Deepdene was included as part of Balwyn until 2008, in which year it became a separate suburb. As such it shares much of Balwyn's history.

Development to 1914

The beginnings of post-contact settlement in the Balwyn area (including Deepdene) dates back to 1841, when the land bounded by Burke Road, Canterbury Road, Warrigal Road and the Koonung Creek was purchased by Henry Elgar under the short-lived 'special survey' provisions whereby 5120 acres could be purchased at £1 per acre if survey was carried out by the purchaser. According to a map of May 1841, there were two squatters occupying 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. 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 follow-up 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 (*Australian 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).

By the early 1860s, the village of Balwyn, centred around 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 west 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 c1872). 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 (Built Heritage 2015:9), and in Balwyn township itself (see Figure 1). A small number of mansion houses were also erected in the more elevated parts of Balwyn and Deepdene in the late 1880s and early 1890s, which took advantage of fine views to the north and east.

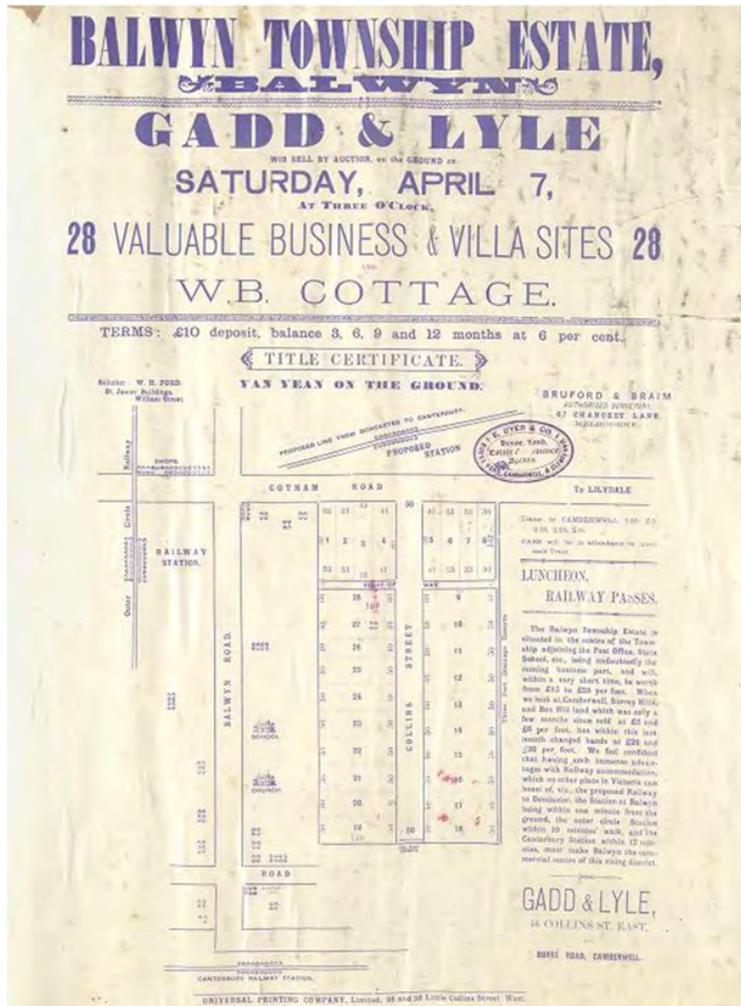


Figure 2. Business and villa sites in the Balwyn Township Estate, 1888. (Source: State Library Victoria)

The northern section of the Outer Circle Railway – extending from Camberwell East to Fairfield, and skirting Balwyn's southwest corner – was not opened until 1891. The line closed after only two years and today only a few modest Victorian-era cottages remain in the Deepdene area that represent this period of development (Built Heritage 2015:10).

History

Leonard Street in Deepdene was created in 1884 as part of the Cotham Estate subdivision, which incorporated Leonard Street, Terry Street and May Street, all running north-south between Whitehorse Road and Gordon Street (formerly Normanby Road). This land was subdivided for suburban allotments in response to the anticipated construction of the Outer Circle railway, which was enabled by the *Railway Act* (Vic.) 1884. A railway station was planned for Deepdene. The notable Melbourne architects and surveyors Leonard Terry and Percy Oakden were the surveyors for the Cotham Estate subdivision, hence the local street names: Leonard, Terry and Percy Streets ('Cotham Estate, Upper Hawthorn', 1884), and a house named 'Oakdene' in Leonard Street. Various Terry and Oakden family members owned allotments in Leonard Street in the 1890s and early 1900s (RB, various).

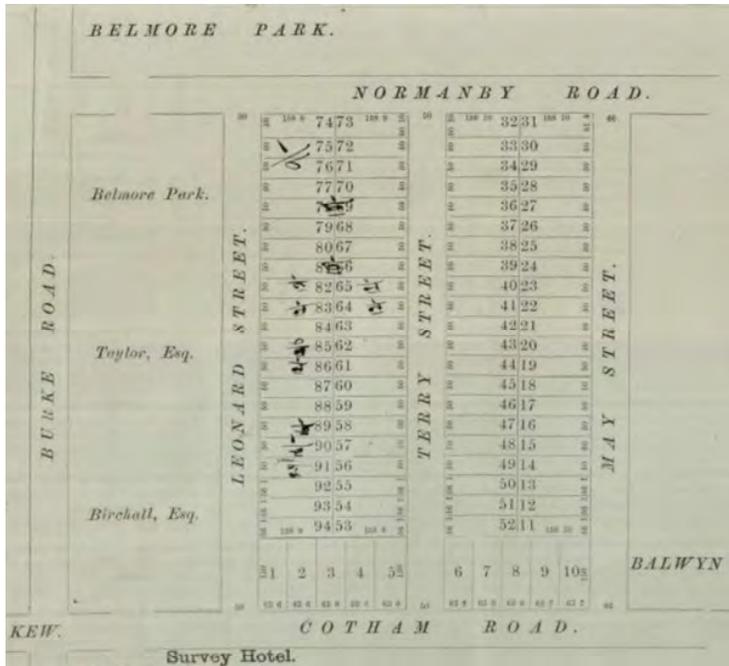


Figure 3. Plan of subdivision, Cotham Estate, Deepdene, 1884. (Source: State Library Victoria).

Despite early speculation about residential development of the Cotham Estate, part of the estate continued to be used for farming in the 1880s and 1890s. The timber residence that occupies the site at 28 Leonard Street, Deepdene, was built for dairyman James Brown in c.1889. In 1887, Brown was rated for 10 acres of land described as ‘off Whitehorse Road’ in the Cotham Estate, but no residence was recorded for this site at that time (RB 1887:43). The Certificate of Title records Emma Brown, the wife of James Brown, as the owner of four allotments fronting Leonard and Terry streets in 1888 (CT: V1995 F058). In January 1890, James Brown was rated £30 for a ‘House & [lots] 65, 66, 81, 82’ in Leonard Street (RB 1890: 221). Lots 65 and 66, which faced Terry Street, adjoined lots 81 and 82, which fronted Leonard Street. In December 1890 Brown was rated £30 for a ‘Wood house [and lots] 65, 66, 81, 82’, in Leonard Street; he also was rated that year for lot 83, facing Leonard Street (RB 1891:411). Brown built a timber house on the southernmost of two adjacent blocks (lot 82). From 1892, he was rated for lots 81 and 82 in Leonard Street, on which was erected an eight-roomed house (RB 1891-1905). In March 1891 a clearing sale of ‘dairy cattle, horses, implements, etc.’ was held on account of Mr James Brown of Balwyn (*Weekly Times*, 7 March 1891:23).

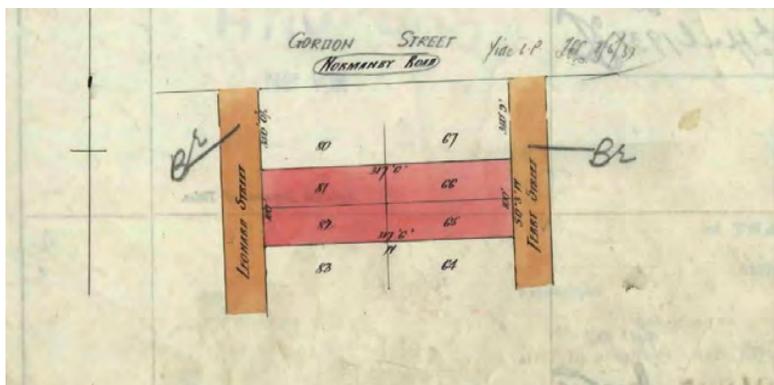


Figure 4. The red shaded area indicates the blocks held in the name of Emma Brown, wife of James Brown, dairyman, from 1888. 28 Leonard Street occupies lot no. 82. (Source: CT: V1995 F058).

By the turn of the century, only five houses had been built in the Cotham Estate: three in Leonard Street and two in Terry Street (S&McD 1901). In the Edwardian era, construction began to accelerate, with nine houses in Leonard Street, five in May Street, and 20 in Terry Street by the outbreak of World War I (S&McD 1915).

In 1908 the property (retaining the four allotments) was transferred from Emma Brown to Thomas Bowers, plumber (CT 1995/058) Until 1933, 28 Leonard Street was the home of Thomas Bowers and his wife Margaret (née Lindsay), along with their large family of seven children (ER 1925; 'Geoff's Tree 2 [Bowers Family Tree] Nov 2018', from Ancestry.com). Until 1906, Thomas and Margaret Bowers had been residing in a timber house at 5 Lorne Road, Hawthorn, named 'Mararoa'. By 1907, they were residing at 28 Leonard Street (RB 1905, 1907, 1908). In 1908, Thomas Bowers gave his address as 'Mararoa', Leonard Street, Balwyn, indicating that the family had named the new house in Balwyn after their old home in Hawthorn (RB 1908). The Net Annual Value of the property increased from £18 to £35 between 1912 and 1915, indicating a substantial enlargement of the house (RB 1911, 1915). This appears to correspond with the projecting gabled bay to the north side elevation of the house, which is Federation Queen Anne in style, and was likely added at this time.

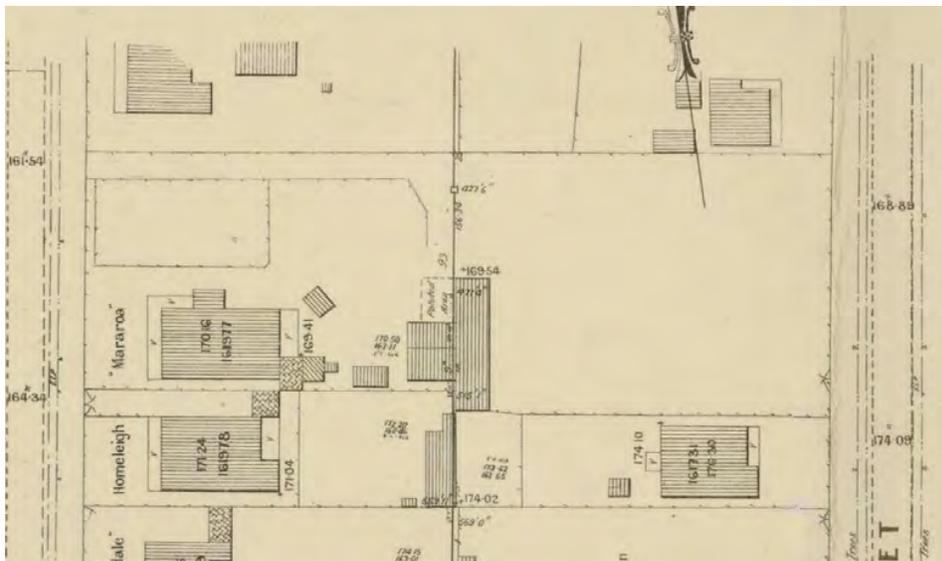


Figure 5. Extract from MMBW detail plan (1926), showing the vacant paddock facing Terry Street, behind lots 81 and 82, which were formerly part of the large holding of James Brown, dairyman, and subsequently Thomas Bowers. Note that the house had been enlarged with the north-side projecting bay by this time. (Source: State Library Victoria)

In 1926 the land adjoining lots 81 and 82 on their rear eastern boundary remained vacant and would have been used as a paddock in association with a linear-shaped building that was most likely a cowshed or a stable (MMBW 1926). The Melbourne & Metropolitan Board of Works detail plan for the Deepdene area in 1927, shows several houses had been erected in Leonard Street, between Haig Street and Kitchener Street. The MMBW plan shows the house at 28 Leonard Street, named 'Mararoa', with a return veranda and occupying a double block. The property includes a fenced paddock on the north side. There is a collection of outbuildings at the rear of the house, accessible via a side driveway (MMBW 1926).

In 1935 the house passed to Thomas Lindsay, and in 1942 to Herbert and Muriel Hambling, who were a mechanic and homemaker respectively.

By 1945 the block had been subdivided, creating two allotments (1945.Melbourne website). The house was reblocked in 1979 (BP). Contemporary development of the site has included the construction of a two-storey studio and pergola at the rear of the property, reworking of the verandah, and internal renovations (BP).

Description and Integrity

'Mararoa', 28 Leonard Street, Deepdene, is a single-storey, double-fronted timber dwelling with a return verandah, erected in the Victorian era. It occupies a relatively level allotment on the eastern side of Leonard Street, a quiet residential street with a typical arrangement of footpath and nature strip, and bluestone kerbs and channels indicating its nineteenth-century origin. The house is raised off the ground and set back from the street behind a modest front garden and a timber picket fence of recent construction.

The dwelling has a roof of corrugated iron with timber-bracketed eaves to the principal (west) facade. The front portion of the dwelling is set under an M-hipped roof (transverse hip to the front, with two hips extending to the rear), with a projecting gabled bay to the north side. A skillion roof covers the rear portion of the house. The return verandah to the principal façade has a shallow concave hipped roof. A pair of original cement-rendered chimneys with moulded, Italianate cornices rises from the ridgelines of the two rear hips.

The principal (west) elevation is timber block-fronted, to simulate ashlar stonework, while the side elevations are clad in weatherboard. This façade is arranged symmetrically, with a central, panelled timber front door with a large leadlight to the top half, flanked by narrow sidelights of leaded glass, and a rectangular fanlight above. Simple double-hung, timber-framed sash windows with moulded timber architraves and sills sit either side. An elevated full-width verandah, with simple chamfered timber posts, which have lost their capitals, brackets and frieze, screens this façade. All posts, to the front section and the north side return of the verandah, have the same chamfered form, typical of the nineteenth century, suggesting that this is its original extent. The verandah return now terminates at the western wall of the projecting gabled bay, and shelters a small, Federation/Art Nouveau-style timber-framed window of leaded glass, typical of the first years of the twentieth century.



Figure 6. The return portion of the verandah terminating at the gabled bay added in the Edwardian era. (Source: Context 2018).

The projecting gabled bay has a pair of simple double-hung timber-framed windows on its northern elevation, sheltered by an awning of corrugated iron on simple timber struts. The gable end is finished with simple faux half-timbering, and the deep eaves have boarded soffits.

The soft and hard landscaping of the place is all recent in date. Utilitarian, timber-paling fencing delineates the northern and southern boundaries, and a simple timber picket fence defines the front, with a gate allowing vehicular access to the north. A brick-paved driveway extends down the northern side of the house, a curved path branching off to service the front steps. The modest front garden features large, curved garden beds with brick edging, planted with low-profile shrubs, as well as a mature eucalypt and a central grassed area. A two-storey studio constructed in 1986 (BP) is not visible from the public domain.

'Mararoa' is of relatively high integrity with some changes visible to original or early elements of the place. The building retains its early building form and roof forms (including an Edwardian-era addition to the north elevation and modification of the verandah), two original chimneys, block-fronted façade and fenestration. Changes to the property include some loss of original detail, including one chimney, the verandah brackets and frieze, as well as like-for-like replacement of corrugated iron roofing, replacement of the verandah floor and remodelling of the rear of the dwelling.

Comparative Analysis

There is only a handful of intact nineteenth-century dwellings that survive in Balwyn, Balwyn North and Deepdene, most of them strung along just north of Whitehorse Road along the southern boundary of Balwyn.

There are seven pre-1901 houses in the area currently in the Boroondara Heritage Overlay. Two of them are Federation Queen Anne in style (1 Salisbury Street and 199 Whitehorse Road, Balwyn), so are not considered appropriate comparisons for 'Mararoa'. The remaining five are:



HO192 9 Barnsbury Road, Balwyn (1861)
(Source: National Trust)

'Canonbury', 9 Barnsbury Road, Balwyn, is of local architectural significance as an example of an early Italianate villa. The stuccoed villa is single storied and symmetrically planned with a gabled central porch with finial. The current return verandah is a later addition/replacement (c1870s or '80s).



HO390 'Colongulac', 11 Luena Road, Balwyn North (c1892) (Source: VHD)

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



(Recommended for HO) 192 Doncaster Road, Balwyn North (1856) (Source: Built Heritage Pty Ltd)

192 Doncaster Road, Balwyn North, is of local historical significance as an early Victorian stone farmhouse of 1856 which 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, reserved in 1841.



(Recommended for HO) Fankhauser Farmhouse 224 Belmore Road, Balwyn North (also known as 4 Collins Court) (1870s/80s) (c1870s-80s) (Source: Built Heritage Pty Ltd)

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 '80s, 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.



(Recommended for HO) 17 & 19 King Street, Balwyn (c1893) (Source: Built Heritage Pty Ltd)

17 and 19 King Street, Balwyn, are of local historical and aesthetic significance as a pair of double-fronted, timber Italianate houses with typical features. They are largely externally intact apart from a double-storey extension to the rear of number 17.

The remaining surviving Victorian houses, intact and altered, were identified as part of the street-by-street survey by the 'Balwyn and Balwyn North Heritage Study (incorporating Deepdene & Greythorn)' (Built Heritage, 2015). A number were assessed and recommended for the Heritage Overlay, while others were simply identified but not assessed (including 28 Leonard Street).

In comparison with other nineteenth-century houses on the Heritage Overlay, particularly those of a similar scale as 'Mararoa', it is at the high end in regard to its intactness but it is one of the more modest examples in regard to its detailing, particularly compared to the houses at 9 Barnsbury Road, Balwyn (HO192), and 'Colongulac' 11 Luena Road, Balwyn North (HO390), both of which exhibit a fine level of detail. It compares well to the timber houses at 17 and 19 King Street (recommended for HO) in terms of its intactness. Notwithstanding its architectural modesty, it remains as one of few largely intact Victorian-era cottages that represent the period of development associated with early suburban development in the Deepdene and the larger Balwyn area.

'Mararoa' was built in 1889 for a dairyman, with outbuildings located to the south of the house and an adjoining rear paddock, so in some respects can be compared to other early houses that were built for a similar purpose, notably those recommended for HO inclusion at 192 Doncaster Road, Balwyn North (1856) and Fankhauser farmhouse, 224 Belmore Road, Balwyn North (1870s/80s). While it is a later example than both 192 Doncaster Road and the Fankhauser farmhouse, it is of comparable or higher intactness: Fankhauser farmhouse, in particular, has lost one of its chimneys and entire front verandah. 'Mararoa' is distinguished amongst these farmhouses in that it retains many original or early elements of the house, including original building form and roof forms (including an early addition to the north elevation), original chimneys, block-fronted façade and fenestration, as well as its original front setback. 'Mararoa' has, however, very little in its siting or setting to indicate its original use as a dairy house. The house was built in keeping with the 1884 suburban subdivision, situated neatly on a single allotment with its front façade facing and close to the newly surveyed street. In contrast, the irregular front setback and/or alignment of the three comparator farmhouses indicated that they predated the suburban development of their surroundings. Since the construction of 'Mararoa', the three adjoining allotments where the dairy outbuildings and paddocks were located have been subdivided off and redeveloped. It appears that none of the outbuildings have survived on this or the other three allotments, which is also the case at all three comparator farmhouses. Finally, it appears that 'Mararoa' was associated with agricultural production perhaps only tenuously and for a relatively short period of time. While it was occupied by a currier (horse groomer) in 1897, by the turn of the century no such uses were recorded in the street directories (though, for example, another dairyman was listed on Terry Street at that time). In conclusion, while developed for a small-scale agricultural use, this was in a suburban context and of brief duration, and there is nothing to distinguish 'Mararoa' from other suburban development in Deepdene/Balwyn at this time. Survivors from any sort of nineteenth-century development are, however, rare in the area.

Historically, as an early surviving Victorian-era dwelling, 'Mararoa' provides tangible evidence of Balwyn and Deepdene's earliest suburban development. It was built in c.1889 on the Cotham Estate (1884), and predates the opening of the Outer Circle Railway in 1891. Following the railway's closure, 'Mararoa' remained as one of few houses on the estate until the line reopened a decade later and the associated substantial expansion of the area in the Edwardian period prompted denser suburban development. Of the five nineteenth-century houses built in the Cotham Estate, it appears to be the only survivor. This is in contrast with a larger number of Edwardian houses (e.g., 22 Leonard Street, 11, 12 and 19 Terry Street), and interwar houses in the area, though much of the housing stock of these two eras has also been replaced. Though 'Mararoa' has lost some of its (original?) verandah detailing, it remains legible as one of few surviving nineteenth-century dwellings in the area, and the only surviving example in the Cotham Estate.

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).

Historically, 'Mararoa' is significant for demonstrating nineteenth-century development in Deepdene, few examples of which remain. Its nineteenth-century origins are demonstrated by its intact Victorian-era form, including its M-hipped roof and return verandah, and details such as Italianate-style chimneys and block-fronted façade.

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

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

CONTEXT

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).

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?

'Mararoa', 28 Leonard Street, Deepdene, built in c.1889 for Emma Brown and her husband, dairyman James Brown, is significant. It was extended c1912-15 by the addition of a projecting gabled room on the north side. The return section of the verandah may have been constructed at this time as well.

The front fence and the two-storey studio and pergola, constructed at the rear of the property in 1986 and 1990 respectively, are not significant.

How is it significant?

'Mararoa' is of local historical significance to the City of Boroondara.

Why is it significant?

Historically, 'Mararoa' is a rare example of nineteenth-century development in Deepdene (formerly Balwyn) prior to the opening of the Outer Circle railway line and accompanying suburban subdivision. Built c.1889 on the Cotham Estate (1884), there are only a few houses that survive largely intact from this period in the Deepdene/Balwyn area. Its nineteenth-century origins are demonstrated by its intact Victorian-era form, including its M-hipped roof and verandah, and details such as Italianate-style chimneys and block-fronted façade (Criteria A and B).

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

References

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

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Camberwell and Boroondara Borough Rate Books, 1892-1907.

Certificate of Title vol. 1995, fol. 886 (1888).

Certificate of Title vol. 6491, fol. 058 (1941).

City of Camberwell. Building Card '28 Leonard Street, Deepdene'.

Commonwealth Electoral Rolls (ER), 1906-1943.

'Cotham Estate, Upper Hawthorn', c.1884, Wilcox, Melbourne (State Library Victoria).

'Geoff's Tree 2 Nov 2018 [Bowers family]', Ancestry.com

MMBW Detail Plan No. 2955, Municipality of Camberwell, dated 1927 (State Library Victoria).

Parish Plan Boroondara 1931, Department of Lands and Survey, Melbourne.

Sands and McDougall. Melbourne Directories, as cited.

Victorian Places 2015, 'Balwyn', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 4 October 2018.

Weekly Times, as cited.

Young, John c1950, 'Hill road, North Balwyn', *Victorian Places* John Young Collection, <http://www.victorianplaces.com.au/node/69337>, accessed 3 October 2018.

PEER REVIEW

1st Deepdene Scout Hall

Prepared by: Context

Address:

32 Whitehorse Road, Deepdene

Name: 1st Deepdene Scout Hall	Survey Date: October 2018
Place Type: Community	Architect: Harry A. Norris; Best Overend (additions)
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: 1932, 1952 (additions)



Figure 1. View of 1st Deepdene Scout Hall at 32 Whitehorse Road, Deepdene. (Source: Context, August 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

CONTEXT

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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

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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.

Postwar development

In the late 1940s, the Housing Commission of Victoria acquired land at the south-west corner of Balwyn and Belmore roads, which was developed into an estate of 200 detached and semi-detached red brick dwellings. Many of these houses were dedicated as public housing for war widows. A small group of shops at the corner of Hilda Street and Tivey Parade was also built to serve this new neighbourhood.

From 1947, Balwyn (and the new suburb of Balwyn North) were acknowledged not only as epicentres for the Small Homes Service but also for modern-architect designed homes in general. A number of notable architects, including Robin Boyd, designed Modernist homes in Balwyn in the 1950s and 1960s, particularly in the streets east of Balwyn Road, including the elevated area around Beckett Park. Several new churches were also constructed, extended or rebuilt in the postwar period to provide for burgeoning congregations (Built Heritage 2015:12). This included new Catholic churches at Deepdene and Balwyn.

Since the 1990s, a significant influx of new immigrants into the area has seen the extensive replacement of modest interwar homes with new residential development. The suburb of Balwyn today is favoured by many new home-owners, especially Chinese buyers, for access to Balwyn High School – a co-educational government secondary school with nearly 2000 students.

Boy Scouts and Girl Guides

The suburbs of Boroondara were amongst the first in Melbourne to embrace the scouting movement in the early twentieth century. The first local scout troop – and one of the first in Victoria – was the First Camberwell troop (aka 'Melba's Own'), which dates to 1908. It is said to have been formed by boys from Camberwell Grammar School, without any prompting or assistance from adults, although this claim has been disputed by others (McConville 1991, 'Camberwell Conservation Study', vol 2:106). The following year, a counterpart emerged in Kew. As was poetically recorded in an article published to mark its Silver Jubilee in 1959:

When a horse-drawn tram plied between the Cemetery gates and Victoria Bridge and the built-up area ended before you travelled as far as Deepdene, a group of Kew boys attended a Christmas camp on Colonel J. Broderick's property at Cockatoo. It was the summer of 1908, and even then some idea of what Baden-Powell meant by Scouting for Boys must have reached Kew, for in 1909 the first Scout Troop was formed by a Mr. Le Grew. (Kew Advertiser, 1959, quoted in Brad Miles 1995, 'A Brief History of Scouting in Kew', typescript, May 1995:1).

By that time, local scouting groups had also been formed in Hawthorn and Surrey Hills, as well as a Hawthorn branch of the Boys Naval Brigade, which met at the Augustine Church (Peel, Zion and Yule 1993, *A History of Hawthorn*: 82). Towards the end of 1909, when the newly-formed Victorian Section of the Australian Imperial Boy Scouts established a framework of twenty metropolitan districts, the troops at Hawthorn, Kew and Camberwell were united under the banner of Metropolitan District No 12 (Miles 1995:1). Girl Guides, meanwhile, were not far behind; in February 1911, a meeting was held at 306 Burwood Road to enrol local girls in the 1st Hawthorn Troop of the Australian Girl Guides – the first registered Girl Guide troop in Australia. The First Canterbury Troop of Boys Scouts had been formed by 1916; five years later, it was re-badged as 'Lady Best's Own', after the wife of Sir Robert Best, MHR, who served as their patron. Other early local troops included Second Hawthorn and Third Hawthorn – the latter formed by students of Scotch College, which had relocated to the area in 1916.

The popularity of scouting in Victoria burgeoned from the early 1920s, and the study area was no exception. In 1922, Kilby's Farm, on the banks of the Yarra at East Kew, was chosen as the venture for the second annual Colonel Cohen Shield, a statewide scouting competition. Fittingly,

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the event was won that year by the First Kew troop. Two years later, the same event was held on land along Gardiner's Creek in Kooyong, where one of the events was to build a trestle bridge across the creek (*Argus*, 4 November 1924:9). The First Kew troop won the competition for a second time in 1925, when it was staged in Ballarat.

The mid-1920s was otherwise notable for a boom in the construction of purpose-built scout halls in the study area. The First Canterbury Troop (aka Lady Best's Own) was the first to obtain their own building, for which a foundation stone was laid by their eponymous patron in March 1924. As noted by Chris McConville, this was only the fifteenth scout hall to be erected in all of Victoria, and its opening reportedly marked 'another epoch in the scouting movement in Victoria' (McConville 1991:106). This milestone was duly followed by the opening of counterparts for other pioneer troops in the area: the First Camberwell troop in Palmerston Street, Camberwell (1925), the First Surrey Hills troop in Robinsons Road, Surrey Hills (1927; demolished) and the First Kew troop at 129 Disraeli Street (1927; demolished) (*Argus*, 25 July 1927:13).

The interwar period otherwise saw a proliferation of new scouting troops across the study area. In the Kew area alone, the First Kew troop was complemented by Second Kew (1924), Third Kew (1925), Fourth Kew (1925), Fifth Kew (c.1927), Sixth Kew (1932), Seventh Kew (1932) and Eighth Kew (c.1933). Not all of these, however, met with lasting success. Most occupied existing premises, such as church or school halls. A purpose-built scout hall was erected in Whitehorse Road in 1932 for the First Deepdene troop and the Fourth Kew troop erected a building of its own in Glass Street in 1935. There were no fewer than twenty scout troops in the City of Camberwell by the early 1950s, and twelve in Kew by 1960 (*The City of Camberwell, Melbourne, Victoria*, unpaginated pamphlet, 1953; W.D. Vaughan 1960, *Kew's Civic Century*: 161-62). In more recent years, a number of local scout troops have discontinued or merged. Today, less than twenty scout troops remain in operation in the Boroondara District of Victoria's scouting organisation, which corresponds, more or less, to the study area. These include several foundation troops, such as the First Kew, First Hawthorn, First Canterbury, First Balwyn, First Balwyn North, First Hartwell and First Camberwell South. Of these, the First Canterbury troop still occupies its original pre-war scout hall – the oldest in the study area.

Other early scout halls in the City of Boroondara include: HO691 First Canterbury Scout Hall, 25 Shierlaw Avenue, Canterbury (1924); former First Camberwell Scout Hall, 12 Palmerston Street, Camberwell (1925) – part HO159; and Fourth Kew Scout Hall, 13 Glass Street, Kew (1935).

Place History

A parcel of land fronting Whitehorse Road, Deepdene, and measuring 67ft x 140 ft, was purchased at a cost of £600 for the purpose of a establishing a new scout hall in c.1927 (*Age*, 31 October 1932:6; *Argus*, 31 October 1932:11). The Boy Scouts were well established in the Camberwell district by then, with seven patrols already established by the late 1920s. A paling fence was erected at the new site in 1927, but little else appears to have been done towards construction (*Argus*, 11 August 1927:7). As part of fund-raising for the new hall, a dance was held at the Camberwell Masonic Hall in 1928 (*Herald*, 19 April 1928:35). Subsequent delays with commencing construction were possibly due to the Depression.

Plans for a new scout hall were drawn up by the office of notable Melbourne architect Harry A. Norris. A foundation stone for the new brick building was laid in place, and the building was officially opened by the Chief Commissioner of Scouts on 29 October 1932. The building included a main assembly hall, with a group of smaller rooms attached to the south, including a kitchen with a servery hatch, a scout master's office, a storeroom, and male and female toilets (Public Building file, PROV). The hall was set well back from the front boundary, leaving room for a parade ground (flood-lit from the main building) and a flagpole was erected in front of the building. The wording 'FIRST DEEPDENE' above a fleur-de-lis, the symbol of Scouting, decorated the front of the building. The cost of the construction and furnishing of the building was £1450 (*Age*, 31 October 1932:6).

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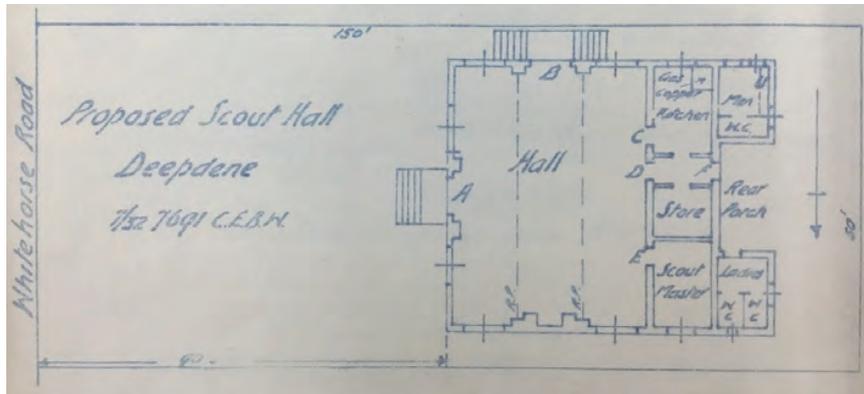


Figure 2. Original layout of Deepdene Scout Hall, c.1932. (Source: Public Building file, PROV)

Dances were held in the hall in the 1930s to raise money for the scout troop. A day kindergarten was also operating in the building in 1938 under the direction of Miss Kilgour (Public Building file, PROV).

The post-war period saw major suburban growth in Deepdene and Balwyn, and as scouting grew in popularity in the 1950s it is likely that the hall needed to be enlarged to meet the growing demands of the local group, which now incorporated not only Boy Scouts, but also Cubs and Rovers. The Deepdene Scout Hall was extended in 1952 to a design by Melbourne architect Best Overend. This addition comprised a new bay extending to the east and comprising two levels and a staircase. Existing windows on the east elevation were filled in as part of this alteration and new steel windows were installed on the north elevation. The upper level of the new extension provided four offices – one each for the 'Scouts', 'Cubs', 'Seniors' and 'Rovers' – while the lower level was designated as a store (Public Building file, PROV). In 1962 a low cyclone fence at the property's front boundary was erected (BP).

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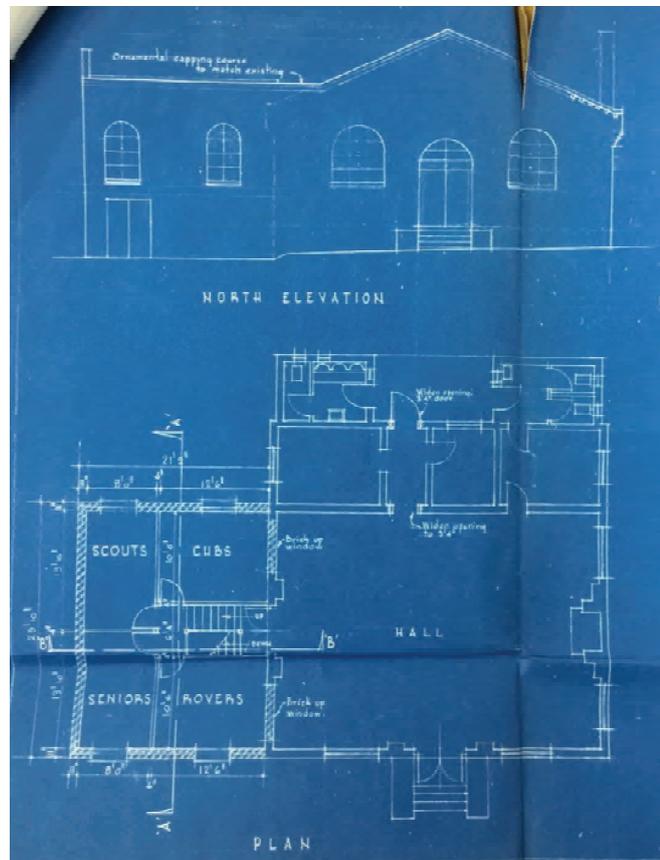


Figure 3. Best Overend Architect, Plan of Deepdene Scout Hall, c.1952, showing proposed alterations to the building. (Source: Public Building file, PROV)

Harry A Norris

Harry Albert Norris (1888-1967) was born in Hawthorn, a son of a bootmaker. He was articled to architects Ward & Carleton between 1906 and 1911, a Melbourne firm that undertook modest domestic, commercial and industrial commissions. In 1910, he won second prize in the Royal Victorian Institute of Architecture student competition (Gurr and Willis 2012:502-3).

Norris commenced his sole practice from c1915, and by 1920, he was established in an office in Collins Street. His early works included domestic and commercial projects, with a significant number of motor garages, factories and bakeries. His younger brother Frank Leonard Norris (1903-1976), who gained a Diploma in Architecture from the University of Melbourne, also joined the practice (Gurr and Willis 2012:502-3).

Harry Norris also participated in a number of business ventures with Alfred M Nicholas. A M Nicholas played a key role in Victoria's motoring industry and, with his pharmacist brother George, he ran the highly successful Nicholas Pty Ltd, which was associated with the development and marketing of 'Aspro' in Australia. The close relationship between Norris and Nicholas resulted in a number of substantial architectural commissions, including the Nicholas Building, Swanston Street (1925-26), and two Nicholas residences: 'Carn Brea', Hawthorn (rebuilt in 1928) and 'Burnham Beeches', Sherbrooke (1930-33). In addition, Norris was appointed as the architect of the St Kilda

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Road campus of Wesley College, substantially rebuilt in 1933-39, following a bequest from Alfred and George Nicholas (Gurr and Willis 2012:502-3).

Norris also had a long relationship with the retailer G J Coles, who sent him to the United States in 1929 to investigate chain store architecture. Norris was responsible for designing and altering many Coles stores across Victoria from c1927, and in Sydney from c1938 (Gurr and Willis 2012:502-3).

Norris regularly travelled overseas, particularly in the United States, in 1934, 1936 and 1937 to observe overseas architectural trends (Gurr and Willis 2012:502-3).

Completing a number of influential examples of the key styles of the era, Norris became one of Victoria's most prolific commercial architects in the 1920s and 1930s. Victoria Gurr and Julie Willis's entry for Norris in *The Encyclopedia of Australian Architecture* sums up his architectural achievements as follows:

From the mid-1920s onwards, Norris was enthralled by the possibilities of faience and showed himself to be remarkably adept at employing a wide range of stylistic approaches. From the cobalt-blue Spanish Baroque of Majorca House, Flinders Lane, Melbourne (1931) to the blush pink of the remodelled façade of the G.J. Coles Store, Bourke Street, Melbourne (1929) with its Jazz-Hispanic detailing, he demonstrated the possibilities of colour and modelling with faience to great effect. He was an early exponent of the Moderne, such as at Block Court, Collins Street, Melbourne (1929) and with the streamlined façade of Melford Motors showroom, Elizabeth Street, Melbourne (1937), which reached a high point with Mitchell House, Elizabeth Street, Melbourne (1938). The design for the Vice-Chancellor's House at the University of Melbourne (1937) showed a similar concern for materials and style, being a gentle Georgian Revival house given a modish twist by the use of Roman bricks that emphasised horizontality. His Mission to Seamen, Port Melbourne (1937, [since] demolished) was a confident essay in Dudokian modernism (Gurr and Willis 2012:502-3).

Norris retired on his 75th birthday, dying six months later.

(Acheson) Best Overend

Born in 1909 in Launceston, Tasmania, as the son of a Methodist minister, Best Overend was educated in Melbourne at Wesley College. By 1926, Overend was articled to the firm of H. Vivian Taylor, who had gained renown for his specialisation in acoustic design, particularly in cinemas and radio stations. Studying at Swinburne Technical College and later at the University of Melbourne Architectural Atelier, Overend completed his training in 1931 and left Australia for London.

After gaining experience with Modernist architects in London, Overend returned to Australia in 1933 to re-join H. Vivian Taylor in partnership, along with G.A. Soilleux, under the name of H. Vivian Taylor, Soilleux and Overend. During this time, Overend designed a series of Modernist buildings, including the notable 'Cairo' flats in Fitzroy, a complex known for its functionalism.

An avid proponent of Modernism in Australia, Overend wrote on the topics of architecture in various publications, including a regular column in *The Argus*.

Overend grew restless in his career, and by 1937 he left the partnership to become third officer on a ship which had been sold to Chinese owners (*Examiner* 14 May 1937: 11). During his travels, Overend saw China, Japan and travelled across Siberia before seeing the Paris Exposition in 1937 and working intermittently as an architect. Returning to Australia in May 1938, Overend returned to architectural practice under his own name. He went on to work with émigré architects on several buildings, while advocating strongly for prefabrication in architectural design. Overend died in 1977.

Description and Integrity

'1st Deepdene Scout Hall', 32 Whitehorse Road, Deepdene, is a modest brick hall constructed in the interwar period, in a restrained Romanesque Revival style. Located on the south side of

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Whitehorse Road, it is situated just to the east of the Outer Circle Trail, along the former Outer Circle railway line that once serviced much of the modern City of Boroondara. The Scout Hall is sited on a large parcel sloping gently to the east, with a generous setback comprising almost two-thirds the depth of the entire allotment. A low cyclone fence, erected in the post-war period, delineates the property's front (northern) boundary.



Figure 4. Large front setback and principal frontage of the scout hall. (Source: Context 2018)

L-shaped in plan, the main roof form of the scout hall comprises two gables covering the main body of the building, and a skillion roof that shelters an extended wing to the rear, housing the kitchen, scout master's office, storeroom and toilet facilities. The gabled roof to the western part of the building houses the original single-storey scout hall structure, constructed in 1932, while the transverse gabled roof to the east, hidden behind a straight parapet, covers the two-storeyed extension erected in 1952. An original tall, utilitarian red brick chimney rises from the westernmost eave.

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Figure 5. Evidence of the original corbelled eave that was infilled by the 1952 extension at the eastern end of the original scout hall building. (Source: Context 2018)



Figure 6. Red-blue clinker brick detailing provides subtle visual interest to the principal façade. (Source: Context 2018)

The arrangement of the principal façade has been rendered asymmetrical by the 1952 extension, consisting of a single-storey gabled bay to the west and a rectangular bay to the east. The gable end is supported on a corbelled eave at the west end of this elevation, and the irregular stretcher bond evidences where the brickwork has been infilled by the later extension on the east side. Subtle visual interest is provided to this facade with the use of red-blue brick panelling, brick header detailing to the arched window and door openings, and ornamental dentil course brickwork to the eaves suggesting a Romanesque corbel table; these details were also carried to the 1952 extension. Five terracotta vents are arranged in a cross-shaped configuration near the apex of the gable end. Beneath this sits a painted cement-rendered panel with the words 'First Deepdene' inscribed, and a plaque with the fleur-de-lis motif, the symbol of Scouting.

Fenestration is intact and consists of paned steel-framed windows. Entry to the Scout Hall is provided through a pair of central, utilitarian timber doors with a nine-paned, semi-circular arched fanlight at the gabled bay, serviced by four clinker brick steps flanked with brick planter boxes. A twelve-paned, semi-circular arched window with brick sill sits either side of the doors.

The rectangular bay to the east constructed in 1952 provides vehicular access to the building through a later roller garage door. Above, at the first floor, is a pair of nine-paned, rectangular windows with brick sills.

The visible side (west) elevation is of red-blue clinker brick. Fenestration is intact and arranged irregularly, with cement rendered lintels unifying the penetrations. There is a pair of square, steel-framed windows with nine panes at the north, and a smaller rectangular window with four panes further south, possibly installed during the 1952 alterations. The rear (south) elevation is of red-blue clinker brick and comprises the rear toilet wings and a porch that has been infilled, presumably since the 1952 extension.

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Fencing to the property boundaries differ in style and materials, and includes a low cyclone fence erected in the post-war era to the front property edge, timber fencing at the sides a high, later cyclone fence topped with barbed wire to the rear.

Shallow setbacks exist to the rear and side (west) of the scout hall, allowing for simple grassed spaces with wooden planter boxes and several plane trees. There is a substantial setback to the front (north) of the property, with a long concrete path extending from the footpath to the front steps of the scout hall. To the east of the path is a sizeable gravelled area intended as a parade ground, and the space to the west is grassed with several timber planter boxes. Several eucalypts and low-profile plantings are located immediately behind the front fence.

The Scout Hall is of high integrity with few changes visible to early or original elements of the place. The 1932 building retains its original building and roof form, brick chimney, unpainted brickwork and patterns of fenestration. The 1952 extension has been designed sympathetically, and constructed in response to the growing demands of the local group, therefore contributing to the significance of the place. The integrity of the place is greatly enhanced by the retention of the generous front setback, originally intended as a parade ground.

Comparative Analysis

The design of scout halls prior to World War II ranged from simple halls to more elaborate architect-designed buildings. The earliest known surviving scout hall in Victoria is thought to be the 1st Mordialloc Scout Hall, which was built in 1914. It is a simple gabled timber building with multi-paned windows. The Ivanhoe Sea Scouts Hall dates from 1917, but it was originally built for a local gun club and has been altered, extended and partially rebuilt following a fire.

The growing popularity of scouting in the 1920s and 30s meant that some troops were able to construct more elaborate architect-designed buildings. Known examples included two built in 1931: 1st Alphington, an Old English timber building clad in cement sheet and weatherboards designed by Plaisted & Warner, and 1st Carlton, a brick building designed by Harry James, which has been described as 'Neo-Baroque'. Perhaps the finest scout hall of this (or any period) is the Old English 1st Dandenong, erected to a design by architect, Ivan Diment, in 1933 at a cost of 3,000 pounds, which was donated by Ada Armytage who was a great supporter of the scouting movement and benefactress for the Dandenong Troop.



HO362 1st Alphington Boy Scout Hall no. 20 of 1931, Individually Significant place within Alphington East Precinct, City of Yarra (Source: VHD)

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HO326 1st Carlton Troop Boy Scouts Association Hall of 1931 City of Yarra (Source: VHD)

The 1st Deepdene Scout Hall, built in 1932, is among the earliest surviving purpose-built scout halls within the City of Boroondara. The three earliest scout halls to survive in the municipality are the 1st Canterbury of 1924 (25 Shierlaw Avenue, Canterbury, HO691) the 1st Camberwell of 1925 (12 Palmerston Street, Contributory in HO159), and the 4th Kew of 1935 (13 Glass Street, Kew East). All three are still occupied by the scouts. The design of each of these three examples, using timber construction, is characteristic of scout halls built prior to 1930.



HO691 1st Canterbury Troop Boy Scouts Association Hall of 1924 City of Boroondara (Source: Context)

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HO159 1st Camberwell Troop Boy Scouts Association Hall of 1925 City of Boroondara (Source: Melbasown.com)



HO326 4th Kew Troop Boy Scouts Association Hall of 1935 City of Boroondara (Source: 4thkewscouts.org.au)

The 1st Deepdene Scout Hall is one of four pre-World War II scout halls to survive in the City of Boroondara. Design and construction of the 1st Canterbury, 1st Camberwell and 4th Kew scout halls are all characteristic of scout halls built prior to 1930, using simple timber construction and showing the influence of the bungalow styles popular in the interwar period. As the only pre-war scout hall of brick construction in the municipality, the 1st Deepdene is a good example of the growing popularity of scouting in the interwar period, which meant that some troops had the financial means to construct more elaborate buildings, sometimes to the design of an architect.

As scouting grew in popularity, so did the need to extend the current headquarters of many troops, usually in an ad hoc fashion and rarely in sympathy to the extant building. What sets the 1st Deepdene Scout Hall apart is the way that the 1952 addition integrates with the original design intent. This includes a similar use of materials and detailing as evident in the use of red-blue clinker-brick panelling and the extension of the ornamental dentil brick leader detailing to the eaves

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maintaining a Romanesque corbel table. The 1st Deepdene Scout Hall is of comparable integrity and intactness to the 1st Alphington Scout Halls, as it too had later additions designed in sympathy to the style of the original building: major additions were erected in 1936, 1937 and 1957, in a matching Old English style, with weatherboard to dado height and half-timbering above. The 1st Canterbury Scout Hall was also added to extensively in 1961, 1984-86 and 1991, and is far less intact than the 1st Deepdene.

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).

The 1st Deepdene Scout Hall is of historical significance for its demonstration of the early popularity of the scouting movement in the suburbs of Boroondara, some of the first in Melbourne to embrace the movement in the early twentieth century. It provides tangible evidence of the formative period after World War I when scouting had become established and scout troops began to construct permanent and purpose-built places to meet. As one of four pre-World War II scout halls to survive in the City of Boroondara, and the only scout hall of brick construction in the municipality, the 1st Deepdene Scout Hall is a strong example of the growing popularity of scouting in the interwar period, which meant that some troops had the financial means to construct more elaborate buildings, sometimes to the design of an architect. Furthermore, its construction in the interwar period and enlargement in the early post-war period demonstrate the major periods of suburban growth in Deepdene and Balwyn, with the resultant population rise.

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 1st Deepdene Scout Hall represents the modest sort of halls built for Scouts during the interwar period. While a simple gable-fronted hall, interest was created by the use of multiple brick colours and the use of round arched openings and a corbel-table to the gable, suggesting a Romanesque Revival influence.

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

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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).

The 1st Deepdene Scout Hall is of social significance for its long and continuing association with the Deepdene-area Scouts who have met on this site for over 85 years.

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 1st Deepdene Scout Hall, at 32 Whitehorse Road, Deepdene, built in 1932 to designs by architect Harry A. Norris, is significant.

The later extensions, built in 1952 to designs by architect Best Overend, are of contributory significance, demonstrating the continuing use of the hall and growing popularity of scouting. The generous front setback, originally intended as a parade ground, is also contributory.

The front fence is not significant.

How is it significant?

The 1st Deepdene Scout Hall is of local historical, architectural (representative) and social significance to the City of Boroondara.

Why is it significant?

The 1st Deepdene Scout Hall is of historical significance for its demonstration of the early popularity of the scouting movement in Boroondara, the suburbs of which were amongst the first in Melbourne to embrace the movement in the early twentieth century. It provides tangible evidence of the formative period after World War I when scouting had become established and scout troops began to construct permanent and purpose-built places to meet. As one of four pre-World War II scout halls to survive in the City of Boroondara, and the only scout hall of brick construction, the 1st Deepdene Scout Hall is a strong example of the growing popularity of scouting in the interwar period, which meant that some troops had the financial means to construct more elaborate buildings, sometimes to the design of an architect. Furthermore, its construction in the interwar period and enlargement in the early post-war period demonstrate the major periods of suburban growth in Deepdene and Balwyn, with the resultant population rise. (Criterion A)

The 1st Deepdene Scout Hall represents the modest sort of halls in brick construction built for Scouts during the interwar period. While a simple gable-fronted hall, interest was created by the use of multiple brick colours and the use of round arched openings and a corbel-table to the gable, suggesting a Romanesque Revival influence. (Criterion D)

The 1st Deepdene Scout Hall is of social significance for its long and continuing association with the Deepdene-area Scouts who have met on this site for over 85 years. (Criterion G)

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:

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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

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PEER REVIEW

'Bel-Air'

Prepared by: Context

Address:

113 Yarrbat Avenue, Balwyn

Name: 'Bel-Air'	Survey Date: October 2018
Place Type: Residential	Architect:
Grading: Significant	Builder: C F Wheatland
Extent of Overlay: To title boundaries	Construction Date: 1938; altered 1965, 1988



Figure 1. View of 113 Yarrbat Avenue, Balwyn. (Source: Context, August 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 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

The logo for Context, featuring the word "CONTEXT" in a bold, sans-serif font with a stylized circular icon to the left.

BALWYN HERITAGE PEER REVIEW STAGE 2

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.

The interwar period saw significant expansion of Balwyn and Deepdene. 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.

Postwar development

In the late 1940s, the Housing Commission of Victoria acquired land at the south-west corner of Balwyn and Belmore roads, which was developed into an estate of 200 detached and semi-detached red brick dwellings. Many of these houses were dedicated as public housing for war widows. A small group of shops at the corner of Hilda Street and Tivey Parade was also built to serve this new neighbourhood.

From 1947, Balwyn (and the new suburb of Balwyn North) were acknowledged not only as epicentres for the Small Homes Service but also for modern-architect designed homes in general. A number of notable architects, including Robin Boyd, designed Modernist homes in Balwyn in the 1950s and 1960s, particularly in the streets east of Balwyn Road, including the elevated area around Beckett Park. Several new churches were also constructed, extended or rebuilt in the postwar period to provide for burgeoning congregations (Built Heritage 2015:12). This included new Catholic churches at Deepdene and Balwyn.

Since the 1990s, a significant influx of new immigrants into the area has seen the extensive replacement of modest interwar homes with new residential development. The suburb of Balwyn today is favoured by many new home-owners, especially Chinese buyers, for access to Balwyn High School – a co-educational government secondary school with nearly 2000 students.

History

The subject site originally comprised lot 7 of section 13 in the Canterbury Park Estate residential subdivision.

CONTEXT

PEER REVIEW

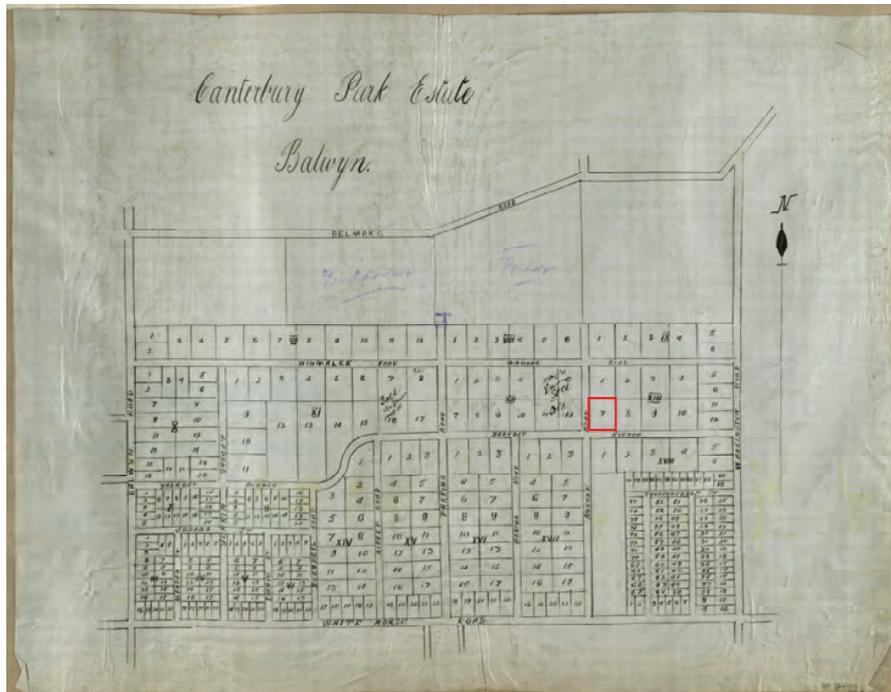


Figure 2. 'Canterbury Park Estate Balwyn' 190- residential subdivision with subject allotment outlined in red box. (Source: State Library of Victoria)

As noted above, following Elgar's survey the surrounding area was used predominately for agricultural purposes until the 1880s, when subdivision of land to form residential estates began taking place, spurred on largely by the Outer Circle Line proposed in 1876 (*Argus* 30 May 1876:6; *Age* 22 June 1888:2). Canterbury Park Estate's first subdivision sale 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 a 1910 subdivision sale of Canterbury Park Estate, 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).

C F Wheatland built the two-storey cream brick residence, 'Bel-Air', at 113 Yarrbat Avenue, Balwyn, for Crawford Leslie Johnston Wilson in 1938 at a cost of £2,600 (BP 10142/1938; S&Mc 1940). The original building plans were not signed by an architect, suggesting that Wheatland was the designer as well. The prominent corner position of the residence, its fashionable modern features and generous gardens, allude to the financial security and status of Wilson. Wilson served in World War Two as a soldier but by 1958 was recorded as a company director (ER 1954; *Age* 22 August 1958:16).

CONTEXT

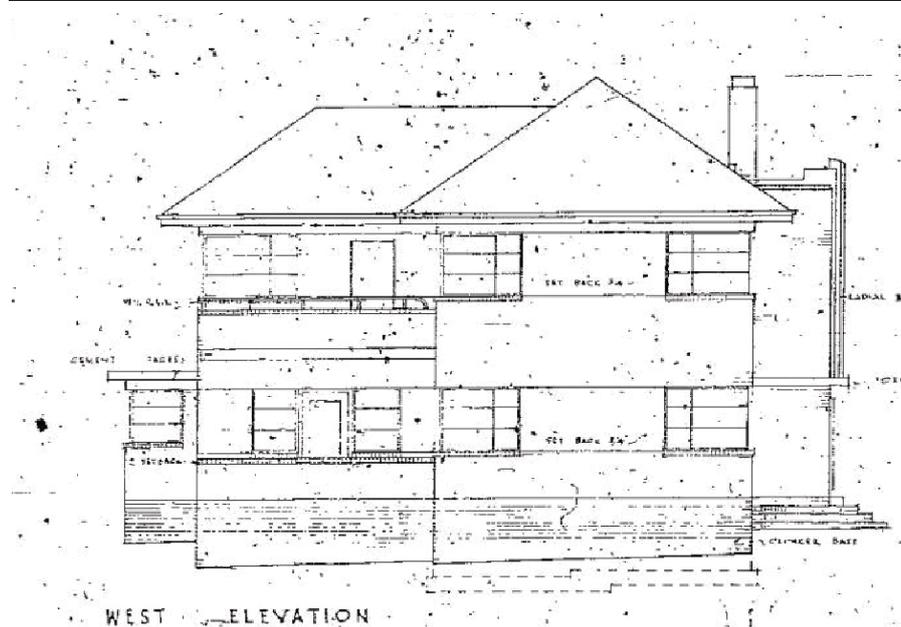


Figure 3. The west elevation, facing Narrak Road from the original house plans. (Source: City of Boroondara Building Permit 10142, dated 11 August 1938)

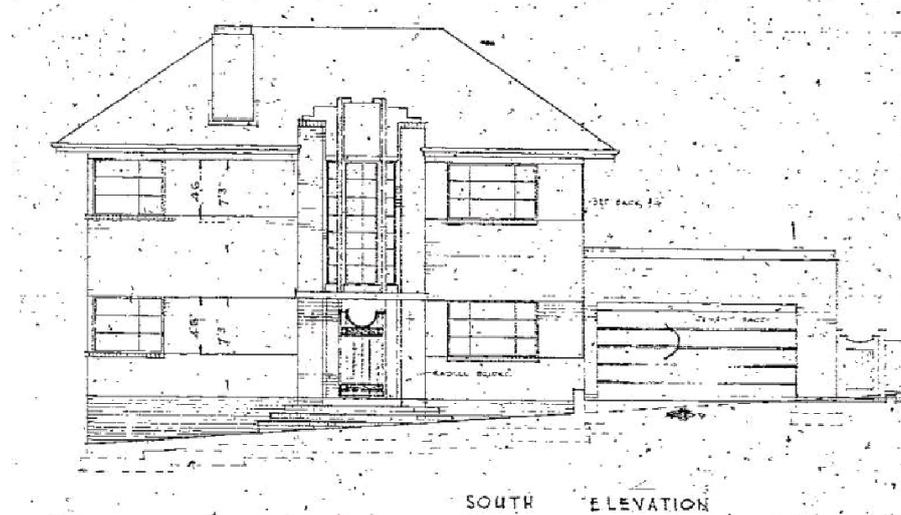


Figure 4. The south elevation, facing Yarrbat Avenue from the original house plans. Note the single-storey form of the garage. (Source: City of Boroondara Building Permit 10142, dated 11 August 1938)

In 1952, an additional chimney was built in matching cream brick to service a new fireplace in the study at the east end (BP 1952). In 1957 the residence was listed for sale, and then occupied by Richard Clinton Gutch, a medical practitioner, the following year (*Age* 5 February 1958:35). In 1965 Gutch added a second storey room above the garage in a matching style and brickwork to the original building (BP 1965). Further alterations and additions were made in 1988 including a rear extension to the south-eastern corner and modifications to the garage parapet (BP 1988). As with



PEER REVIEW

the 1965 addition, the 1988 extension was designed to blend in with the original design. This is consistent with past approaches to heritage conservation which sought to achieve seamlessness between new additions and original fabric.

Description & Integrity

'Bel-Air' at 113 Yarrbat Avenue is a substantial two-storied brick dwelling constructed in 1938. Built in the Moderne style, the house is positioned on an elevated allotment, gently sloping from east to west, on the north-east corner of Yarrbat Avenue and Narrak Road. Constructed in cream brick, the terracotta tiled hipped roof has exaggerated eave overhangs lined with narrow timber lining boards laid lengthwise. The house demonstrates subtle detailing to all four elevations that typifies the Moderne idiom. Of note, in this respect, is the projection of every third brick course to create a shadow line and the use of corner windows. These elements emphasise the horizontality of the elevations.

'Bel-Air's' southern elevation, facing Yarrbat Avenue, provides both pedestrian and vehicle access. It is dominated by a double storied semi-circular entrance porch-cum-stairwell, which divides this elevation in two. The principal section to the front/west contains the main double storey section of the dwelling under a hipped roof, whilst to the east/rear is the garage with (later) rooms above are under a skillion roof concealed by a parapet. Vertical concrete framing elements either side of the curved fluted glass stairwell window continue upward through upper wall and parapet, creating fins. (This motif was copied for the first-floor extension above the garage as well.) The entrance tower and these fins provide a contrast to the restrained horizontality of the rest of the façade. A decorative mild steel gate to the entrance porch introduces a subtle 'jazz' element to the elevation and provides a decorative overlay to the otherwise streamlined treatment. This blending of sleek horizontal lines and jazz ornamentation characterises the Moderne style in Australia (Raworth 1991: 20), particularly the earlier examples. Horizontal steel framed casement windows are set into shallow reveals in the brickwork. The use of horizontal glazing bars further emphasises the width and shallow depth of the windows. The steel-framed curved glass windows positioned on the southwest corner of the house are another popular though costly device in Moderne architecture emphasising horizontal lines as they wrap around the corner. A simple stepped topped chimney, breaking through the roof line, completes this elevation.

The western elevation, facing Narrak Road, is also fully expressed as a principal façade and continues the horizontal expression of the design. An asymmetrical layout consists of a wide protruding bay with large curved glass windows at each level wrapping around to the southern elevation and rectilinear steel framed corner windows to the north. A cantilevered balcony with slim metal rails and curved end is positioned adjacent to this bay. The northern elevation features a steel framed corner window in the upper western corner with a distinctive curved wall below. The original mild steel nameplate spelling out "Bel-Air" in a modern sans serif font with a double-curved hyphen, is fixed centrally to the elevation on the background of two horizontal fixings.

The property is bound on its western and southern sides by a simple low stepped clinker brick wall with a protruding stringer course below a header course. Brick piers either side of a mild steel gate on Yarrbat Avenue mark the residence's main pedestrian entry.

'Bel-Air' is of relatively high integrity with very few changes visible to original or early elements of the place. The house retains its original building form, roof forms and fenestration. Whilst the integrity of the building is slightly diminished by the 1965 extension above the garage this has been designed in a style that matched the original design and is considered as contributory to the overall place. Later additions made to the rear of the property in 1988 are not visible from the street and therefore have little impact on the integrity of the building.

The integrity of the house is greatly enhanced by the high level of intactness of these main elements, which includes details such as the terracotta roof tiles, cream brick walls with raised banding, chimneys, exaggerated eaves overhang with narrow timber slatted soffits, distinctive semi-circular entry porch-cum-stairwell with fluted glass window, rendered vertical and horizontal

elements and mild-steel gate, steel framed windows including curved glass to some corner windows, cantilevered balcony with slim metal rails and mild-steel name plate.

The integrity of the place is enhanced by the low clinker brick fence with mild steel gate which appears original or early along the Yarrbat Avenue frontage but of a later date along Narrak Road.

Comparative Analysis

The Moderne style was to architecture what Art Deco was to the decorative arts - a modern break from past styles, escapist rather than intellectual, inherently decorative rather than stridently functional.

The Moderne style straddled the Depression of the late 1920s and early 1930s, when simple lines held the promise of reduced cost and decoration was an achievable form of home improvement, an economical sentiment that carried through to the years of World War II.

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings, interpenetration of volumes and surfaces, and a beguilingly brisk articulation of forms, often emphasising horizontal, vertical, or diagonal lines in a pleasing blend of fluidity and starkness.

Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural vocabulary.

In Australia, whilst initially taken up for use on commercial buildings, the Moderne idiom started to be adopted by a number of architects for use on residential commissions in the early 1930s. By the mid-1930s the style was becoming more widely embraced by the wider community gaining popularity amongst middle-class home owners. As demonstrated by 113 Yarrbat Avenue, Balwyn many adopted a two-storey form with a basically rectilinear plan but with the introduction of curved and streamlined elements.

The various styles and idioms of the interwar period, of which Moderne is one, are well represented in the Heritage Overlay in Boroondara. Currently only four Moderne-style places are identified as being individually significant in Balwyn/Balwyn North. The values expressed in these buildings suggest a confident and progressive modernity, representing the unique nature of the area as a new affluent suburb.

Displaying a high level of intactness and integrity, contributory example with the Heritage Overlay display a consistency of built form and a cohesive garden suburb character enhanced by original low front fences and associated outbuildings. Individually significant examples include detached houses, duplexes and flats.

The following places are of the interwar Moderne style and are of individual significance within the City of Boroondara Heritage Overlay and can be compared to 113 Yarrbat Avenue, Balwyn.

CONTEXT

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HO419 136 Whitehorse Road, Balwyn (1938)
(Source: Lovell Chen Architects & Heritage Consultants)

136 Whitehorse Road, Balwyn is of local historical and architectural significance as a relatively intact example of a Modern Movement house design as it appeared in Camberwell in the late interwar period. Historically, it relates to the Modern Movement's early 1930s 'popular revolution' as Robin Boyd described it. Though it has a hipped, rather than flat, roof, the building features geometric massing and modern devices such as corner windows with the new standard metal window fittings. Alterations and additions are relatively minor and sympathetic in their design.



HO170 6 Bulleen Road, Balwyn North (1951)
(Source: Google Maps)

6 Bulleen Road, Balwyn North is of historical and architectural significance as an architecturally superior residential example in the Moderne style. The house is of local significance.

The design utilises all of the Moderne stylistic trappings, including curves, layered massing, flat roofs, nautical imagery, patterned brickwork and steel-framed window joinery. It is also related to the nearby Riverside and Camberwell City Heights estates.



HO385 177 Glen Iris Road, Glen Iris, (1935)
(Source: Lovell Chen Architects & Heritage Consultants)

The Roy Newton House, 177 Glen Iris Road, Glen Iris, is of historical and architectural significance at a municipal level as a two-storey prototype for what is now known as the 'Postwar Vernacular' housing that dominated Australian suburbs after World War II. It is one of the earliest and key examples within Boroondara which demonstrate the adoption of this new direction in suburban housing style. Architecturally, the Newton house design is skilled in balancing the inherent weight of tile and brick cavity wall construction with a series of robust details and solid scaling. The design shows a sense for the richness of its contemporary materials and exploits this in a vivid manner.

BALWYN HERITAGE PEER REVIEW STAGE 2



HO370 2 Beatrice Street, Glen Iris (1940)
(Source: Lovell Chen Architects & Heritage Consultants)

2 Beatrice Street, Glen Iris, is of local historical and architectural significance as a good example of a Moderne house of the late interwar period. The asymmetrical massing of forms takes advantage of the prominent corner siting to address both frontages, a context which sets it apart from the more traditional planning and form of the neighbouring properties. While the integrity of the building has been compromised to a degree by the alterations to windows and a door, the overall composition remains unaltered.



HO279 1205 Burke Road, Kew (1939) (Source: Lovell Chen Architects & Heritage Consultants)

1205 Burke Road, Kew, is of local historical and architectural significance. It is one of a number of houses constructed in the Boroondara area and elsewhere in the late 1930s and early 1940s which fused modern movement architectural imagery with more standard building techniques. This is an interesting example which simultaneously demonstrates an intense and particular care and direction in its construction, the machine aesthetic, and the new, unornamented or relatively unornamented modern architecture.



HO189 15 Walbundry Avenue, Balwyn North, Individually significant in Riverside Estate and Environs (Source: Google Maps)

15 Walbundry Avenue, Balwyn North is of local significance. The house is a superb streamlined Moderne stuccoed two-storey house with corner steel-framed windows, port holes, window slits, a curved flat-roofed porch and a vertical feature on its east elevation. The roofline is both parapeted and hipped with tiles to the pitched section. The fence is part of the design, and notable, and the landscaping is empathetic to the period.

CONTEXT

PEER REVIEW



HO192 19 Maleela Avenue, Balwyn, Individually significant in Reid Estate (Source: realestate.com.au)

19 Maleela Avenue, Balwyn is of local architectural and historical significance demonstrating key stylistic elements of the Moderne style. It incorporates a blend of layered asymmetrical massing, a distinctive curved corner band of ribbon windows, defined slab edge, and an open upper terrace. Largely sitting under a hipped tiled roof, the flat roofed upper terrace breaks up the hipped roof form into a combination of both hip and parapeted elements.

Discussion

'Bel-Air' at 113 Yarrbat Avenue, Balwyn, compares well to the above examples. It demonstrates key design elements of the Moderne style. This includes a layered geometric massed form, a strong horizontal emphasis, open upper terraces and the use of contemporary materials such as corner and steel framed windows.

It compares particularly closely to 1205 Burke Road, Kew, 2 Beatrice Street, Glen Iris, and 6 Bulleen Road, Balwyn North. Although differentiated from the two latter examples by its use of a hipped roof, it demonstrates a simplicity of detail that is representative of the style emphasising clean lines and functionalism. (The incorporation of a visible hipped roof with contrasting parapeted elements was characteristic of most Moderne houses of the 1930s, as illustrated by the selection above. Only later were roofs hidden wholly behind parapets for greater horizontal effect.) Similar design elements to these examples include the use of a layered massing of planar surfaces, flat roof and parapet to the entry porch, defined slab edges and curves and intact architectural details such as the steel framed window, curved glass and mild steel gates and balustrade. Distinctive details include the hipped roof with exaggerated eave overhang, reminiscent of Frank Lloyd Wright's Prairie style, the sophisticated detailing in the brickwork, projecting every third brick course to emphasize the horizontal, curved glass panes, fluted glass and the dramatic semi-circular entry porch-cum-stairwell introducing a strong contrasting vertical element in the otherwise streamlined horizontal treatment of the façade. This distinctive entry detail is similar to that used at 'Mon Reve' 35 Hampden Road, Armadale (Stonnington HO136).

Taking advantage of its prominent corner position, 'Bel-Air' has been designed with multiple primary elevations in mind. An unusual design element, for the time, is the integration of a double garage into the design. More commonly garages were free standing and positioned towards the rear of the property. Whilst the first floor over the garage is a latter addition (1965), original drawings show the garage in its current position with direct access into the house. This is reflective of the wealth and status of the owners at a time when car ownership would have been a luxury.

'Bel-Air' at 113 Yarrbat Avenue, Balwyn, is a fine representative and externally intact example of a two-storey Moderne dwelling. It is a particularly well designed and detailed example of the style that is carefully sited to take advantage of its prominent corner position. Constructed in cream brick with a roof of terracotta tiles, the house has restrained Moderne stylistic characteristics, especially emphasising horizontal and curved elements within its elevations. Of particular note is the dramatic semicircular entrance-cum-stairwell that introduces a strong contrasting vertical element to the otherwise streamlined horizontal façade. Whilst the integrity of the building is slightly diminished by the 1965 extension above the garage this has been designed in a style that matched the original design intent and is considered as contributory to the overall place. The later additions made to the

rear of the property in 1988 are not visible from the street and therefore have little impact on the integrity of the building.

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).

'Bel-Air' at 113 Yarrbat Avenue, Balwyn is a fine representative and largely externally intact example of a two-storey Moderne dwelling. It is a particularly well designed and detailed example of the style that is carefully sited to take advantage of its prominent corner position. Constructed in banded cream brick with a roof of terracotta tiles, the house has restrained Moderne stylistic characteristics, especially emphasising horizontal and curved elements within its elevations. Of particular note is the dramatic semicircular entrance-cum-stairwell that introduces a strong contrasting vertical element to the otherwise streamlined horizontal façade. Whilst the integrity of the building is slightly diminished by the 1965 extension above the garage this has been designed in a style that matched the original design intent and is considered as contributory to the overall place.

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

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).

CONTEXT

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Statement of Significance*What is Significant?*

'Bel-Air', 113 Yarrbat Avenue, Balwyn, built in 1938 by C F Wheatland, is significant.

Significant elements of the place include the garage and the low clinker brick fence with mild steel gate along the Yarrbat Avenue frontage. The later extension above the garage, built in 1965, is of contributory significance.

The later rear extension built in 1988 and the section of fence along the Narrak Road frontage are not significant.

How is it significant?

'Bel-Air', 113 Yarrbat Avenue, Balwyn, is of local architectural (representative) significance to the City of Boroondara.

Why is it significant?

'Bel-Air' at 113 Yarrbat Avenue, Balwyn is a fine representative and externally intact example of a two-storey Moderne dwelling. It is a particularly well designed and detailed example of the style that is carefully sited to take advantage of its prominent corner position. Constructed in cream brick with a roof of terracotta tiles, the house has subtle Moderne stylistic characteristics, especially emphasising horizontal and curved elements within its elevations. Of particular note is the dramatic semicircular entrance-cum-stairwell that introduces a strong contrasting vertical element to the otherwise streamlined horizontal façade. Whilst the integrity of the building is slightly diminished by the 1965 extension above the garage this has been designed in a style that matched the original design intent and is considered as contributory to the overall place. (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>	Yes—garage and front fence along Yarrbat Avenue frontage
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 2015, 'Balwyn and Balwyn North Heritage Study', prepared for the City of Boroondara.

References

Age, as cited.

Argus, as cited.

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

Building permit (BP) card for '113 Yarrbat Avenue, Balwyn'.

Built Heritage Pty Ltd 2015, 'Balwyn and Balwyn North Heritage Study', 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>.

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

House Plans '113 Yarrbat Avenue, Balwyn', held Boroondara City Council, as cited.

Parish Plan Boroondara 1931, Department of Lands and Survey, Melbourne.

Raworth, Bryce 1991, *Our Inter-War Houses*, National Trust of Australia (Victoria), East Melbourne.

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

Table Talk, as cited.

Victorian Places 2015, 'Balwyn', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 4 October 2018.

Young, John c1950, 'Hill road, North Balwyn', Victorian Places John Young Collection, <http://www.victorianplaces.com.au/node/69337>, accessed 3 October 2018.

'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 'Idylwyld' 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).

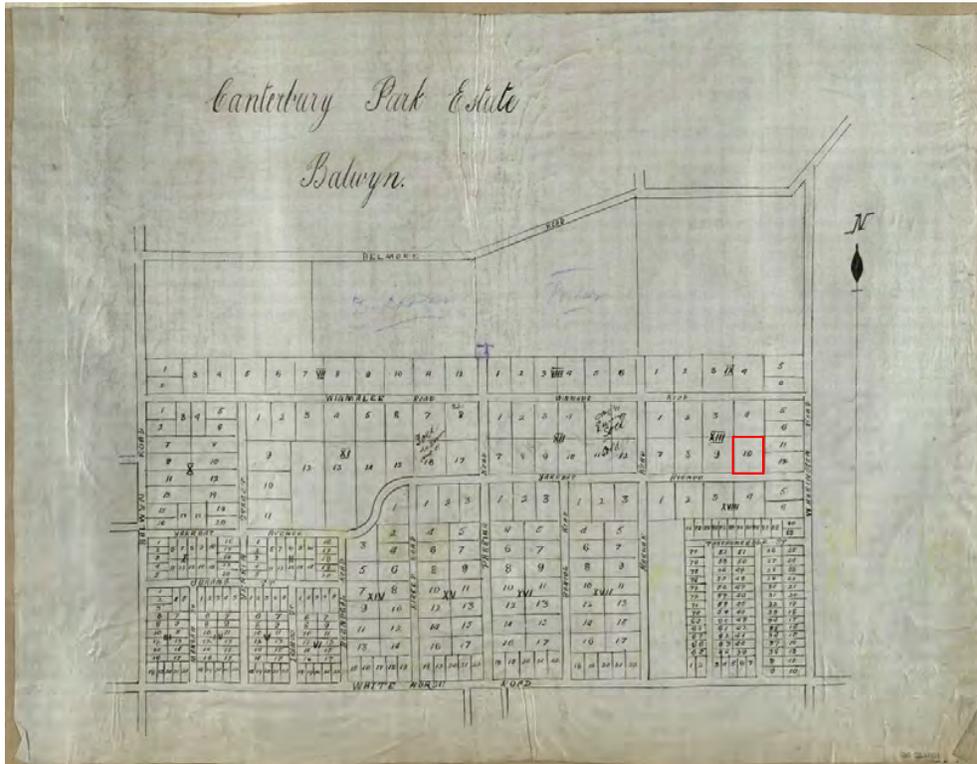


Figure 2. 'Canterbury Park Estate Balwyn' 190- residential subdivision with subject allotment outlined in red box. (Source: State Library Victoria)

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).

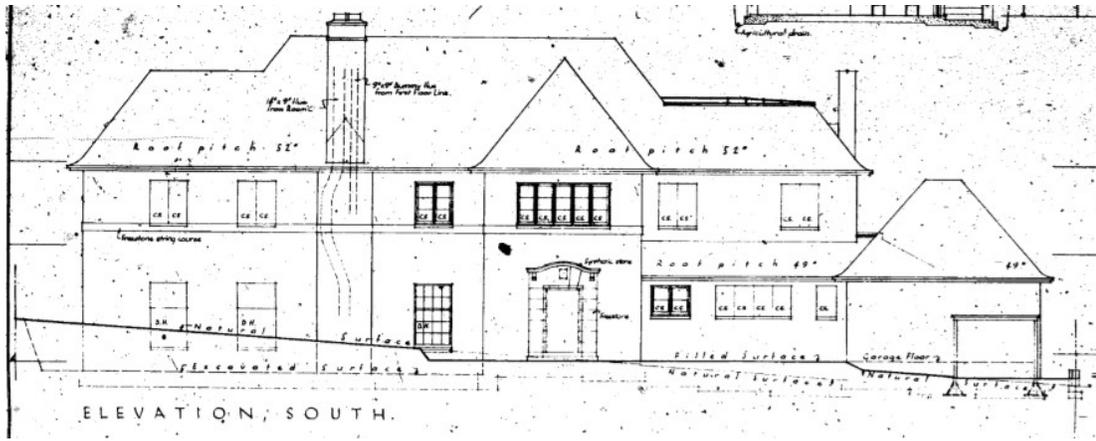


Figure 3. The principal elevation facing Yarrbat Avenue, from the original house plans. (Source: City of Camberwell Building Permit 9410, dated 8 March 1938)



Figure 4. Exterior views of 129 Yarrbat Avenue, 1939. (Source: *Art in Australia* 1939:74-75)



Figure 5. 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.

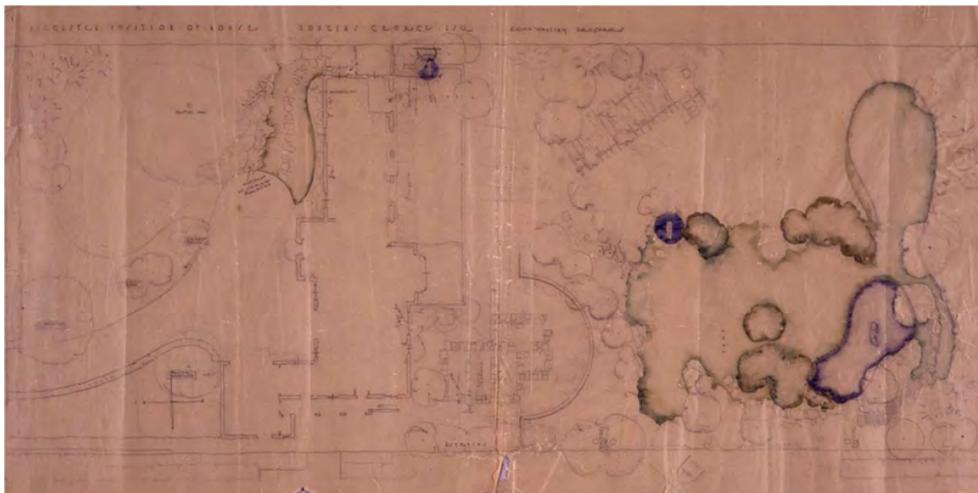


Figure 6. Edna Walling's design for the 'Silver Birches' garden for Douglas George, Yarrbat Avenue, Balwyn, 1936. (Source: Walling 1936, SLV)

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. Further alterations included the replacement of the kitchen window along the southern (principal) façade of the house. This window had its sill height lowered although the head height and width of the window remained the same and the detailing (including sill detail) matches that of the original. The installation of the pool resulted in changes to the raised patio area across the rear of the house altering Edna Walling design to this part of the garden minor alterations and additions in 1975 that appear to be internal and connected to the basement; and bathroom alterations in 1982 (BP). The original garage door has been replaced.

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 7. 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 8. 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 widows 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 9. 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. Further alterations included replacing the kitchen window along the southern (principal)

façade of the house. This window had its sill height lowered although the head height and width of the window remained the same and the detailing (including sill detail) matches that of the original. The installation of the pool resulted in changes to the raised patio area across the rear of the house altering Edna Walling design to this part of the garden. The original garage door has been replaced.

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 front driveway was originally of Lilydale topping and has since been paved. Overall the form of the garden layout, including the driveway, reflects that shown in Edna Walling's design (Figure 6), with the exception of the changes made at the rear of the property to the raised patio area when the pool was installed. Required maintenance has been undertaken to the low rubble stone walls and a renewal of plantings has occurred. Other required maintenance works has included the internal resurfacing of the pond.

The large specimen Oak in the front yard is believed to be an original planting from Edna Walling's design although the slate paving at its base and adjacent steps are recent additions. 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 Yarrat 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.



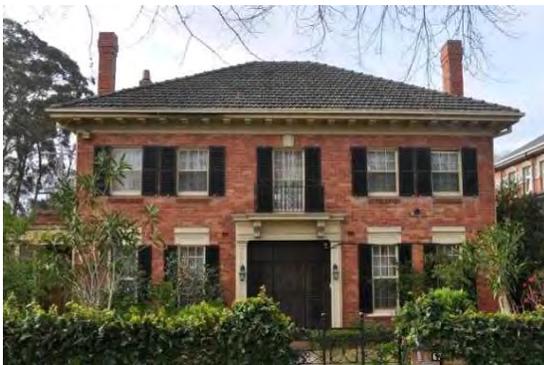
HO406 1292 Toorak Road, Glen Iris (c.1931)
(Source: Lovell Chen Architects & Heritage Consultants)

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:

CONTEXT

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.

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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>.

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Evening News, as cited.

Herald, as cited.

May, Andrew 2008, 'Georges' 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.

‘Church House’

Prepared by: Context

Address:

146 Yarrbat Avenue, Balwyn

Name: Church House	Survey Date: October 2018
Place Type: Residential	Architect:
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: c1921



Figure 1. View of 146 Yarrbat Avenue, Balwyn. (Source: Context, August 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



PEER REVIEW

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 'Idylwyld' 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 Hopleproof Ltd established a large factory in Whitehorse Road, Deepdene, in the early 1940s.

History

The subject site originally comprised lot 4 of section 18 in the Canterbury Park Estate residential subdivision.

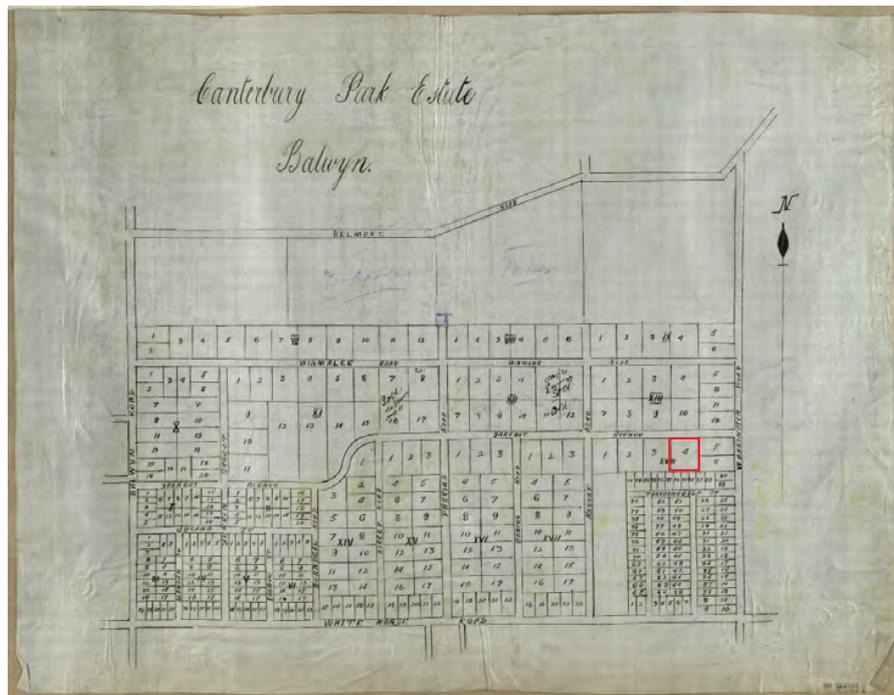


Figure 2. 'Canterbury Park Estate Balwyn' 190- residential subdivision with subject allotment outlined in red box. (Source: State Library of Victoria)

As noted above, following Elgar's survey, the Balwyn area was used predominately for agricultural purposes until the 1880s, when subdivision of land to form residential estates began taking place, spurred on largely by the proposed Outer Circle Line in 1876 (*Argus* 30 May 1876:6; *Age* 22 June 1888:2). Canterbury Park Estate's first subdivision sale 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 in the Canterbury Park Estate continued to be advertised through the 1920s (*Age* 3 April 1925:4).

Hereward Church and his family purchased what is now 146 Yarrbat Avenue, Balwyn, and had a brick residence built in 1921 (S&Mc 1921; RB 1921-22). The building permit records do not survive for the house, so its designer and builder are not known. Hereward Church was one of four subscribers (with his brothers, S C Church; W C Gaunt; and C W Outhwaite) who registered the company, Valley Worsted Mills Pty Ltd, in 1922 (*Herald* 13 June 1922:17). The Church brothers represented the interests of the Yorkshire master spinner, W C Gaunt. By 1923, the mill in Swanston Street, Geelong, was in the course of construction, and was completed by 1927 (see Figure 3). In 1927, the mill was proclaimed to be the 'largest and most important mill of its kind in Australia', with a nominal capital of £750,000 and a payroll of £1500 for 550 men, women and child employees (Butler 1991: 4-155-156).

PEER REVIEW

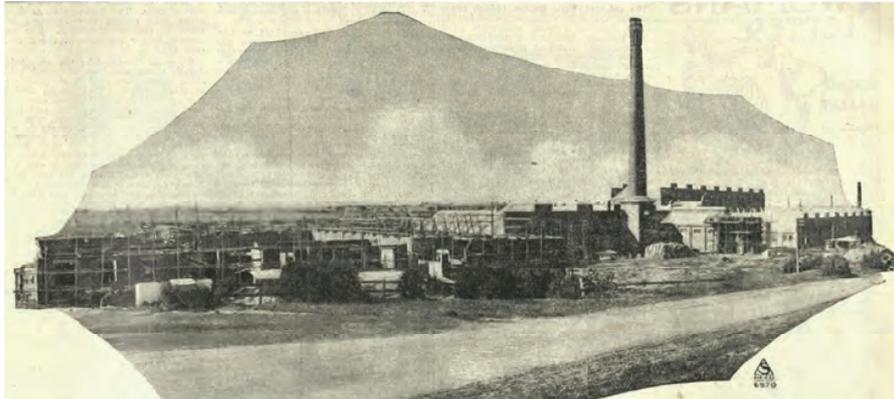


Figure 3. The Valley Worsted Mills, Geelong, 1924. (Source: *The Bulletin* 1924:52)

Originally occupying a prestigious corner allotment with frontages to Yarrbat Avenue and Union Road, the subject building, a seven-room brick residence, faces east, looking out to the large front garden that once extended to Union Road (MMBW No. 2978 1933-1950; *Age* 24 December 1995:18; RB 1923-24).

From 1930 until 1950, the property was addressed as 136 Yarrbat Avenue (S&Mc 1930, 1950). The Church family, Hereward, his wife, Emily (who died in 1947), and two daughters and a son, lived at the property from 1921 to 1958 (S&Mc 1921, 1950; *Argus* 22 December 1947: 9. *Age* 14 November 1958:8).

The house sold in 1959 to E J Dowling who remained there until 1984 (*Age* 21 March 1959:38; S&Mc 1965; BP 1973). It is likely that the allotment was subdivided c1959 during the land sale at that time. Dowling made few alterations to the residence other than the addition of a carport in 1973 (BP 1973). Following the sale of the subject site in 1985, internal alterations and additions were carried out, and a timber deck and spa pool installed that year (BP). Advertisements from the 1990s describe the house as having an ornate timber panelled grand entrance hall, which appears to be intact (REA 2015).

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Figure 4. Perspective illustration of the subject site, 1995. (Source: *Age* 17 February 1996:67)



Figure 5. Photo of 146 Yarrbat Avenue, 1982. (Source: *Age* 27 January 1982:12)



Figure 6. Extract from MMBW Sewerage Plan showing the subject site, 1933-1950. (Source: Melbourne & Metropolitan Board of Works Sewerage Plan no 150, State Library Victoria)

Description & Integrity

This large two-storied interwar brick attic-storey bungalow is set on the south side of Yarrbat Avenue near the corner of Union Road. Set within an established garden, the house originally occupied a corner allotment with frontages to Yarrbat Avenue and Union Road (refer figure 5). The allotment has been subdivided, losing its frontage to Union Road. Due to this, the original front entrance of the house is orientated to the east (and to the side) of the current block. The Yarrbat Avenue frontage is still wide enough so that there are good views to the two principal facades. The site gently slopes down from west to east providing for once-prominent views to the east, adding to the desirability of the location.

The house is set under a broad gable roof form, clad in terracotta tiles with a large shed dormer to the east.

Facing Union Road, the east elevation possesses the prominent architectural features of the property. A striking flat roofed entrance porch is accessed by a set of wide entry steps. Sitting above this porch, the large shed dormer is flanked by rough cast rendered chimneys which rise above the roofline and act as a pair of piers. A large timber lintel with protruding ends is supported by expressed cross beams with chamfered ends and is representative of the Japanese influence seen in the 1920s. The dormer is clad in timber shingling. The dormer windows were originally a series of nine small units (refer figures 3 & 4) and have been relatively recently replaced with two simple fixed panes to the east and top hung casements to the ends.

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Figure 7. The east elevation. (Source: Context 2018)

The north elevation, facing Yarrbat Avenue, is dominated by a visually prominent gable end with wide eave overhangs. The gable end is divided into three equal sections, the top third being shingled with a centrally placed louvered gable ventilator. The middle section is finished in roughcast render and is punctuated by a grouping of three centrally placed double-hung sash windows with divided glazing in their top panels. Two unpainted terracotta vents are positioned either side of the central window grouping. A band of pressed red bricks complete the lower third of the gable end. Positioned below the gable end is a projecting flat roofed (now enclosed) verandah. Supported by roughcast rendered piers with red brick infill panels to sill height, this element is marked by a wide eave overhung with densely-spaced rafter tails with chamfered ends. To the north-west corner of the house is a recessed porch with pressed red brickwork above being supported by a large concrete lintel.



Figure 8. The south elevation, facing Yarrbat Avenue. (Source: Context 2018)

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A more traditional gable-ended dormer protrudes from the western side of the main roof form. The rear of the property is not visible from the public domain and was not inspected.

Set behind a modern aluminium picket fence on an ashlar bluestone base, the house is centrally positioned within its current property boundaries with red brick-edged gravel drives running down its east and west sides. The eastern drive leads to a garage that has been added at a later date (refer figure 4).

146 Yarrbat Avenue is of high integrity with very few changes to original or early elements of the place. The building retains its original building form, main tiled roof form, entrance porch, face brick work, roughcast render and dominant chimneys. The integrity of the building is enhanced by the high level of intactness of these main elements, which includes details such as roughcast rendered piers with red brick infill panels, wide eave overhangs with chamfered rafter tails and shingle work.

The integrity of the building is diminished by the replacement of the first-floor windows which are sympathetic but not original.

The integrity of the place is slightly diminished by the subdivision of its original allotment size and subsequent loss of original frontage to Union Road, but it still retains a generous block of land which allows good visibility from Yarrbat Avenue.

Comparative Analysis

Spurred on by the expansion 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 or interwar 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 interwar 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

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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 historical and architectural 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

BALWYN HERITAGE PEER REVIEW STAGE 2



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

127 Winmallee 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.

146 Yarrbat Avenue compares well to the above examples in terms of both its architectural detailing and intactness. It is a good representative and externally intact example of a 1920s attic-style bungalow 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 piers. 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 used in the 1920s.

Built in 1921, 146 Yarrbat Avenue is stylistically similar to later examples built towards the end of the decade (i.e., 84 Walpole Street, Kew, c.1928-9 and 46 Clyde Street Kew, c.1929). Early examples frequently demonstrated transitional elements from Federation designs. This is evident at both 127 Winmallee Road, Balwyn (1920) and 19 Anderson Road, Hawthorn East (1921) which, although demonstrating a skilled synthesis of British and American Arts and Crafts influences, still reveal themselves as a simplification of Federation houses. This is demonstrated by their use of a floating gable and prominent entrance arch that is commonly present in influential late Federation designs. 146 Yarrbat Avenue is a good early example closest in detail and proportions to the Craftsman Bungalow. This is comparable to 2 Howard Street, Kew (1919) although 146 Yarrbat Avenue is a more substantial example.

127 Winmallee Road Balwyn (HO421) is currently the only individually listed example of an interwar bungalow in Balwyn.

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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 residence at 146 Yarrbat Avenue, Balwyn, 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.

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 at 146 Yarrbat Avenue, Balwyn, built in 1921 on the Canterbury Park Estate for Hereward Church, is significant. The front fence is not significant.

How is it significant?

The residence at 146 Yarrbat Avenue, Balwyn, is of local architectural (representative) and associative significance to the City of Boroondara.

Why is it significant?

The residence at 146 Yarrbat Avenue, Balwyn, 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. (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.

Argus, as cited.



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

Building permit (BP) card for '146 Yarrbat Avenue, 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.

Butler, Graeme 1991, 'City of Geelong Urban Conservation Study', prepared for the City of Geelong.

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

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

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

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, as cited. State Library of Victoria.

REA Group (REA) 2015, *Property Sold (146 Yarrbat Avenue, Balwyn)*, <https://www.realestate.com.au>, accessed 25 May 2018.

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

Table Talk, as cited.

The Bulletin 1924, vol 45 no 2307 (1 May 1924), p 52.

House and garden

Prepared by: Context

Address:

171 Doncaster Road, Balwyn North

Name: House and Garden	Survey Date: October 2018
Place Type: Residential	Architect:
Grading: Significant	Builder: L J Adam
Extent of Overlay: To title boundaries	Construction Date: 1941



Figure 1. View of 171 Doncaster Road, Balwyn North. (Source: Context, October 2017)

Historical Context

Balwyn North is a residential suburb situated 10 kilometres east of central Melbourne. To its south is Balwyn, which is separated from Balwyn North by Belmore Road. It is bounded on the north by the Eastern Freeway.

1940s and postwar development

There had been a scattering of new housing development in the area north of Belmore Road from the late 1930s, but this area was developed significantly from the early 1940s as the new suburb of North Balwyn. Occupied with orchards and small farms, this was the one of the last remaining expanses of undeveloped land relatively close to the city. Balwyn North became the suburb of choice for many young married couples building new homes in the 1940s and 1950s (a proportion of which included returned servicemen). The suburb developed as quintessentially middle class, with a high proportion of brick homes and a notable absence of industrial activity. The ridge that ran along Doncaster Road was an advantage to house blocks in the adjoining streets, providing sought-after views to the distant ranges and encouraging the building of often grandiose double-storey homes. Public transport was provided with the extension from the electric tram from East Kew to North Balwyn in 1938, along High Street and Doncaster Road. A large shopping centre, known as 'North Balwyn Village', developed along Doncaster Road. An image of Balwyn North c1950 can be seen in Figure 2.

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In the 1950s, the potential for large-scale residential development in North Balwyn was recognised by a private company, A.V. Jennings Pty Ltd, which proposed the Trentwood Estate on a large tract of land off Doncaster Road (Built Heritage 2015:12). From 1947, Balwyn and Balwyn North were acknowledged not only as epicentres for the Small Homes Service but also for modern-architect designed homes in general. A number of notable architects, including Robin Boyd, designed Modernist homes in Balwyn in the 1950s and 1960s, particularly in the streets east of Balwyn Road, including the elevated area around Beckett Park.

This new residential expansion in Balwyn North, which included the Greythorn area in the 1950s, in turn brought commercial development. Several local retail strips appeared in the north of the study area, including in Bulleen Road at Dorado Avenue, in Balwyn Road between Lucifer and Echo streets, and, most notably, the prominent strip on Doncaster Road, just down from the Trentwood Estate. In 1960, G.J. Coles opened a large store on the corner of Doncaster Road and Burke Road, which was Melbourne's first American-style self-service drive-in supermarket complex. New schools and churches also appeared during this period of development. Balwyn High School, located in Balwyn North, opened in 1954, followed by Greythorn High School in 1959. Several new churches were constructed, extended or rebuilt to provide for burgeoning congregations (Built Heritage 2015:12). This included new Catholic churches at Deepdene, Balwyn and Balwyn North.

Since the 1990s, a significant influx of new immigrants into the area has seen the extensive replacement of interwar and 1940s homes with new residential development. The suburb of Balwyn North today is favoured by many new home-owners, especially Chinese buyers, for access to Balwyn High School – a co-educational government secondary school with nearly 2000 students.

History

The subject site is located on what was allotment 17 of the 'Rookwood Estate', which was subdivided into 66 villa allotments and sold in December 1927 ('Rookwood Estate', 1927). For 40 years prior to the subdivisional sale, the block of land at the corner of Doncaster and Balwyn roads, Balwyn North (then City of Camberwell), had been owned by William Patterson Vettler, a farmer and veteran rifleman, who died in 1926 (*Weekly Times* 27 November 1926:88).

Following the 1927 subdivision, the subject site remained unoccupied until 1940 (Figure 2).

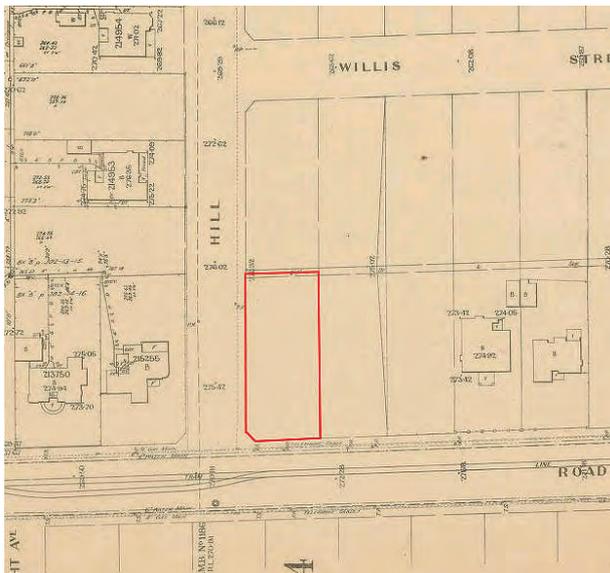


Figure 2. Subject site shown on the Melbourne and Metropolitan Board of Works detail plan no. 4846, 1940. (Source: SLV)

Because of the rapid development of the new suburb of North Balwyn starting from the early 1940s, many previously unoccupied allotments were developed. In 1941, an eight-roomed brick house was erected on the land currently known as 171 Doncaster Road, Balwyn North, for owner Alexander Cameron, sawmiller, by builder L J Adam (BP; S&Mc 1942). The residence and a garage were constructed at a cost of £2350. In August 1941, a septic tank was constructed on the site for £50, indicating the house was near completion, and by 1947, most of the properties in the Rookwood Estate, including the subject property, were connected to the sewers (BP; *Argus* 29 October 1947:18).

Born in Wallan, Alexander Cameron was a prominent figure in the timber milling industry centred around the Shire of Healesville. With his life-long friend F J Barton of Marysville, he was co-founder of a timber-milling settlement 'Cambarville' outside Marysville. The name was derived from a combination of their two names. The Cambarville sawmilling settlement became Cambarville township and is now part of the Shire of Yarra Ranges (*Healesville Guardian* 13 September 1947:1).

As advocates for the progress and development of the Toolangi-Healesville-Marysville area, Cameron and Barton both served as councillors on the Healesville Shire Council. Cameron was Shire President for four successive terms and held the longest record of service. One of his most significant works as Shire President was the annexation of West Healesville from the Eltham Shire to Healesville. Until shortly before moving to Balwyn, he had been the proprietor of the Toolangi Hotel for 30 years (*Healesville Guardian* 13 September 1947:1; *Healesville Guardian* 9 March 1953:1).

The builder of the subject house at 171 Doncaster Road, L J Adam, is likely to be Leslie John Adam, a builder and contractor who moved from East Kew to Healesville c1937, or possibly his son Leslie James, who was also a builder. L John Adam formerly traded with his brother as Adam Brothers until 1910, and possibly continued his practice with his two sons, a builder and a draftsman (*Age* 31 October 1910:11; ER 1921, 1925, 1937 & 1943).

In March 1953, A Cameron died at 171 Doncaster Road. His widow, Donna Cameron, became the owner of 171 Doncaster Road until 1957 when the property was granted to their only surviving daughter, Donna Margaret (Peggy) Jents. Peggy Jents and her husband Leonard Stanley remained as owner-occupiers through to the 1980s (ER 1980).

No additions or alterations were made to the house during their ownership (BP).

Description & Integrity

171 Doncaster Road, Balwyn North, is a substantial two-storey brick dwelling constructed in 1941. Positioned on the north-east corner of Doncaster and Hill roads, the house is located on an elevated allotment which slopes gently down from north to south. Constructed in clinker brick with a roof of glazed terracotta tiles, the house has Moderne stylistic characteristics, especially emphasising horizontal elements within its elevations and the use of smooth curves to parapets and walls.

A primary hip roof runs north to south with a secondary hip intersecting at its mid-point, creating a T-shaped roof plan. Lower flat-roofed sections project from the intersection of the two hips and mark the entry porch and stairwell to Doncaster Road, and allow for trafficable decks at the upper level. Clad in glazed terracotta tiles, the ridgelines have concealed transverse flashings under the tiles, removing the need for ridge capping adding a note of simplicity and elegance.

Asymmetrically massed, the principal southern elevation, facing Doncaster Road, features a pair of cascading flat-roofed projections housing the entry portico and stairwell beyond. Three slightly incongruous Corinthian columns support the entry portico with curved corner. Under the entrance

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portico is a single glazed entry door with glazed side lights. A painted reinforced concrete lintel supports clinker brickwork above and features a subtle decorative panel created using contrasting blonde tapestry brick banding. This panel detail is repeated on the stairwell rising behind and wraps around its curved corner. An ornate mild-steel railing sits on top of the brickwork. Access to a balcony above the portico is through a single glazed door. Tripartite timber framed windows feature fixed central glazed panels with double hung sash sidelights broken by horizontal glazing bars. A timber-framed hood to the front upper window may be original or an early addition to conceal a window blind.

The western elevation, facing Hill Road, replicates the dominant features of the southern elevation exploiting the house's prominent corner position. Creating a unified effect with its counterpart, the elevation is distinguished by the cascading, almost waterfall-like treatment of the stairwell and entry portico wall heights. A slender steel-framed double-height leaded stair window introduces a contrasting vertical element to the otherwise horizontal tripartite windows, and hints of the proportions of the entry hall within. A decorative mild-steel panel sits between the first and ground floor timber-framed tripartite windows.

The rear northern elevation features an upper deck above a covered porch. Accessed off a flat-roofed sunroom, a simple mild-steel rail, painted reinforced concrete lintel and single band of contrasting tapestry bricks emphasises the horizontality of the design. An upper corner window is positioned at the north-east corner.

The eastern elevation is punctuated with a number of vertical timber-framed double hung sash windows. Expressed chimney breasts, positioned towards each end of the elevation, pierce the roof and culminate in simple corbeled tops.

The property sits within a highly intact setting. A distinctive low fence of rough-faced ferruginous brown and slate runs along the eastern and southern boundaries with a decorative mild-steel pedestrian gate at its south-east corner and drive gates at each of its ends off Hill and Doncaster roads. Substantial piers demarcate these entry points with unusual slab and half round capings fashioned out of the stone. A single garage of clinker brick is accessed off Hill Road. Flat roofed with a parapet that steps up to a central point, the garage echoes detailing on the house including banding of cream tapestry bricks and a contrasting painted reinforced concrete lintel. Potentially early garden elements including slate crazy paving, stone retaining walls and unusual zig zag infill detailing to the front path further complement the suburban comfort of the property and its North Balwyn location. It is not clear if the crazy paving to the curved driveway itself is original or a replacement. Certainly the crazy paved hardstand at the top of the driveway was not unusual for the era. There is an Olive Mellor garden design from *Australian Home Beautiful* of 1948, for example, that shows a driveway terminating in a large crazy paved area, geared towards the motor car (Cuffley, 1993:140).

The garden is interesting for its restrained foliage colours (mostly dark greens) and a structure provided by lushly planted dark leaved evergreen trees and shrubs (cypress, camellias, azaleas, holly) which are all typical of the house's era. It will also erupt seasonally into quite colourful displays of azalea, camellia and rose, to create what Peter Cuffley characterises as "featuristic" in Australian suburban gardens of the '40s and '50s, where bright flowers and bold colours were also part of the scene (Cuffley 1993:141). Plantings in the front garden that appear typical for the era (and popular) and consistent with the period and style of the house are:

- Conical cypresses (*Cupressus sempervirens*)
- There appears to be another evergreen conifer with cypress-like foliage as well, less clipped/conical in shape.
- Blue Atlas Cedar (*Cedrus atlantica 'glauca'*), as a specimen tree
- Camellias (probably cultivars of *Camellia reticulata* and *Camellia japonica*)
- Azaleas
- Holly (*Ilex aquifolia*) which looks quite mature.

BALWYN HERITAGE PEER REVIEW STAGE 2

- Climbing Rose (to first floor sundeck), of a salmon pink colour. Climbing roses were also in interwar gardens, as were standard roses. While consistent with period, it is not clear if this is an early planting or a later one.

171 Doncaster Road, Balwyn North is of very high integrity with no visible alterations to original or early elements of the place. The building retains its original building and roof forms and fenestrations.

The integrity of the house is greatly enhanced by the unusually high level of intactness of these main elements, which include the glazed terracotta roof with concealed transverse flashings to the ridge lines, clinker brick walls, glazed wall vents with hoods, chimneys, curved entry porch with columns, painted concrete lintel and blonde tapestry brick details, curved stairwell with blonde tapestry brick detailing and steel framed window with leaded panes, original glazed door with glazed side-lights and window joinery including a timber hood to the upper window on the southern elevation, mild-steel balustrades and decorative mild-steel panel on the western elevation.

The integrity of the place is greatly enhanced by original or early elements including the low fence of rough-faced stone, mild steel gates, clinker brick garage, slate crazy paving, stone retaining walls, distinctive zig-zag infill detailing in the front path and steps, and the mature garden plantings of evergreen trees and shrubs, many of them bearing bright flowers.

Comparative Analysis

The Moderne style was to architecture what Art Deco was to the decorative arts - a modern break from past styles, escapist rather than intellectual, inherently decorative rather than stridently functional.

The Moderne style straddled the Depression of the late 1920s and early 1930s, when simple lines held the promise of reduced cost and decoration was an achievable form of home improvement, an economical sentiment that carried through to the years of World War II.

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings, interpenetration of volumes and surfaces, and a beguilingly brisk articulation of forms, often emphasising horizontal, vertical, or diagonal lines in a pleasing blend of fluidity and starkness.

Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural vocabulary.

In Australia, whilst initially taken up for use on commercial buildings, the Moderne idiom started to be adopted by a number of architects for use on residential commissions in the early 1930s. By the mid-1930s the style was becoming more widely embraced by the broader community, gaining popularity amongst middle-class home owners. As demonstrated by 171 Doncaster Road, Balwyn North, many adopted a two-storey form with a basically rectilinear plan but with the introduction of some conspicuous curved or streamlined elements.

The various styles and idioms of the interwar period, of which Moderne is one, are well represented in the Heritage Overlay in Boroondara. Displaying a high level of intactness and integrity, contributory examples within the Heritage Overlay display a consistency of built form and a cohesive garden suburb character enhanced by original low front fences and outbuildings. Individually significant examples include detached houses, duplexes and flats.

Currently only four Moderne-style places are identified as being individually significant in Balwyn/Balwyn North. The values expressed in these buildings suggest a confident and progressive modernity, representing the unique nature of the area as a new affluent suburb.

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The following places are of the interwar Moderne style and are of individual significance within the City of Boroondara Heritage Overlay and can be compared to 171 Doncaster Road, Balwyn North.



HO419 136 Whitehorse Road, Balwyn (1938)
(Source: VHD)

136 Whitehorse Road, Balwyn is of local historical and architectural significance as a relatively intact example of a Modern Movement house design as it appeared in Boroondara in the late interwar period. Historically, it relates to the Modern Movement's early 1930s 'popular revolution' as Robin Boyd described it. Though it has a hipped, rather than flat, roof, the building features geometric massing and modern devices such as corner windows with the new standard metal window fittings. Alterations and additions are relatively minor and sympathetic in their design.



HO170 6 Bulleen Road, Balwyn North (1951)
(Source: Google Maps)

6 Bulleen Road, Balwyn North is an architecturally superior residential example in the Moderne style. The house is of local historical and architectural significance.

The design utilises all of the Moderne stylistic trappings, including curves, layered massing, flat roofs, nautical imagery, patterned brickwork and steel-framed window joinery. It is also related to the nearby Riverside and Camberwell City Heights estates.



HO385 177 Glen Iris Road, Glen Iris, (1935)
(Source: Lovell Chen Architects & Heritage Consultants)

The Roy Newton House is historically and architecturally significant as a two-storey prototype for what is now known as the 'Postwar Vernacular' housing that dominated Australian suburbs after World War II. It is one of the earliest and key examples within Boroondara which demonstrate the adoption of this new direction in suburban housing style. Architecturally, the Newton house design is skilled in balancing the inherent weight of tile and brick cavity wall construction with a series of robust details and solid scaling. The design shows a sense for the richness of its contemporary materials and exploits this in a vivid manner.

BALWYN HERITAGE PEER REVIEW STAGE 2



HO370 2 Beatrice Street, Glen Iris (1940)
(Source: Lovell Chen Architects & Heritage Consultants)

2 Beatrice Street, Glen Iris, is of local historical and architectural significance as a good example of a Moderne house of the late interwar period. The asymmetrical massing of forms takes advantage of the prominent corner siting to address both frontages, a context which sets it apart from the more traditional planning and form of the neighbouring properties. While the integrity of the building has been compromised to a degree by the alterations to windows and a door, the overall composition remains unaltered.



HO279 1205 Burke Road, Kew (1939)
(Source: Lovell Chen Architects & Heritage Consultants)

1205 Burke Road, Kew, is of local historical and architectural significance. It is one of a number of houses constructed in the Boroondara area and elsewhere in the late 1930s and early 1940s which fused Modern Movement architectural imagery with more standard building techniques. This is an interesting example which simultaneously demonstrates an intense and particular care and direction in its construction, the machine aesthetic, and the new, unornamented or relatively unornamented modern architecture.



HO189 15 Walbundry Avenue, Balwyn North, Individually significant in Riverside Estate and Environs (Source: Google Maps)

15 Walbundry Avenue, Balwyn North is of local aesthetic significance. The house is a superb Streamlined Moderne stuccoed two-storey house with corner steel-framed windows, port holes, window slits, a curved flat-roofed porch and a vertical feature on its east elevation. The roofline is both parapeted and hipped with tiles to the pitched section. The fence is part of the design, and notable, and the landscape is empathetic to the period.

CONTEXT

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HO192 19 Maleela Avenue, Balwyn,
Individually significant in Reid Estate (Source:
realestate.com.au)

19 Maleela Avenue, Balwyn is of local architectural and historical significance demonstrating key stylistic elements of the Moderne style. It incorporates a blend of layered asymmetrical massing, a distinctive curved corner band of ribbon windows, defined slab edge, and an open upper terrace. Largely sitting under a hipped tiled roof, the flat roofed upper terrace breaks up the hipped roof form into a combination of both hip and parapeted elements.

Discussion

171 Doncaster Road, Balwyn North compares well to the above examples. It demonstrates key design elements of the Moderne style. This includes a layered geometric massed form, a strong horizontal emphasis, open upper terraces and the use of contemporary materials such as corner and steel framed windows and patterned brick work.

171 Doncaster Road, Balwyn North compares particularly closely to 177 Glen Iris Road, Glen Iris. This house was published in *Home Beautiful* in 1937 and became a prototype for what became known as the 'Postwar Vernacular' housing that dominated Australian housing after World War II. It is likely that the designer of 171 Doncaster Road would have been aware of its design. Its use of face brick with contrasting highlights and the introduction of curved elements in an otherwise rectilinear plan are key stylistic features of the Moderne type. How 171 Doncaster Road differs to 177 Glen Iris Road is its combination of a visible hipped roof with parapeted sections. Whilst later Moderne houses frequently completely hid their roofs behind parapets (2 Beatrice Street Glen Iris, HO370 and 6 Bulleen Road, North Balwyn, HO170) others, as seen at 171 Doncaster Road, combine a visible hipped roof with parapeted sections/elements (136 Whitehorse Road, Balwyn, HO 419, 1205 Burke Road, HO279, Kew, 19 Maleela Avenue, Balwyn and 15 Walbundry Avenue, Balwyn North, HO 189).

Whilst 6 Bulleen Road, Balwyn North and 2 Beatrice Street Glen Iris are more sophisticated and superior residential examples of the Moderne style, 171 Doncaster Road displays similar characteristics such as the strong massing, defined slab edges and curves and intact details such as steel framed windows and mild steel balustrades. As seen in these examples the subject site also takes advantage of its prominent corner position and has been designed with multiple primary elevations providing a context that sets it apart from more traditional planning forms of the time.

171 Doncaster Road, Balwyn North is a representative and externally intact example of a two-storey Moderne dwelling. It is a well-designed and detailed example of the style that is carefully sited to take advantage of its prominent corner position. Constructed in clinker brick with a roof of glazed terracotta tiles, the house has subtle Moderne stylistic characteristics, especially emphasising horizontal and curved elements within its elevations. It is further distinguished and enhanced by its highly intact setting. Not only have original hard landscaping elements survived, as well as the garage, but also the mature front garden plantings of evergreen trees and flowering shrubs typical of the 1940s and '50s.

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 house and garden at 171 Doncaster Road, Balwyn North, are significant as externally intact examples of a two-storey Moderne dwelling, carefully sited to take advantage of its prominent corner position within what appears to be an original garden. The house demonstrates key design elements of the Moderne style including a layered geometric massed form, a strong horizontal emphasis, open upper terraces and the use of contemporary materials such as corner and steel framed windows and patterned brickwork. Like many Moderne houses of its era, it juxtaposes a traditional hipped roof with parapeted and curved elements. The garage is an original part of the design and echoes the materiality – clinker bricks with tapestry brick accents – and parapeted form of the house. These elements are complemented and enhanced by the retention of a highly intact setting including both original hard landscaping and plantings. Hard landscaping includes a low fence of rough-faced slate, ornate mild-steel gates, a slate crazy paved hardstand in front of the house (and possibly the curved drive as well), stone retaining walls and distinctive zig-zag infill detailing in the front path and steps. Front garden plantings are of interest as an example of the “featuristic” Australian garden popular in the 1940s and '50s, characterised by the use of dark-foliaged evergreen trees and shrubs which serve as the backdrop for a colourful seasonal display of flowers.

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

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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 and garden at 171 Doncaster Road, Balwyn North, built in 1941 by L J Adam on the Rookwood Estate, is significant.

Significant elements of its setting include the low fence of rough-faced stone, mild steel gates, clinker brick garage, slate crazy paving, stone retaining walls and distinctive zig-zag infill detailing in the front path and steps. In addition, early or original plantings including cypresses, including the conical *Cupressus sempervirens*, a Blue Atlas Cedar (*Cedrus atlantica 'glauca'*), camellias, azaleas and holly. The climbing rose is in keeping with the period, but its age is unknown.

How is it significant?

The house and garden at 171 Doncaster Road, Balwyn North is of local architectural (representative) significance to the City of Boroondara.

Why is it significant?

The house and garden at 171 Doncaster Road, Balwyn North, are significant as externally intact examples of a two-storey Moderne dwelling, carefully sited to take advantage of its prominent corner position within what appears to be an original garden. The house demonstrates key design elements of the Moderne style including a layered geometric massed form, a strong horizontal emphasis, open upper terraces and the use of contemporary materials such as corner and steel framed windows and patterned brickwork. Like many Moderne houses of its era, it juxtaposes a traditional hipped roof with parapeted and curved elements. The garage is an original part of the design and echoes the materiality – clinker bricks with tapestry brick accents – and parapeted form of the house. These elements are complemented and enhanced by the retention of a highly intact setting including both original hard landscaping and plantings. Hard landscaping includes a low fence of rough-faced slate, ornate mild-steel gates, a slate crazy paved hardstand in front of the house (and possibly the curved drive as well), stone retaining walls and distinctive zig-zag infill detailing in the front path and steps. Front garden plantings are of interest as an example of the “featuristic” Australian garden popular in the 1940s and ‘50s, characterised by the use of dark-foliaged evergreen trees and shrubs which serve as the backdrop for a colourful seasonal display of flowers. (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>	Yes—mature cypresses and cedar in front garden
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan	No

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BALWYN HERITAGE PEER REVIEW STAGE 2

<i>Does an Incorporated Plan apply to the site?</i>	
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes—front fence and garage
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.

Argus, as cited.

Australian Electoral Commission, Australia Electoral Rolls (ER) 1903-1980, as cited.

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

Building permit cards (BP) for 171 Doncaster Road, Balwyn North.

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

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

Cuffley Peter 1993, *Australian Houses of the Forties & Fifties*, Five Mile Press, Victoria.

Healesville Guardian, as cited.

National Trust of Australia (NSW), *Interwar Gardens: A guide to the history, conservation and management of gardens of 1914 – 1940*, The National Trust of Australia (NSW) Parks and Gardens Conservation Committee.

'Rookwood Estate' 1927, State Library of Victoria Maps Collection.

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

Weekly Times, as cited.

Parish Plan Boroondara 1931, Department of Lands and Survey, Melbourne.

Victorian Places 2015, 'Balwyn', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 4 October 2018.

Young, John c1950, 'Hill Road, North Balwyn', Victorian Places, John Young Collection, <http://www.victorianplaces.com.au/node/69337>, accessed 3 October 2018.

CONTEXT

'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

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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 'Idylwyld' 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

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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).

PEER REVIEW

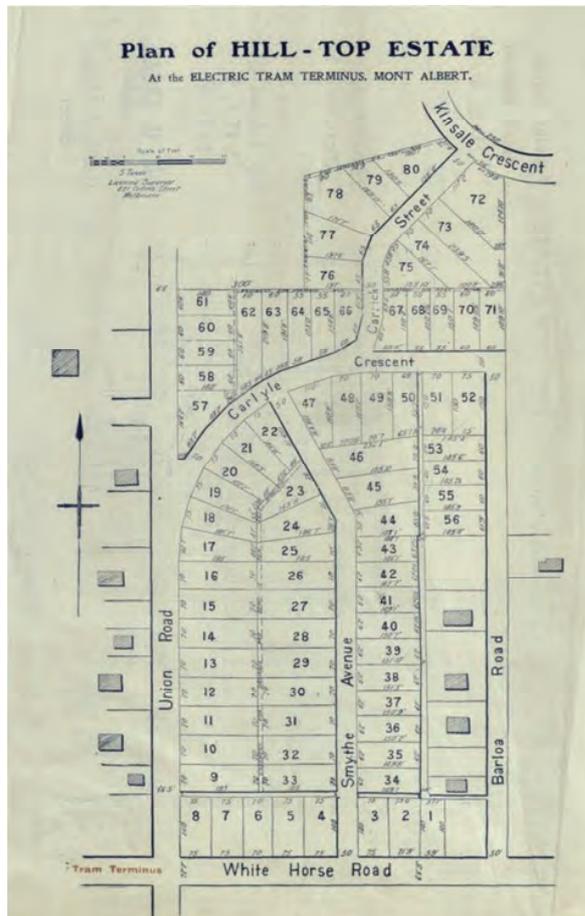


Figure 2. Plan of the Hill Top Estate, 1916, including the subject site (allotment 13 in the above plan). (Source: Tuxen 1916, SLV)

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).

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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.

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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.

CONTEXT

BALWYN HERITAGE PEER REVIEW STAGE 2



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

19 Anderson Road, Hawthorn East is of local architectural and hisrorical 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

PEER REVIEW



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.

CONTEXT

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

PEER REVIEW

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

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BALWYN HERITAGE PEER REVIEW STAGE 2

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Former Frank Paton Memorial Church and Hall (now Deepdene Uniting Church)

Prepared by: Context

Address:

958A Burke Road, Deepdene

Name: Former Frank Paton Memorial Church and Hall	Survey Date: October 2018
Place Type: Community	Architect: Henry Hardie Kemp (Hall); Scarborough, Robertson and Love (Church)
Grading: Significant	Builder: Not known (Hall); A.A. Meyer (Church)
Extent of Overlay: To the Church and Hall with curtilage	Construction Date: c1922-23 (Hall); 1941 (Church),



Figure 1. Proposed curtilage for Frank Paton Memorial Church and Hall, in red, within the larger site at 958A Burke Road, Deepdene.



Figure 2. View of Former Frank Paton Memorial Church at 958 Burke Road, Deepdene. (Source: Context, November 2017).



Figure 3. View of church hall, situated to the east of the Former Frank Paton Memorial Church (Source: Context, November 2018)

Historical Context

Deepdene is a small residential suburb situated 10 kilometres east of central Melbourne. The Deepdene area is situated in the deep 'dene' (a low valley) between the higher ground of Kew to the north and Balwyn to the east; an intermittent creek flowed through its lowest point. Deepdene was included as part of Balwyn until 2008, in which year it became a separate suburb. As such it shares much of Balwyn's history.

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 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. Close to the Deepdene 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). 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.

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

CONTEXT

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.

Postwar development

Deepdene was largely developed through the interwar period, but there was some new homes built in the postwar years as well as modest commercial development along Whitehorse Road. Several new churches were constructed, extended or rebuilt to provide for burgeoning congregations in Balwyn and Deepdene (Built Heritage 2015:12). This included a new Catholic church at Deepdene.

Presbyterian (Uniting) churches in Boroondara

Presbyterian churches can be considered as part of a wider group of Nonconformist denominations, and from 1977 as part of the Uniting Church in Australia (a union of the Presbyterians, Methodists and Congregationalists). However the particular strength of the Presbyterian Church in the City of Boroondara makes it valid to consider the denomination on its own. The Presbyterian Church built an early church in Hawthorn in 1865. During the booming years of the late nineteenth century, the Presbyterians erected a number of fine churches in the new suburban areas with examples including Kew (1874), Camberwell (1885), Hawthorn (1892), and Canterbury (1894). Congregations grew with further residential development in the early 1900s and the Presbyterian Church relocated their prestigious boys' school, Scotch College, to Hawthorn in 1915. Significant development in the outlying areas of Boroondara, such as Balwyn and East Kew, in the interwar period saw demands for new Presbyterian churches in these suburbs. A new church at Deepdene opened in 1941 to meet growth in that locality and further expansion to the north saw a church built at Balwyn North in 1951.

History

The small hamlet of Deepdene developed significantly in the early 1900s, principally owing to the operation of the Outer Circle Railway, which led to residential subdivisions as well as increased demand for churches and schools. The Presbyterian Church of Victoria purchased land for a new church in Deepdene in 1910 (Head and Loxton 1991, p. 4). The deep block had a frontage to Burke Road and extended eastwards on a steep slope to abut the railway reserve of the Outer Circle railway line. A laneway ran alongside the southern boundary of the property, from Burke Road to the railway reserve (MMBW 1926). The site adjoined land on the northern boundary that had been acquired in c.1911 for the soon to be built Deepdene State School.

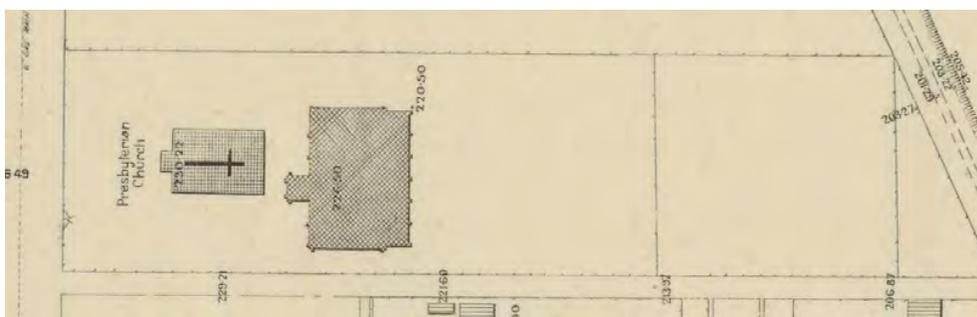


Figure 4. MMBW Detail Plan No. 2954, City of Camberwell, dated 1926, showing the earlier church built in 1916 (left) and the church hall built in 1923 (right). (Source: State Library Victoria).

Presbyterian church services commenced at Deepdene in 1915 and were initially held at the Deepdene State School. Funds were in hand to erect a church on the new site but progress was delayed on account of the World War I (*Box Hill Reporter*, 17 September 1915: 4). A gabled timber church was erected on the site in 1916, which is shown on the MMBW detail plan of 1926. A large 'all purpose' hall, constructed in red brick and complete with a large elevated stage for productions and service rooms, was built behind the church to a design by the notable Melbourne architect Henry Hardie Kemp previously of the firm Ussher and Kemp (Head and Loxton 1991:6; Edquist 2012: 380). Tenders were called in November 1922 for a cost of £2750. A commemorative stone tablet was laid by the Rev Frank Paton on 10 March 1923 and the hall was officially opened on 1 July 1923 (Head and Loxton 1991:6).

The Deepdene Presbyterian church hall has served the community for almost 100 years for various church functions and activities. In 1924 church groups that would have used the hall included the Presbyterian Girls' Association, the Boys' Club, and the Young Men's class (Hall and Loxton 1991:7). It was also used by Presbyterian Deepdene Dramatic Club, a men's gymnastics club and various church social groups, as well as activities, functions and classes for the wider local community. Scottish country dancing was held in the hall in the 1950s, and from the late 1960s, the hall was used as the meeting place of the 2nd Deepdene Girl Guides (Hall and Loxton 1991:7). Here have been long and close ties between the church and the neighbouring Deepdene State School, demonstrated by the pedestrian gateway in the boundary fence between the two properties.



Figure 5. Western elevation of the church hall built to serve the Frank Paton Memorial Church, in 1936. (Source: Hall and Loxton 1991).

Two classrooms, built of 'fibro and tile', were added to the site in 1927 and 1929 (BP). These were most likely built for the use by the well-attended Sunday School, which had an attendance of 124 students in 1924. In 1933 the church's kindergarten building, which had been located in front of the hall, was relocated to a site at the rear (east) of the hall (BP; Hall and Loxton 1991:10). The kindergarten is not evident in the MMBW detail plan of 1926 so presumably it was erected after this date (MMBW 1926). In aerial photography from 1945, two rectangular buildings can be seen immediately to the east of the church hall (BP; Melbourne 1945).

By 1921, members of the Deepdene Presbyterian Church were competing in lawn tennis on Saturdays as part of the Presbyterian Association, but the church did not initially have its own courts for matches (*Argus*, 16 August 1921:5). An aerial photograph dated 1931 shows two tennis courts had been laid out at the eastern-most end of the site by this time (Landata, *Maldon Prison*, Runs 5, 6, 15-17, Frame 03325). Funds were soon put towards the construction of a third tennis court for the church tennis club, which by 1933 was described as 'very active' (Head and Loxton 1991:6-9). A third tennis court is shown in an aerial photograph dated 1945 (Landata, *Melbourne*

and Metropolitan Area Project, Project no. 5, Run 24, Frame 58946) (Figure 6). Tennis had experienced great popularity in the early 1900s in middle-class Melbourne, with tennis parties, dances and concerts being popular. Tennis was an important social activity through much of the twentieth century, which encouraged both male and female participation. Being a game popular amongst the middle class and those with private school backgrounds (Kinross-Smith 2005), there was a large number of church tennis clubs in the predominantly middle-class suburbs that now constitute the City of Boroondara. It was typical for parish churches to establish their own tennis club, complete with courts.

An imposing new church was erected at the western end of the site in 1941 to a design by Melbourne architects Scarborough, Robertson and Love. This replaced the smaller original church building of 1916. The new church was built using pink oatmeal (a deep apricot-toned cream) bricks with Hawkesbury freestone dressing. Symbolic carvings that ornamented the main arch are associated with the early Church and the Celtic heritage of the Scottish Presbyterian Church (*Building and Architecture*, 12 February 1943:11). The builder was A.A. Meyer of Heidelberg (Head and Loxton 1991, p. 12). The new church was designed with a north-south orientation, which maximised the length of the nave, in contrast to the east-west orientation of the earlier church building. The new church was named in honour of Rev. Frank Paton who had been appointed minister to the Deepdene Presbyterian Church in 1925. Paton was Moderator of the Presbyterian Church in Victoria, and served as the church's Foreign Mission Secretary from 1907 to 1935. He resigned as minister at Deepdene in 1936 and died in 1938 (Head and Loxton 1991: 8, 10-12). The doors to the church were officially opened on 29 November 1941 by his widow Mrs Paton. Amongst those in attendance at the opening ceremony was (Sir) Robert Menzies (*Age*, 1 December 1941: 9).

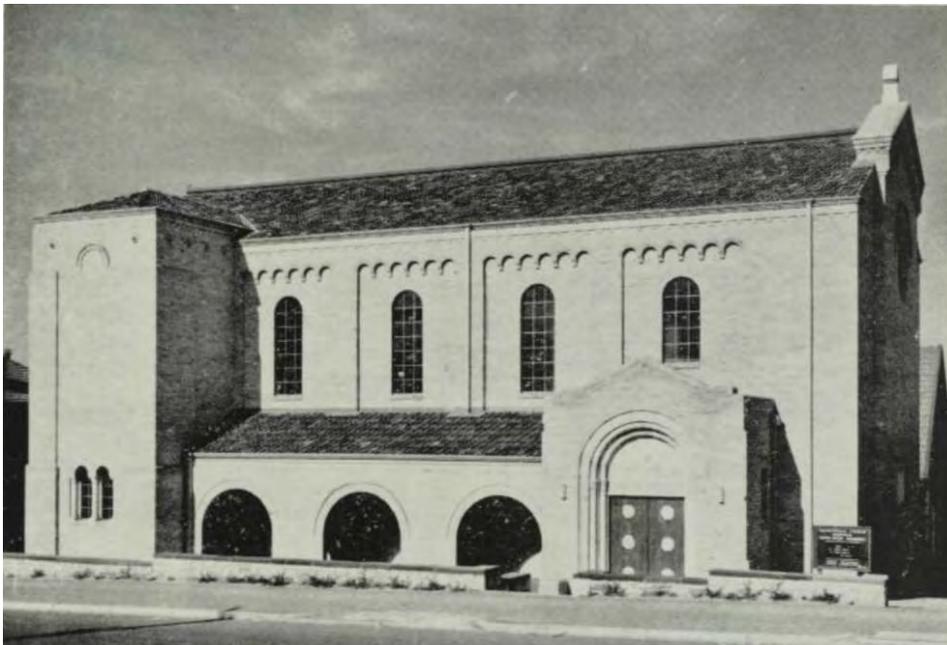


Figure 6. Frank Paton Memorial Church soon after its completion in 1941. (Source: *Building and Architecture*, 24 February 1943).

The style of the church was Romanesque Revival, defined by round-arched windows and a low-pitched roof, which was an unusual choice for a Presbyterian church. As John W. East in his history of Romanesque Revival architecture in Australia claims, there were 'almost no Protestant Romanesque churches' built in Victoria during the period 1915-1945 (East 2016:45). A newspaper article of 1941 claims that the Romanesque style of architecture was selected for practical reasons. It was thought to be the most appropriate style for the slope of the site, whereas the use of Gothic Revival would have made the steeply pitched roof appear too prominent (*Argus*, 6 March 1941:8). The use of cream (or oatmeal) brick was very up-to-date in 1941. In the 1950s a pipe organ was

acquired from the well-known Nicholas family of 'Burnham Beeches', Sherbrooke, and was installed in the church (Head and Loxton 1991:18).

In 1945 an addition containing new lavatories was added at the north end of the church hall building (and is no longer in existence) (BP). Another new building was constructed at the rear of the hall in the 1950s, presumably for the kindergarten as this followed a fire in 1951 that badly damaged the existing kindergarten building (BP; *Launceston Examiner*, 23 July 1951:3). The kindergarten had a relatively large enrolment at this time, with 90 pupils in 1951 (*Herald*, 21 July 1951:3). In 1964 new building works at this site amounted to £31,500. The published history notes that these works constituted a 'renewal and extension of buildings' (Head and Loxton 1991:18). The council records notes that 'additional classrooms' were erected at a cost of £28,000 (BP), presumably for the Sunday School. Though the building permit plans for these works have been lost, it would seem most likely that the 1964 building works refer to the double-storey brick addition that was made to the northern end of the church hall, and potentially some of those made to the rear. It appears that part of the laneway that ran alongside the southern boundary of the property was acquired at some stage for the use of the church.

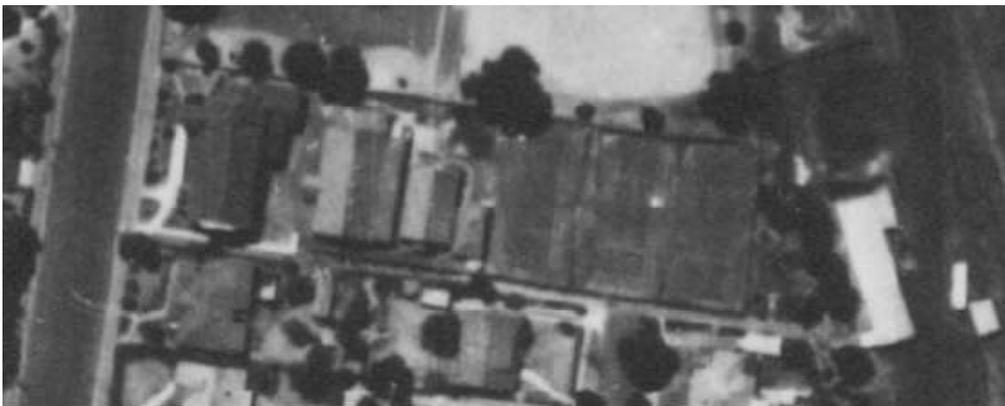


Figure 7. Detail from 1945 aerial showing three tennis courts established by this time (the one closest to the hall building has since been converted to a carpark). (Source: Landata, *Melbourne and Metropolitan Area Project*, Project no. 5, Run 24, Frame 58946)



Figure 8. Map identifying key elements of the subject site and their corresponding build dates. (Source: Nearmap 2020)

In 1977, the Presbyterian Church voted to join with the Methodist and Congregational churches to become part of the newly created Uniting Church in Australia.

Henry Hardie Kemp

Henry Hardie Kemp (1859-1946) was born in Lancashire, England, before training at the Manchester Mechanics' Institute, and later entering the architectural firm of Corsen & Aitken as an articled pupil. At this time, Kemp studied the vernacular architecture of Lancashire and contributed to published works on English houses and furniture (Edquist 2012:380).

Kemp went on to study at the Royal Academy in London, and was a medallist of the London Architectural Association in 1881. Kemp arrived in Melbourne in 1886 (Edquist 2012:380).

Kemp became a partner of Oakden, Addison and Kemp in 1887, the firm became Oakden & Kemp in 1892 and was dissolved by 1896 when Kemp moved to Sydney, following the financial crash. In the years before the crash, Kemp had played a role in major building works around Melbourne, including large buildings around the Hoddle Grid and notable large houses such as 'North Park' in Essendon (Edquist 2012:380). Returning to Melbourne, Kemp joined Beverly Ussher in partnership in 1899 as Ussher & Kemp. The firm became known for its large, picturesque Queen Anne style villas. Notable examples of these villas are still standing, including the former 'Dalswraith' on Studley Park Road in Kew (now 'Campion House') as well as many large homes in the Western District of Victoria (Edquist 2012:380).

Ussher died in 1908, after which Kemp had a brief partnership with George Inskip before continuing to practice alone. Later works by Kemp include the Assembly Hall for the Presbyterian Church on Collins Street in Melbourne, as well as the Quadrangle and other early buildings for Scotch College, Hawthorn. Kemp retired from practice in 1929 (Edquist 2012:380).

Scarborough, Robertson and Love

Architects John Scarborough, John Robertson and Allan Love are best known for their competition-winning design for the Littlejohn Memorial Chapel at Scotch College. The design was based on the fifteenth-century Albi Cathedral in southern France. The three architects formed a partnership immediately after their win and the Chapel was built in 1935-36 (Context 2016:15-16).

The partnership, or Scarborough within the partnership, undertook many commissions for the Presbyterian Church during the interwar period, including:

- 1934 Upland Road Presbyterian church hall (Strathmore) in Primitive Gothic Revival style (Moonee Valley HO443),
- 1935 re-location and redesign of elements of the former Free Church of Scotland at West Melbourne, built in 1866-7, to Box Hill to become St Andrews Presbyterian church (Lewis, 59),
- 1937 North Essendon Presbyterian church in an "Academic Perpendicular Gothic" style unusual in Melbourne for the period. The design is comparable to the Littlejohn Memorial Chapel. (Moonee Valley HO336),
- 1938 Elwood Presbyterian Church (*Argus*, 4 June 1938:2),
- In 1941 Paton Memorial Presbyterian Church in Balwyn, in a simplified Northern Italian Byzantine/Romanesque style.

The partnership of Scarborough, Robertson & Love dissolved in 1942 (*Argus*, 14 February 1944:11). John Scarborough subsequently practised as John F.D. Scarborough and Associates. Later church commissions include at Bentleigh in 1958 (Hermes no.29741) and a new church at Strathmore in 1962 (Hermes no.196126).

Description and Integrity

The Former Frank Paton Memorial Church and Church Hall, 958A Burke Road, Deepdene, occupy a deep allotment on the eastern side of Burke Road, a major arterial road running north-south, just north of its intersection with Whitehorse Road. Moving from the west to east, the site can be seen to comprise four elements: the church building (1941), with oatmeal brick walls and a broad, low-pitched gabled roof, fronting Burke Road at the western end of the allotment; to its rear sits the large red-brick hall (1923), with a steeply-pitched gabled roof; adjoining the hall, at its east, is a flat-roofed, red-brick structure (1950s) and small asphalted carpark; at the eastern end of the allotment are a pair of tennis courts (c1926-31) enclosed with a high cyclone fence.

At the front (western) edge of the allotment, the church has a shallow setback behind a low, original, rustic fence of stone with dressed bluestone capping, and forms part of a significant vista when travelling south down Burke Road, with the adjacent red brick Deepdene Primary School (1922) to its north. These views are enhanced by the steep fall of the land to the east, and gentle slope to the north. At the northern boundary is a utilitarian timber-paling fence, while the rear (east) property line abuts parklands associated with the Anniversary Outer Circle Trail. A long concrete drive (a former laneway) extends down the southern edge of the church, terminating at the western edge of the tennis courts, where a bluestone lane continues.

The church (1941)

The substantial, late interwar-era church, designed in an austere Romanesque Revival style by architects Scarborough, Robertson and Love, has oatmeal brick walls and a low-pitched gabled roof of brown terracotta tiles. A band of dentillation sits beneath the eaves, with arched corbel tables above each window.

The building comprises carefully articulated forms including a polygonal apse, broad nave with a prominent clerestory, and side aisles incorporating a partially closed loggia. At the north end of the building, a quasi-tower, used as an organ chamber, is placed over a vestry and linked to the main entrance by a cloister.

At the south (front) end of the building, a highly decorative freestone door portal, with intricately carved lintel, tympanum, moulded arches and voussoirs marks the principal entrance to the church, and contrasts with the general simplicity of the building's monumental massing. Overall ornamentation is restrained, with visual interest provided through circular terracotta vents punctuating the high-quality brickwork, as well as the articulated brickwork to vertical piers, the corbel table, shallow dentillated eaves and understated buttressing to the quasi-tower.



Figure 9. Detail of the highly decorative door portal. (Source: Context, October 2018)



Figure 10. View of the front garden setting with salt-glazed tile paving, and quasi-tower with expressed brickwork detailing in the slight buttressing effect. (Source: Context, October 2018)

The tall nave and apse are lit with large semi-circular arched multi-paned windows of yellow glass. A wheel window marks the southern elevation, and this end of the building is punctuated with a stylised chunky Maltese-style cross atop a characteristic parapet rising to a triangular summit and decorated with a corbel table.

The church building sits within a picturesque garden setting, incorporating many native plantings and original variegated salt-glazed tile paths and edging.



Figure 11. View of the southern elevation. (Source: Context, October 2018)

The hall (1923)

The large hall to the rear of the church, designed in the Arts and Crafts style by architect Henry Hardie Kemp, has red brick walls and a steeply-pitched dominant gabled roof of terracotta tiles. The building comprises a main gabled structure with an enclosed porch projecting to the east toward the church, which originally served as the principal entrance to the building. It has prominent eaves resting on exposed rafters and these are supported on decorative pierced timber brackets at the gable ends. Decoration to the gable ends incorporates half-timbered detailing resting on exposed purlins. Windows are timber-framed, and generally comprise multi-paned sashes within a main round-arched frame. Each arch is expressed in brick. Buttresses are used as defining elements of the composition dividing window bays and marking corners.



Figure 12. Detail of the church hall, where the porch projects from the main hall building. (Source: Context, December 2018)

A rear wing to the east elevation of the hall building is an original part of the 1923 hall, or at least one that was constructed by 1926 (MMBW 1926). It is constructed of the same red face brick and terracotta tiled roof, hipped to the rear elevation of the hall building. It also replicates details of the hall building, including the same type of decorative expressed rafters with lambs tongue profile and multi-paned windows (see Figures 14 and 15). While the main part of the 1923 Hall (beneath a gabled roof) has actual buttresses, the rear wing (hipped roofed) echoes this element with abstracted buttresses seen on its south elevation, using raking bands of brickwork (Figure 14). These abstracted buttresses divided window bays on the east elevation of the rear wing (Figure 12). Overall it is a structure of high quality workmanship, designed with care like the rest of the Hall. This is in contrast with the utilitarian, flat-roofed addition built c1950s-60s at the rear of this wing (see Figures 13 and 15). Constructed in sympathetic red brick with similar detailing and built into the sloping landscape, these additions step down considerably from the main hall building and hence have little visual impact on the building. At the north of the hall is a double-storey addition (1964), also of red brick and sympathetic overall appearance (see Figures 16 and 17).

At the rear of the site two (now clay) tennis courts laid out in c1926-31 remained at the time of the study.

The Former Frank Paton Memorial Church and Hall site has a high degree of integrity. The church building exhibits a high level of intactness, retaining key original elements of the place including its picturesque, asymmetrical massing, broad roof form, original pattern of fenestration and understated detailing in shallowly expressed brickwork patterns and motifs. The integrity of the place as a whole is enhanced by the retention of the church hall and tennis courts. While the church hall has later additions, they do not disrupt appreciation of its two main elevations (west and

south) and have been designed sympathetically to the original architectural style and materials of the building.



Figure 13. View of the later additions that abut the rear (east) of the main hall building. (Source: Context, December 2018)



Figure 14. The rear wing incorporates similar detailing to the main hall building, including red face brick and timber joinery details. (Source: Context, December 2018)



Figure 15. View of the rear wing, where the 1950s/60s extension adjoins. (Source: Context, December 2018)



Figure 16. View of the 1964 double-storey addition looking south toward the main hall building. (Source: Context, December 2018)



Figure 17. The 1964 addition is not overly visually intrusive when viewing the church hall from the south. (Source: Context, December 2018)



Figure 18. Tennis courts laid out in c1923-30 remain at the rear of the site. (Source: Context, December 2018)

Comparative Analysis

Many churches were built in suburbs such as Deepdene, Glen Iris, Balwyn and Ashburton during the interwar period. In these developing areas of the eastern half of Boroondara new churches of the non-conformist denominations, including Methodist, Presbyterian, Baptist and Congregationalist, outnumbered those built for the Anglican and Roman Catholic denominations. Comparisons for the Former Frank Paton Memorial Church and Hall are discussed with reference to other churches by Scarborough and Love and more generally with other interwar suburban churches.

Scarborough and Love Architects

As architects of the Littlejohn Memorial Chapel at Scotch College (HO608) and many other churches, including some within Boroondara, Scarborough and Love provide several points of comparison for the Former Frank Paton Memorial Church.



HO608 Littlejohn Memorial Chapel, Scotch College, Hawthorn (1934-36)
(Source: Scotch College Melbourne)

The Littlejohn Memorial Chapel is of local historical, architectural (rarity), aesthetic, technical, associative (historical), and social significance. It relies on a sculptural modelling of forms for its effect and its spectacular setting within the spacious grounds (Context 2016). The Littlejohn Memorial Chapel is considered an exemplar in the state for its Gothic characteristics, popular for seminary and college chapels during the 1930s. It was highly acclaimed at the time of its construction and is still appreciated for its striking massing and stripped-back interpretation of Albi Cathedral in France.



(Recommended for HO) East Kew Uniting Church and former Citizen's Hall (church: 1938; hall: 1952 and additions 1959)
(Context)

The East Kew Uniting Church and former Citizen's Hall (hall designed by architect Keith Reid) at 142 and 142A Normanby Road, Kew East is of local architectural significance. It is a representative Interwar Gothic Revival church, however what distinguishes this building is its original masterplan of three wings around a courtyard. This example is at the modest end of their spectrum and does not show the brilliance of composition or the scholarly adaptation of the Romanesque tradition that underpins the Littlejohn Memorial Chapel or the former Frank Paton Memorial Church.

Suburban interwar churches

Throughout the first four decades of the twentieth century, the use of revived medieval styles for ecclesiastical buildings was popular throughout Australia. The styles were a continuation of the nineteenth century Gothic Revival and, to a lesser extent, the Arts and Crafts tradition. A variant on the Gothic Revival form was the polygonal or cruciform church plan, reaching its peak popularity in the 1920s. The polygonal or cruciform plan was frequently used in suburban church design and was favoured by Presbyterian and Methodist denominations during this period. The Arts and Crafts style was also applied to church buildings, particularly in the work of Louis Williams whose Canterbury Uniting Church is illustrated below. Whilst several Catholic churches were designed in

the Romanesque Revival style in the interwar period, few, if any Protestant churches designed in this style exist in Boroondara and wider metropolitan Melbourne.



The Holy Trinity Anglican Church in Surrey Hills is a Gothic Revival-style church with square tower to one side. This church has a new glazed porch and corridor across the front and has lost much of its integrity.

HO534 Holy Trinity Anglican Church, 175 Union Road, Surrey Hills (1921) Contributory in Union Road Residential precinct (Source: Google Maps)



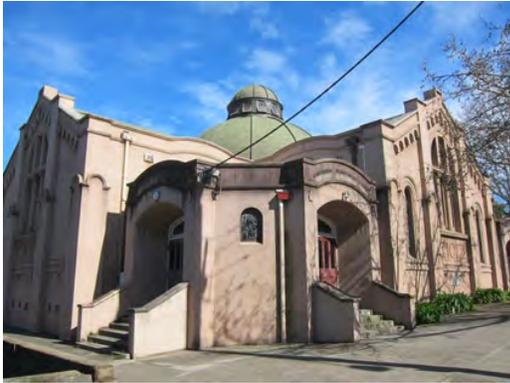
The Canterbury Uniting Church is an elegant clinker brick church of asymmetrical composition and monumental height, designed in a restrained Gothic Revival style. It is a fine, intact example of the work of noted church architect, Louis Williams.

HO264 Canterbury Uniting Church, 15a Balwyn Road, Canterbury (formerly Methodist) (1928) Contributory in Balwyn Road Residential precinct (Google Maps)



Siena Convent is of local historic, aesthetic and social significance and is comparable as an interwar church of the same period and style as the Former Frank Paton Memorial Church. It is distinguished by its very fine brickwork, evoking the Lombardic Romanesque style, and particularly in its unusual use of the Byzantine compound domed form that characterised Byzantine Revival churches in Eastern and South-eastern Europe in the late 19th and early 20th century. The complex is largely externally intact apart from the concrete upper storey extension added to the cloister in 2004.

HO724 Siena Convent, 815 Riversdale Road, Camberwell (1940) (Source: Context)



HO680 Canterbury Presbyterian Church, 146 Canterbury Road, Canterbury (1927) (Source: Context)

The Canterbury Presbyterian church is of local historical, aesthetic, architectural (rarity) and social significance comparable as a representative and externally intact example of an interwar church designed in the Romanesque Revival style. Constructed to designs by W. H Ford, this church is large and imposing, and presents an aesthetically pleasing and well composed example of the revival style.



HO48 Hawthorn Presbyterian Church, 580 Glenferrie Road, Hawthorn (1892) (Meredith Gould, Conservation Architects)

Hawthorn Presbyterian Church is of local aesthetic and historic significance. An earlier example, the Hawthorn Presbyterian Church is a competently designed, generally original and early example of a rarely used ecclesiastical style in the 19th century, that of the Byzantine revival.

While not as monumental in siting as their Littlejohn Memorial Chapel (H0608), the Former Frank Paton Memorial church is a fine example of the work of Scarborough, Robertson and Love, as a substantial church designed in the Romanesque Revival style. It compares well to the above examples in terms of its intactness and architectural detailing and has a much higher degree of integrity than the Robert Beckett Memorial Church, Canterbury and the Holy Trinity Anglican Church, Surrey Hills.

The Former Frank Paton Memorial Church is notable as one of three Presbyterian churches constructed between 1915 and 1945 designed in the Romanesque Revival style. This style of architecture, which dominated Catholic church architecture in the interwar period, was selected for this commission as a matter of practicality: it was thought to be the most appropriate style for the slope of the site, whereas the use of Gothic Revival architecture would have made the roof too tall and too prominent. As a fine and highly intact example of a Romanesque Revival church, it compares particularly closely to the Siena Convent in Camberwell (HO724), a church of the same architectural style and period. The Former Frank Paton Memorial Church demonstrates key design elements of the Romanesque Revival style, including picturesque massing, broadly pitched roof and dominant wall areas. It retains a high level of intactness of typical, albeit restrained, detailing associated with the style, notably its highly decorative freestone door portal, with intricately carved lintel, tympanum, moulded arches and voussoirs, which creates an interesting contrast with the general simplicity of the building's monumental massing. Other key details include the visual interest provided through circular terracotta vents punctuating the high-quality brickwork, as well as the articulated brickwork to vertical piers, the corbel table, shallowly expressed dentillated eaves and understated buttressing to the quasi-tower.

Church Hall

The church hall, designed by prominent Melbourne architect Henry Hardie Kemp, has served the community for almost 100 years for various church functions and activities.

HH Kemp became the school architect in 1917 for Scotch College, Hawthorn, an elite Presbyterian school founded in 1851. He was responsible for a significant building program at the school between 1917 and 1926. These buildings are designed in Kemp's distinctive picturesque Queen Anne style being built in red brick with multi-pane windows, roughcast and half-timbering to upper storeys, gable ends and steeply pitched roofs. The subject church hall was commissioned during this period of development at Scotch College and, whilst the hall is more modest in scale, displays similar design elements in its design as listed above, and notably the pierced curved timber eaves brackets. In comparison, the hall is a fine albeit modest example of the work of HH Kemp.



Figure 19. Gymnasium at Scotch College (Source: Scotch College 2016)

The following interwar church halls are also comparable:



HO483 St Mark's Anglican Church Hall, 1 Canterbury Road, Camberwell (1914) (Source: Libby Blamey)

Included in the same listing as the main church building, this hall, designed by Louis R Williams and Alexander North, was built in 1914 and acted as the church until main church building was constructed in 1927-1928. It is of red brick construction with terracotta roof tiles, and a refined aesthetic, incorporating Gothic details such as the arch detail over entrance and lancet windows.



HO220 Christ Church Memorial Hall, 2 Denham Street, Hawthorn, contributory in West Hawthorn Precinct (c.1920s) (Source: Victorian War Heritage Inventory)

The Christ Church Memorial Hall is historically significant for its association with Christ Church and adjacent first Anglican Church on the Hawthorn side of the Yarra River. It incorporates fine Gothic Revival detailing.



HO735 (interim) Camberwell Methodist Church Hall, 58 Cooloongatta Road, Camberwell (1933) (Source: Google Maps)

This church hall, designed by architect Harold Bladen and built by R Moor, of brick with a tiled roof, was opened in October 1933 by the president of the Methodist Conference, the Rev HW Frederick. Further brick veneer additions to the building were made by builder AL Ackland in 1948.



HO719 (interim) East Camberwell Baptist Church, 137-139 Highfield Road, Camberwell (1923) (Source: Context)

The East Camberwell Baptist Church is a modest example of interwar church architecture, and is historically significant for its demonstration of the growth of non-conformist churches in the eastern part of the locality during the 1920s and 30s.

The subject church hall compares well to the above examples. Its massing and plan are typical of interwar church architecture and community halls, including the simple rectangular form with projecting entrance porch, main gabled roof, and terracotta tiles and red brick construction. However, its distinctive picturesque Queen Anne detailing sets it apart from the above examples, notably the pierced curved timber eaves brackets

The Former Frank Paton Memorial Uniting Church (1941), church hall (1923) and tennis courts (c1926-31) are an important example of a Nonconformist church developed in the City of Boroondara during the interwar era, on a large site with a range of facilities. The site, as a whole, is an example of a place that has strong associations with the Deepdene and Balwyn community for its ongoing role in the spiritual and social life of the area since 1916.

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).

The Former Frank Paton Memorial Uniting Church (1941) and church hall (1923) historically significant as an important example of a Nonconformist church site developed in the City of Boroondara during the interwar era, notable for its large land size and range of facilities, serving the local community for almost 100 years. The church, opened in 1941 at Deepdene, reflects the need to meet suburban growth in that locality as significant development in the outlying areas of Boroondara, such as Balwyn and East Kew, in the interwar period saw demands for new Presbyterian churches.

The church hall is historically significant having served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of the 2nd Deepdene Girl Guides. Shortly following its construction in 1923 it was used by many local church groups, including the Presbyterian Girls' Association, the Boys' Club, and the Young Men's class. It was also used by Presbyterian Deepdene Dramatic Club and a men's gymnastics club. It also housed the well-attended Sunday School, which had an attendance of 124 students in 1924.

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 Frank Paton Memorial Church is a fine example of the work of architectural practice Scarborough, Robertson and Love, as a substantial church designed in the Romanesque Revival style. It demonstrates key design elements of this style, including its picturesque massing, broadly pitched roof, polygonal apse, and entrance porch with ornate door portal, as well as characteristic decorative details including a corbel table and dentillation, wheel window and triangular parapet.

The church hall is a fine example of the work of Henry Hardie Kemp, as a modest hall designed in the Queen Anne style. It incorporates typical design elements of the style, including the steeply pitched roof, exposed rafters and beams, moulded timber joinery and wide overhanging eaves. While the hall has had later additions, they do not disrupt appreciation of its two main elevations (west and south) and have been designed sympathetically to the original architectural style and materials of the building.

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

The Former Frank Paton Memorial Church is notable as a Presbyterian church constructed before 1945 designed in the Romanesque Revival style. This style of architecture, which dominated Catholic church architecture in the interwar period, was selected for this commission as a matter of practicality: it was thought to be the most appropriate style for the slope of the site, whereas the use of Gothic Revival architecture would have made the roof appear too high and prominent. Its

highly decorative freestone door portal with intricately carved lintel, tympanum, moulded arches and vousoirs, creates an interesting contrast with the general simplicity of the building's monumental massing. Other key details include the visual interest provided through circular terracotta vents punctuating the high-quality brickwork, as well as the articulated brickwork to vertical piers, the corbel table, shallowly expressed bracketed eaves and understated buttressing to the quasi-tower. Its aesthetic quality is enhanced by its prominent siting, the retention of its original rustic fence of stone with dressed bluestone capping, and garden setting, which incorporates many native plantings and original variegated salt-glaze tile paths and edging.

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).

The Former Frank Paton Memorial Church and Hall are significant for its strong and ongoing associations with the Deepdene and Balwyn community. They played an ongoing role in both the spiritual and social life of the local community since 1916, when the first timber church building was erected on the site. The hall has served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of the 2nd Deepdene Girl Guides. There have been long and close ties between the church and the neighbouring Deepdene State School, demonstrated by the pedestrian gateway in the boundary fence between the two properties.

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 Former Frank Paton Memorial Church and Hall are significant for their association with Reverend Frank Paton, who had been appointed minister to the Deepdene Presbyterian Church in 1925. Paton laid the commemorative stone tablet for the 1923 church hall and the 1941 church was named in his honour. Paton was Moderator of the Presbyterian Church in Victoria, and served as the church's Foreign Mission Secretary from 1907 to 1935. He retired as minister at Deepdene in 1936 and died in 1938.

Statement of Significance

What is Significant?

The Former Frank Paton Memorial Church and Hall at 958A Burke Road, Deepdene, is significant.

Significant elements of the site include the:

- Former Frank Paton Memorial Church, built 1941 by A. A. Meyer to designs by architects Scarborough, Robertson and Love, front fence to the Burke Road frontage and early garden setting including slat-glazed tile paths;
- Church hall, built in 1923 to designs by Henry Hardie Kemp, including rear wing (hipped roof) constructed c1923-26 as an original or early part of the hall building;

The 1950s/60s red brick additions to the north and rear (east) of the main hall building are not significant and do not contribute to the significance of the site.

How is it significant?

The site is of local historic, architectural (representative), aesthetic, social and associative significance to the City of Boroondara.

Why is it significant?

The Former Frank Paton Memorial Uniting Church (1941) and church hall (1923) are historically significant as an important example of a Nonconformist church site developed in the City of Boroondara during the interwar era, notable for its large land size and range of facilities, serving the local community for almost 100 years. The church, opened in 1941 at Deepdene, reflects the need to meet suburban growth in that locality as significant development in the outlying areas of Boroondara, such as Balwyn and East Kew, in the interwar period saw demands for new Presbyterian churches. (Criterion A)

The church hall is historically significant having served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of the 2nd Deepdene Girl Guides. Shortly following its construction in 1923 it was used by many local church groups, including the Presbyterian Girls' Association, the Boys' Club, and the Young Men's class. It was also used by Presbyterian Deepdene Dramatic Club and a men's gymnastics club. It also housed the well-attended Sunday School, which had an attendance of 124 students in 1924. (Criterion A)

The Former Frank Paton Memorial Church is a fine example of the work of architectural practice Scarborough, Robertson and Love, as a substantial church designed in the Romanesque Revival style. It demonstrates key design elements of this style, including its picturesque massing, broadly pitched roof, polygonal apse, and entrance porch with ornate door portal, as well as characteristic decorative details including a corbel table and dentillation, wheel window and triangular parapet. (Criterion D)

The church hall is a fine example of the work of Henry Hardie Kemp, as a modest hall designed in the Queen Anne style. It incorporates typical design elements of the style, including the steeply pitched roof, exposed rafters and beams, moulded timber joinery and wide overhanging eaves. While the hall has had later additions, they do not disrupt appreciation of its two main elevations (west and south) and have been designed sympathetically to the original architectural style and materials of the building. (Criterion D)

The Former Frank Paton Memorial Church is notable as a Presbyterian church constructed before 1945 designed in the Romanesque Revival style. This style of architecture, which dominated Catholic church architecture in the interwar period, was selected for this commission as a matter of practicality: it was thought to be the most appropriate style for the slope of the site, whereas the use of Gothic Revival architecture would have made the roof appear too high and prominent. Its highly decorative freestone door portal with intricately carved lintel, tympanum, moulded arches and voussoirs, creates an interesting contrast with the general simplicity of the building's monumental massing. Other key details include the visual interest provided through circular

terracotta vents punctuating the high-quality brickwork, as well as the articulated brickwork to vertical piers, the corbel table, shallowly expressed bracketed eaves and understated buttressing to the quasi-tower. Its aesthetic quality is enhanced by its prominent siting, the retention of its original rustic fence of stone with dressed bluestone capping, and garden setting, which incorporates many native plantings and original variegated salt-glaze tile paths and edging. (Criterion E)

The Former Frank Paton Memorial Church and Hall are significant for its strong and ongoing associations with the Deepdene and Balwyn community. They played an ongoing role in both the spiritual and social life of the local community since 1916, when the first timber church building was erected on the site. The hall has served the community for almost 100 years for various church functions and activities, including Scottish country dancing, and as a meeting place of the 2nd Deepdene Girl Guides. There have been long and close ties between the church and the neighbouring Deepdene State School, demonstrated by the pedestrian gateway in the boundary fence between the two properties. (Criterion G)

The Former Frank Paton Memorial Church and Hall are significant for their association with Reverend Frank Paton, who had been appointed minister to the Deepdene Presbyterian Church in 1925. Paton laid the commemorative stone tablet for the 1923 church hall and the 1941 church was named in his honour. Paton was Moderator of the Presbyterian Church in Victoria and served as the church's Foreign Mission Secretary from 1907 to 1935. He retired as minister at Deepdene in 1936 and died in 1938. (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>	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>	Yes—front fence
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 2015, 'Balwyn and Balwyn North Heritage Study', prepared for the City of Boroondara.

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Angle Road Precinct

Prepared by: Context

Address: 1–13 & 2–10 Angle Road, Deepdene

Name: Angle Road Precinct	Survey Date: September 2018
Place Type: Residential	Architect:
Grading: Significant	Builder: George William Simpson (attributed)
Extent of Overlay: See precinct map	Construction Date: c1922-1925



Historical Context

Deepdene is a small residential suburb situated 10 kilometres east of central Melbourne. The Deepdene area is situated in the deep 'dene' (a low valley) between the higher ground of Kew to the north and Balwyn to the east; an intermittent creek flowed through its lowest point. Deepdene was included as part of Balwyn until 2008, in which year it became a separate suburb. As such it shares much of Balwyn's history.

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 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. Close to the Deepdene

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). 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.

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

The precinct is located on part of Elgar's Special Survey of 5120 acres (Parish Plan Boroondara 1931).

As part of the development of the Balwyn area in the 1880s, the subject precinct was advertised as part of Glencoe Estate and St Ronans Estate in Camberwell in 1885 and 1887 respectively (see Figures 2 and 3). As part of these estate subdivisions, the precinct was addressed as Montrose Road, which, by 1922, had been renamed Angle Road. From this time on, Angle Road was variously included as part of Canterbury, Deepdene or Balwyn (*Argus* 15 November 1922:7).

Forty-two allotments on Glencoe Estate, Camberwell, with frontages to Burke, Mont Albert, Argyle, Campbell Roads, and Montrose Road, with Yan Yean water laid on, were put up for auction in October 1885 (*Argus* 17 October 1885:3) (see Figure 2).

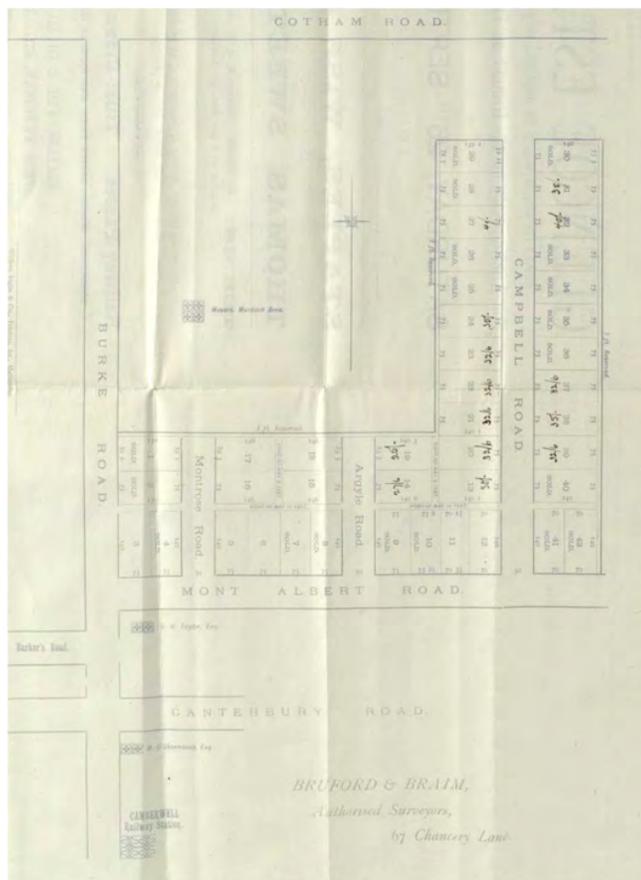


Figure 1. Showing the subject precinct in Montrose Road (later named Angle Road) in 1886 as part of the Glencoe Estate sale. (Source: 'Glencoe Estate' 1886, SLV)

St Ronans estate, 41 'magnificent allotments' (including some formerly advertised as part of the Glencoe Estate) and others subdivided on Murdoch's orchard were advertised for sale in 1887. Described as adjoining the Smythesdale, Glencoe and Deepdene estates, Yan Yean water was laid on, and omnibuses, running from Camberwell station to the corner of Burke Road and Cotham Road, regularly passed the estate (*Age*, 1 October 1887:2).

In 1889, timber merchant James Macintosh purchased lots 3-9 (today's 1-13 Angle Road) and lots 36-41 (today's 2-12 Angle Road) of St Ronans estate (see Figure 2) (CT:V2160 F878). In 1887, Macintosh lived at 'Verulam' (now 'Parlington') at 46 Parlington Street, Canterbury (VHR H731), a residence built for William Eldson of the Melbourne and Hobson's Bay Railway Company, to which McIntosh made substantial additions (Butler 1991: 215-216).



Figure 2. Showing the subject precinct in Montrose Road (later Angle Road) in 1887 as part of the St Ronans estate sale in Camberwell. (Source: 'St Ronans Camberwell' 1887, SLV)

Macintosh died in 1895, and in July 1919 Victor Henderson became the owner of the subject land, and in the same month, builder George William Simpson of Burwood Road, Hawthorn, became the proprietor of the allotments, which, in that year, remained vacant.

Simpson, a master-builder, was also a mayor of Hawthorn, retiring from council in 1942. He was also actively associated with other local activities, including the Hawthorn Red Cross branch (*Argus* 6 March 1944:5). As a well-known local builder and developer in the areas of Hawthorn and Camberwell in the first decades of the twentieth century, Simpson rapidly built up entire unified streetscapes in the municipality, including many groups of houses in the nearby Parlington Estate Precinct in Canterbury.

In 1920, no houses existed in Montrose Road (Angle Road), and allotments were valued at a net annual value (NAV) of £6 (RB). Simpson sold each allotment that forms the subject precinct in Angle Street to individual owners between 1920 and 1923: today's number 1 was sold in 1920; numbers 3-11 and 4 in 1921; and 2, 6-10 and 13 in 1922; and number 12 in 1923 (CT:V2160 F878).

As evidenced by ratebook records, which show a NAV increase from £6 in 1920 to £65-£75 in 1922, houses had been constructed at numbers 1, 4 and 3-13 Angle Road by 1922 (RB). It is highly likely that Simpson, who was a master builder and owner of the land, was responsible for

their construction. By this year, Simpson had sold the houses at numbers 1-13 Angle Road to Gertrude Alison Parratt and number 4 to Ada Banbury (RB).

By 1925, houses had been built at 2-12 Angle Road, Canterbury, and it is likely, given the consistency in form, materials and decorative detailing among the dwellings in the subject precinct, that Simpson also built these houses (S&Mc 1925). Garages were constructed at 2, 5, 7, 9 and 12 Angle Road between 1929 and 1938 (BP).

Description & Integrity

This small precinct comprises the section of Angle Road running east-west, ending at Deepdene Road to the east. Angle Road is a quiet, L-shaped residential street, located in the north-eastern pocket created by the intersection of Burke and Mont Albert roads.

It is a consistent, though small, streetscape of interwar brick bungalows on both sides of the street, constructed by the same builder, highly likely to be master-builder George Simpson, between c.1922 and 1925. Basalt kerbs and channels, and moderately sized nature strips planted with liquidambar (*Liquidambar styraciflua*) trees, some of which appear to date from the 1920s, unify the precinct visually. There are two Non-contributory dwellings at numbers 7 and 12, which recently replaced interwar bungalows.



Figure 3. Houses at 4, 6 and 8 Angle Road. (Source: Context 2018)

Each dwelling has a consistent front setback behind a modest garden, most with grassed areas bordered by low plantings. Each house has a timber fence: some are picket; others are capped. While none of the fences are original, they are sympathetic in appearance.

Generally, the dwellings are characterised by an asymmetrical, bungalow form set beneath a dominant roof clad with terracotta tiles, typically resting on exposed rafter ends. Roofing configurations to each house incorporate either a gabled roof sheltering a subsidiary projecting gable, a main gabled roof form with an intersecting transverse gable to the principal façade, a main hip with projecting gabled bay or gablet, or a transverse gabled roof.

Gable end details vary among the dwellings, and typically comprise an arrangement of shingles with either roughcast or panel board with timber strapping to emulate half-timbering. Other noteworthy features include: small porches supported by timber posts atop heavy brick piers, some with decorative and unusual timber fretwork, and usually flanked with squat clinker or red brick piers; feature box, bow or bay windows, in either red or clinker brick, and each usually with its own

flat roof and exposed rafters; tall chimneys of either red or clinker brick, some topped with a roughcast and exposed brick detail near the top of the shaft, although some have been overpainted.

Notable features of individual houses include:

1 Angle Road (c1922) – Contributory



Figure 4. 1 Angle Road. (Source: Context 2018)

A red brick Californian bungalow, its main gabled roof form incorporates an unusual intersecting transverse gable at the principal façade, both tiled in terracotta and resting on exposed rafters. It is similar in composition to number 9. The house retains its three tall brick chimneys though they have been overpainted. The gable end incorporates panel board and timber strapping with timber lattice detailing to the apex, and a tripartite window to the attic storey. The southern slope of the transverse gable extends to cover the front porch, supported by simple timber posts atop clinker brick piers. The clinker brick balustrading to the porch has small rectangular voids and is topped with cement-rendered capping. Steps to the porch are flanked with squat piers that match the balustrading. Walls are of red brick with a two-course clinker band at sill height, and clinker brick to the base of the bow window. The house retains double-hung timber-framed windows with leaded upper sashes to the principal façade, and a timber front door with wide timber-panelled, leaded sidelight and rectangular fanlights.

A brick garage, constructed in 1955, adjoins the west elevation. There is an addition built in 1970 to the rear of the house, which is not visible from the public domain.

3 Angle Road (c1922) – Contributory

Figure 5. 3 Angle Road. (Source: Context 2018)

A brick and roughcast Californian Bungalow comprising a main gabled form sheltering a subsidiary gabled bay to the principal façade, with the roofs clad in terracotta tile and resting on exposed rafters. Three tall clinker brick chimneys remain. Each gable end has panel board with closely spaced timber strapping to its apex, and shingles below: in a staggered configuration to the main gable and normal to the subsidiary. A hipped roof projects from the base of the main gable end, wrapping around to the east elevation. The western declivity to the gabled roof extends to cover a side porch, resting on simple timber posts atop clinker brick piers. The walls are red brick to sill height and finished with roughcast render above. There is a pair of box windows with clinker brick bases and flat roofs on exposed rafters to the principal façade. The house retains timber-framed double-hung windows with leaded panes to the upper sashes.

There is a small garage, built in 1952, at the rear of the property. A large addition, constructed in 1974, sits to the rear of the house and is not visible from the public domain.

'Ngarve', 5 Angle Road (c1922) – Contributory

Figure 6. 'Ngarve', 5 Angle Road. (Source: Context 2018)

A brick attic-style Californian Bungalow comprising a main gabled form sheltering a subsidiary projecting gabled bay to the principal façade, with the roofs clad in terracotta tiles and resting on exposed rafters. The house retains a pair of tall chimneys, one of clinker brick rising from the eastern elevation and one of red brick to the west. The subsidiary gable end has a two-course base of red brick with panel board and timber strapping above. The main gable end has panel board with timber strapping and shingles to its apex, beneath which is a tripartite timber box window, supported on corbels and with double-hung windows and leaded glass to the upper sashes. This gable end projects to cover the porch, resting on timber posts atop clinker brick piers. The fretwork to the porch consists of straight timber slats, while the clinker brick balustrading has small rectangular voids and is topped with cement-rendered capping. Four brick bullnose steps servicing the porch are flanked with squat piers that match the balustrading. The walls are of clinker brick to sill height and red brick above. There is a large projecting boxed window with timber-framed double-hung windows and leaded panes to the upper sashes to the projecting gabled bay, with its own flat roof resting on projecting rafters.

A later carport erected in the same style as the residence and projecting ahead of the façade line, sits in front of and obscures the c.1938 garage. Two later transverse gabled additions to the first floor at the rear of the house, built c.1982, project to the east and west respectively from the original roof form and are visible from the public domain. A further extension to the rear, presumably constructed at the time of the gabled additions, is not visually intrusive from the street.

7 Angle Road – Non-contributory

Contemporary residence constructed in 2016, which replaced an interwar bungalow erected in 1922 and early garage built in 1929.

9 Angle Road (c1922) – Contributory

Figure 7. 9 Angle Road. (Source: Context 2018)

A substantial brick and roughcast Californian Bungalow, its main street-facing gabled roof form incorporating an intersecting transverse gable to the principal façade, both tiled in terracotta and resting on exposed rafters. It is similar in composition to number 1. The house retains one brick chimney. The gable ends incorporate panel board and timber strapping, with a tripartite window to the street-facing gable. The southern declivity of the transverse gable extends to cover the front porch, supported by simple timber posts atop clinker brick piers. The clinker brick balustrading to the porch has small rectangular voids and is topped with exposed red brick capping. Red brick bullnose steps to the porch are flanked with squat clinker piers to match the balustrading, though the capping is cement-rendered. Walls are red brick to sill height with roughcast render above, and clinker brick to the base of the tripartite box window. Alterations to the dwelling made during works carried out in the 1980s, 1990s and 2000s are considered to be generally sympathetic. These include the replacement (in-kind) of timber strapping to the front gable and installation of entry door with leadlight detailing, and the addition of the tripartite window to the street-facing gable, French doors opening onto the front porch replacing original sash windows, Art Nouveau-style timber fretwork added to the front porch, and a garage.

Rear additions carried out in the 1980s are not visible from the public domain.

11 Angle Road (c1923) – Contributory

Figure 8. 11 Angle Road. (Source: Context 2018)

An altered brick Craftsman bungalow with an extremely broad transverse gabled roof of terracotta tile. A pair of clinker brick chimneys remains, each with an interesting exposed brick and cement-rendered detailing at the top of the shaft. The house retains a bow window to the principal façade, a tripartite timber-framed box window and a smaller tripartite sliding window to the western elevation, with timber-framed double-hung windows and clear rectangular-paned leaded glass, with a central coloured floral motif, to the upper sashes where applicable. The bow window has a flat roof resting on exposed rafters and a base finished in red-blue clinker brick.

Alterations carried out in 1978 most likely include, but are not limited to, the following: setting the ridgeline of the roof back to create an extremely broad southern slope to the transverse roof; cladding the gable ends with weatherboard; infilling of the porch with red brick to create an additional front room; replacement of original brick front steps; first floor additions to the rear of the house; the addition of a garage adjoining the west elevation toward the rear of the property. This house is still considered to be contributory to the precinct as it can still be understood as an interwar house due to its broad roof form, low-slung massing, red brick walls and terracotta tiled roof, and the retention of details including bow window with clinker brick base and clinker brick chimneys.

'Montrose', 13 Angle Road (c1923) – Contributory

Figure 9. 'Montrose', 13 Angle Road. (Source: Context 2018)

A substantial red brick Californian Bungalow with a roof of terracotta tiles resting on exposed rafters. The roof form comprises a main street-facing gable, intersecting with a transverse roof at the western declivity, and sheltering a subsidiary projecting gabled bay at the east. The house retains three tall clinker brick chimneys topped with soldiered red brick. Gable end treatments consist of roughcast and timber strapping with shingles arranged in a staggered configuration to each apex. The eastern declivity to the gabled roof extends to cover a side porch fronting Deepdene Road, resting on simple timber posts atop clinker brick piers, with soldiered red brick capping. The walls are of red brick, save for the bay covered by the intersecting transverse roof, which is finished in clinker brick. This bay projects slightly, and has a tripartite, timber-framed window, consisting of a pair of double-hung windows flanking a large picture window. A projecting box window sits beneath the subsidiary gable end, with a flat roof on exposed rafters and a clinker brick base. On the eastern elevation, facing Deepdene Road, there is a tripartite, timber boxed window supported on rounded timber corbels, and a single double-hung window further north, toward the rear of the house. The residence retains rectangular-paned clear leaded glass, with a central coloured floral motif, to the upper sashes of its double-hung windows.

'Kimberworth', 2 Angle Road (c1925) – Contributory

Figure 10. 'Kimberworth', 2 Angle Road. (Source: Context 2018)



Figure 11. Side (west) elevation of 'Kimberworth', 2 Angle Road. (Source: Context 2018)

A red brick Californian Bungalow with a transverse gabled roof of terracotta tiles resting on exposed rafters. The house retains one red brick chimney to the southern slope. Treatment to the gable ends comprise roughcast with timber strapping and shingles arranged in a staggered configuration at the apices. The front porch, sheltered by the northern slope of the roof and supported on simple timber posts atop red brick piers, is accessed via two bullnose brick steps. Windows have been replaced, save for the attic window at the east and west elevations which retain rectangular-paned clear leaded glass, with a central coloured floral motif, to the upper sashes. Rear additions are visible at the western elevation, bound by the section of Angle Road running north-south. Here the property boundary is delineated by a high fence comprising brick piers infilled with corrugated iron sheeting. The fibro cement garage constructed in 1935 is not visible from the public domain. The integrity of this house is slightly diminished by the two dormers added in 1982 to the attic storey created in 1927.

4 Angle Road (c1925) – Contributory

Figure 12. 4 Angle Road. (Source: Context 2018)

A red brick bungalow with a hipped roof of terracotta tiles resting on exposed rafters, with a projecting gabled bay to the principal façade. It is similar in composition to number 8. Two red brick chimneys with roughcast and exposed brick detail at the top of the shaft remain. The gable end detailing comprises roughcast and timber strapping with shingles to the apex. The front porch, accessed by bullnose brick steps, is supported on simple timber posts. The house retains timber-framed, double-hung windows, including a bow window to the projecting gabled bay, and a tripartite window supported on rounded timber corbels beside the front door.

The integrity of this house is slightly diminished by the later dormer at the northern slope of the roof, added in 1986, and the verandah posts which appear to have been altered. A flat-roofed addition to the rear is not visible from the public domain.

6 Angle Road (c1925) – Contributory

Figure 13. 6 Angle Road. (Source: Context 2018)

A red brick, Californian Bungalow with a transverse gable roof on exposed rafters and a street-facing gable piercing through the northern declivity. The house retains two red brick chimneys, and the gable ends are finished with panel board and timber strapping. Principal entry to the house is gained through a side porch, supported on heavy red brick piers. Timber-framed, double-hung windows with leaded upper sashes are retained at the bow window, which wraps around to the east elevation from the principal façade.

Another window to this façade has been replaced (in 1974). A simple timber pergola (constructed in 1974) at the front of the property is not overly intrusive, and a simple later carport (erected in 1966) is set back from the building line. A pop-up addition at the rear of the street-facing gable was presumably added during additions made to the property in 1972-75. There is a timber garage constructed in 1953 that is not visible from the public domain.

8 Angle Road (c1925) – Contributory

Figure 14. 8 Angle Road. (Source: Context 2018)

A red brick bungalow with a hipped roof and gablet, resting on exposed rafters, and projecting gabled bay to the principal façade. It is similar in composition to number 4. Two red brick chimneys remain. There are shingles arranged in a staggered configuration to the main gable end and timber latticework to the gablet. To the projecting bay is a canted bay window with a flat roof on exposed rafters. The front porch comprises coupled timber posts atop heavy brick piers, red brick balustrading with rectangular voids and exposed brick capping. Red brick bullnose steps, flanked with squat red brick piers matching the porch, lead to an original timber front door with leaded glass. The house retains double-hung, timber-framed windows with rectangular-paned clear leaded glass, and a central coloured floral motif, to the upper sashes.

A sunken balcony sits within the northern slope of the hipped roof and is likely a later alteration. A large first-floor addition is set back from the main ridgeline of the roof.

'Buryan', 10 Angle Road (c1925) – Contributory

Figure 15. 10 Angle Road. (Source: Context 2018)

A red brick Californian Bungalow with a transverse roof on exposed rafters and projecting gabled bay to the principal façade. Two red brick chimneys remain. The detailing to the gable end comprises roughcast and timber strapping. There is a bow window to the gabled bay with its skirt finished in header bond red brickwork. The front porch comprises decorative timber brackets and coupled timber posts atop heavy brick piers, red brick balustrading with rectangular voids and cement-rendered capping. The house retains double-hung, timber-framed windows with rectangular-paned clear leaded glass, and a central coloured floral motif, to the upper sashes.

Later rear additions to the property are not visible from the public domain.

12 Angle Road – Non-contributory

Contemporary residence constructed in 2016, which replaced an interwar bungalow erected in 1922 and early garage built in 1929.

The Angle Road precinct has good integrity, with few changes visible to original or early elements of the houses. Overall, the visual cohesion is strong, and most dwellings are largely intact, each retaining key details characteristic of the interwar bungalow style. Most of the contributory dwellings retain intact fenestration and original timber window treatments. While some of the contributory dwellings have been altered (replacement of some windows, loss of chimney or verandah detailing), have a visible addition (second-storey to numbers 6 and 8, dormers to numbers 2 and 4, porch infill to number 11 and carport to number 6), or later garage (1, 3 and 9), constructed in a similar style to the house, the original style and form of the dwellings remain legible. Visual consistency is achieved by the consistent front setbacks and use of similar form, materials and details among the dwellings.

Comparative Analysis

Existing precincts in the Balwyn area, incorporating Balwyn North and Deepdene, predominantly focus on the late interwar period. The following examples comprise large, detached houses built in various interwar architectural styles (particularly those constructed during the 1930s building boom in the former City of Camberwell), and demonstrate a high quality of architectural design. This is combined with the visually unifying factors of lot size, materials and uniform setbacks to create cohesive and notable interwar precincts:

HO231 Riverside Estate and Environs Precinct, Balwyn North



HO231 18 Riverside Avenue & 21 Walbundry Avenue, Balwyn North, both Contributory in Riverside Estate and Environs Precinct (Source: realestate.com)

HO192 Reid Estate Precinct, Balwyn



HO192 7 Highton Grove & 32 Walsh Street, Balwyn both Contributory in Reid Estate Precinct. (Source: realestate.com)

In the wider municipality, there are several precincts that are comparable to the Angle Road Precinct in terms of their scale (one street or less) and intactness:

HO229 Ross Street Precinct, Surrey Hills - Subdivided in 1920, within mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.



HO229 34 Ross Street, Surrey Hills, Contributory in Ross Street Precinct (Source: Noel Jones Real Estate)

HO737 (interim) Milverton Street Residential Precinct, Camberwell – Consists of houses built between 1927 and 1937. Early houses (late-1920s) are all simple timber bungalows, with design and detailing reminiscent of the State Savings Bank designs. Later houses in the precinct (mid-1930s) are slightly larger and more solid in appearance.



HO737 (interim) 17 Milverton Street, Camberwell, Contributory in Milverton Street precinct (Source: Context)

HO731 (interim) Bellett Street Precinct, Camberwell - Substantial 1920s single-storey and attic bungalows with consistent front setbacks with medium-sized front gardens, many of them with original brick and rendered front fences.



HO731 (interim) Bellett Street Precinct, Camberwell (Source: Context)

While of modest architectural quality, the Angle Road Precinct compares well with other precincts in the Balwyn area, retaining a similarly high level of intactness, few non-contributory places or intrusive additions. Since the existing precincts in the Balwyn area demonstrate the late interwar period, the Angle Road Precinct fills a gap in illustrating the main development period of the locality, and increased demand for housing in the area facilitated by the establishment of improved services to Balwyn.

Looking at the wider municipality, the Angle Road Precinct also represents an earlier period of development than most others, which contain predominantly 1930s dwellings. The Ross Street and Bellett Street precincts are the most similar in date. The houses in the Ross Street Precinct are modest timber bungalows, while most of those in Bellett Street are more substantial and of brick construction. Thus, Angle Road compares favourably as an early interwar precinct comprising modest brick bungalows.

The houses in the Angle Road Precinct present a highly visually unified streetscape; it is highly likely that all of the houses were built by a single builder. The dwellings incorporate visual variety in the use of differing roof forms, decorative details, but display a high level of overall cohesiveness. This is comparable to the north end of the Bellett Street Precinct where houses were constructed by a single builder. The Angle Road Precinct is distinguished by its high level of visual cohesiveness.

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).

The Angle Road Precinct is historically significant as it demonstrates the former location and subdivision pattern of Glencoe Estate and St Ronans Estate, established in 1885 and 1887 respectively, but not built on until the 1920s because of the economic depression of the 1890s. The construction of the subject residences in a relatively short period of five years, between c1920 and 1925, evidences the increased demand for housing in the area facilitated by the establishment of improved transport, sewerage and electricity services to Balwyn. The precinct also clearly demonstrates the importance of local builders/developers, such as George Simpson, to whom the subject buildings are attributed, who rapidly built up entire unified streetscapes.

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).

Houses in the Angle Road Precinct are representative of styles popular during the 1920s, including examples of California Bungalows, all of which exhibit a high level of intactness. They demonstrate the principal characteristics of early interwar bungalows constructed in brick, illustrating the transition from Edwardian to typical interwar bungalow forms. Most of the houses have characteristic massing with an asymmetrical, bungalow form set beneath one of two dominant roof types clad with terracotta tiles: a gabled hip, surviving from the Federation Queen Anne villas, combined here with California Bungalow porch and other details, or; intersecting transverse and gable-fronted roofs, often with minor gables, creating a partial 'floating gable'. Other typical details include small porches supported by timber posts atop heavy brick piers, some with decorative and unusual timber fretwork, and usually flanked with squat clinker or red brick piers; feature box, bow or bay windows, in either red or clinker brick, and each usually with its own flat roof and exposed rafters; tall chimneys of either red or clinker brick, some topped with a roughcast and exposed brick detail near the top of the shaft, although some have been overpainted.

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

The Angle Road Precinct is of aesthetic significance thanks to its picturesque streetscape, afforded by the shared distinctive roof forms and decorative details, surviving liquidambar street trees, and the consistency of garden setbacks. The rows of free-standing interwar bungalows, attributed to master-builder George Simpson present a highly visually unified streetscape, distinguishing the Angle Road Precinct with a high level of visual cohesiveness. The high level of intact detailing, particularly to the gable ends, chimneys, and feature box, bay or bow windows, enhances the precinct's picturesque quality and overall visual unity.

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 Angle Road Precinct, comprising 1-13 and 2-12 Angle Road, Deepdene, is significant.

The following features contribute to the significance of the precinct:

- The houses constructed from 1922-1925, as shown on the precinct map.
- The overall consistency of housing form (gabled hip or intersecting transverse and gable-fronted roofs, asymmetrical bungalow forms), materials and detailing (face brick or roughcast and brick external cladding, terracotta tiled roofs, brick chimneys), and siting (consistent front setbacks).
- Streetscape materials such as bluestone kerbs and channels.

Contributory buildings include 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, and 13 Angle Road.

Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings and the non-contributory dwellings at 7 and 12 Angle Road.

How is it significant?

The Angle Road precinct is of local historic, architectural (representative) and aesthetic significance to the City of Boroondara.

Why is it significant?

The Angle Road Precinct is historically significant as it demonstrates the former location and subdivision pattern of Glencoe Estate and St Ronans Estate, established in 1885 and 1887 respectively, but not built on until the 1920s because of the economic depression of the 1890s. The construction of the subject residences in a relatively short period of five years, between c1920 and 1925, evidences the increased demand for housing in the area facilitated by the establishment of improved transport, sewerage and electricity services to Balwyn. The precinct also clearly demonstrates the importance of local builders/developers, such as George Simpson, to whom the subject buildings are attributed, who rapidly built up entire unified streetscapes. (Criterion A)

Houses in the Angle Road Precinct are representative of styles popular during the 1920s, including examples of California Bungalows, all of which exhibit a high level of intactness. They demonstrate the principal characteristics of early interwar bungalows constructed in brick, illustrating the transition from Edwardian to typical interwar bungalow forms. Most of the houses have characteristic massing with an asymmetrical, bungalow form set beneath one of two dominant roof types clad with terracotta tiles: a gabled hip, surviving from the Federation Queen Anne villas, combined here with California Bungalow porch and other details, or; intersecting transverse and gable-fronted roofs, often with minor gables, creating a partial 'floating gable'. Other typical details include small porches supported by timber posts atop heavy brick piers, some with decorative and unusual timber fretwork, and usually flanked with squat clinker or red brick piers; feature box, bow or bay windows, in either red or clinker brick, and each usually with its own flat roof and exposed rafters; tall chimneys of either red or clinker brick, some topped with a roughcast and exposed brick detail near the top of the shaft, although some have been overpainted. (Criterion D)

The Angle Road Precinct is of aesthetic significance thanks to its picturesque streetscape, afforded by the shared distinctive roof forms and decorative details, surviving liquidambar street trees, and the consistency of garden setbacks. The rows of free-standing interwar bungalows, attributed to master-builder George Simpson present a highly visually unified streetscape, distinguishing the Angle Road Precinct with a high level of visual cohesiveness. The high level of intact detailing, particularly to the gable ends, chimneys, and feature box, bay or bow windows, enhances the precinct's picturesque quality and overall visual unity. (Criterion E)

Grading and Recommendations

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

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	1	Angle Road	Contributory	c1922
<i>Kimberworth</i>	2	Angle Road	Contributory	c1925
	3	Angle Road	Contributory	c1922
	4	Angle Road	Contributory	c1925
<i>Ngarve</i>	5	Angle Road	Contributory	c1922
	6	Angle Road	Contributory	c1925
	7	Angle Road	Non-contributory	
	8	Angle Road	Contributory	c1925
	9	Angle Road	Contributory	c1922
<i>Buryan</i>	10	Angle Road	Contributory	c1925
	11	Angle Road	Contributory	1923
	12	Angle Road	Non-contributory	
<i>Montrose</i>	13	Angle Road	Contributory	1923

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.

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

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Butler, Graeme 1991, 'Camberwell Conservation Study Volume 4', prepared for the City of Camberwell.

'Glencoe Estate' 1886, State Library of Victoria (SLV) Batten and Percy Collection, accessed online 18 September 2018.

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Parish Plan Boroondara 1931, Department of Lands and Survey, Melbourne.

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Victorian Places 2015, 'Balwyn', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 4 October 2018.