

Adopted : 18 August 2014

GRANGE AVENUE RESIDENTIAL PRECINCT

Prepared by: *Context PL*

Address: 2-10 Grange Avenue, Canterbury

Name: <i>Grange Avenue Residential Precinct</i>	Property No:
Place Type: <i>Residential</i>	Survey Date: 10/08/2012
Builder: <i>Albert Vanselow</i>	Architect: Arthur E. Bidgway
Extent of Overlay: <i>To title boundaries</i>	Construction Date: 1919-1921



Historical Context

Settlement began in the Boroondara area in 1836, one year after Melbourne was founded, when cattle were first driven through by John Gardiner, John Hepburn and Joseph Hawdon (RBA 206:5-9; Built Heritage 2012:13-15).

People were able to obtain land in the Port Phillip District of New South Wales (now Victoria) at this early date via Crown grants and Special Surveys. The latter enabled English purchasers to buy 8 square miles of land (5,120 acres) for £5,120 at £1 per acre. Within Victoria there were only 8 or 9 surveys selected. One of the purchasers was Henry Elgar, a merchant, whose Special Survey consisted of land in what is now Boroondara and Nunawading (Hanslow, PPPG).

The first form of local government was established in the area in 1854, when the Boroondara Road District was proclaimed. The Shire of Boroondara was formed in 1871 and by this date the immediate area included Boroondara State School (1869) and was soon to have its first church, St Barnabas on Balwyn Road (1872). Three early houses that existed on Balwyn Road at this date were 'Heathfield' (formerly 21 Balwyn Road), 'Shrublands' (both owned by Ernst Carter, the major land-holder in the area) and 'The Grange', a single storey villa (demolished). The train line was extended to Canterbury in 1882, which ushered in a period of subdivision, including in the Balwyn Road area. Development continued at a steady pace and the shire changed names a number of times before it became the City of Camberwell in 1914 (RBA 206:5-9; Built Heritage 2012:13-15).

From 1915, 'The Grange' holdings, also known as the Grange Estate, began to be subdivided. This included the land that would become Grange Avenue and View Street (RBA



206:5-9). View Street was created by a separate subdivision. The Grange was surveyed by local surveyor, Harry Parsons in 1915. Apparently, development was to begin at an earlier date, but was delayed due to World War I (McConville, 1991, vol 3, precinct 22.05).

Prior to this period, there was little subdivision in what was then the Town of Camberwell. Maps from the 1890s and the first decade of the twentieth century show sparse development, indicating that 'much of the Town of Camberwell (as it was then) was still ripe for subdivision and development at the turn of the century' (Built Heritage 2012: 128). The Boroondara Thematic Environmental History goes on to say that:

Ultimately, it was the twentieth century residential expansion across much of the City of Camberwell (namely, the suburbs of Camberwell proper, Canterbury, Glen Iris and Balwyn) that brought the municipality its reputation as the quintessential middle-class inter-war residential area ...

McConville notes that the majority of homes constructed in the first two decades of the 20th century (1901-21) in the former City of Camberwell were of timber construction, with a few 'wonderful brick villas'. By 1920 the bungalow had appeared, as evident in 2-10 Grange Avenue, Canterbury, followed by houses in Tudor and Spanish Mission styles. These styles demonstrate a major growth period of the area during the interwar period (McConville 1991, Vol 2:17-19, 116; vol 3: precinct 25.02).

By the end of the 1920s, Canterbury was dominated by large brick houses owned by white-collar professionals. Canterbury has maintained its high social status, as exemplified by high real estate prices and areas that were mainly developed after World War I, such as the commercial precinct on Maling Road and the 'Golden Mile', consisting of Mont Albert Road (west of Balwyn Road) and the avenues towards Canterbury Road, such as Monomeath and Grange avenues (Canterbury History Group).

History

Francis Rennick, Chief Engineer, and later Commissioner of Victoria Railway, purchased 9.5 acres on the south-west corner of Balwyn and Mont Albert roads in 1865, upon which he had built 'The Grange' at what is now 162-4 Mont Albert Road c1876 (since demolished) (*Argus*, 27 Mar 1915:16; Built Heritage 2012:127; RBA, 33 Balwyn Road place citation).

In January 1915, sisters Florence and Ida Rennick of 'The Grange', presumably his daughters, became the owners of just over six acres (6 acres, 1 rood, 2 perches) bound by Balwyn Road to the east, which was originally part of Elgar's Special Survey. The Rennick's subdivided this land to create Grange Avenue, and a majority of the Grange Avenue lots (excluding 12 & 14 and including the current 31-35 Balwyn Road) (Title 3860/971). The subdivision plan dates to 1915 (below). In order of sale: in June 1916 number 6 Grange Ave was sold to William James Fowles; 10 Grange Avenue was sold to Ada Victoria Vanselow in March 1917, 2 Grange Ave was sold to Walton Scott Finlason in May 1919, 8 Grange Ave was sold to Laura Margaret White in July 1919, and 4 Grange Ave was sold to Edna Vera White in August 1919 (Title 3860/971).

Builder Albert Vanselow, the original owner and occupier of 10 Grange Avenue, is believed to have constructed all five houses (Robin Kentley, pers. comm. 20 Aug 2012). As documentary evidence confirms that Vanselow was the builder for to numbers 2, 4, 6 and 8 Grange Avenue (PSPs and Building Permits), it is highly likely that he was also the builder for his own house, which shares so many stylistic and material palette similarities with the others. Vanselow also had connections to the Rennicks of The Grange, as the 1919 property sewerage plan (PSP) notes that the agent was Albert Vanselow of 'The Grange', Mount Albert Road, Canterbury (PSP 114228). The 'agent' for connecting a building to sewerage was usually the builder or architect.



Numbers 2 and 4 Grange Avenue were both purchased by the White family and remained within the extended family to the 21st century.

Subdivision plan of Grange Avenue, dated 1915.

PLAN OF SUBDIVISION OF
Part of Elgars Special Survey
Parish of Boroondara
 County of Bourke
 VOL.3860 FOL.971
 Measurements are in Feet & Inches
 Conversion Factor
 FEET x 0.3048 = METRES

LP 6706
 EDITION 3
 PLAN MAY BE LODGED 24/8/15

COLOUR CODE
 E-1 & E-5 = BLUE
 R1 & E-2 = BROWN
 E-3 = PURPLE
 E-4 = GREEN

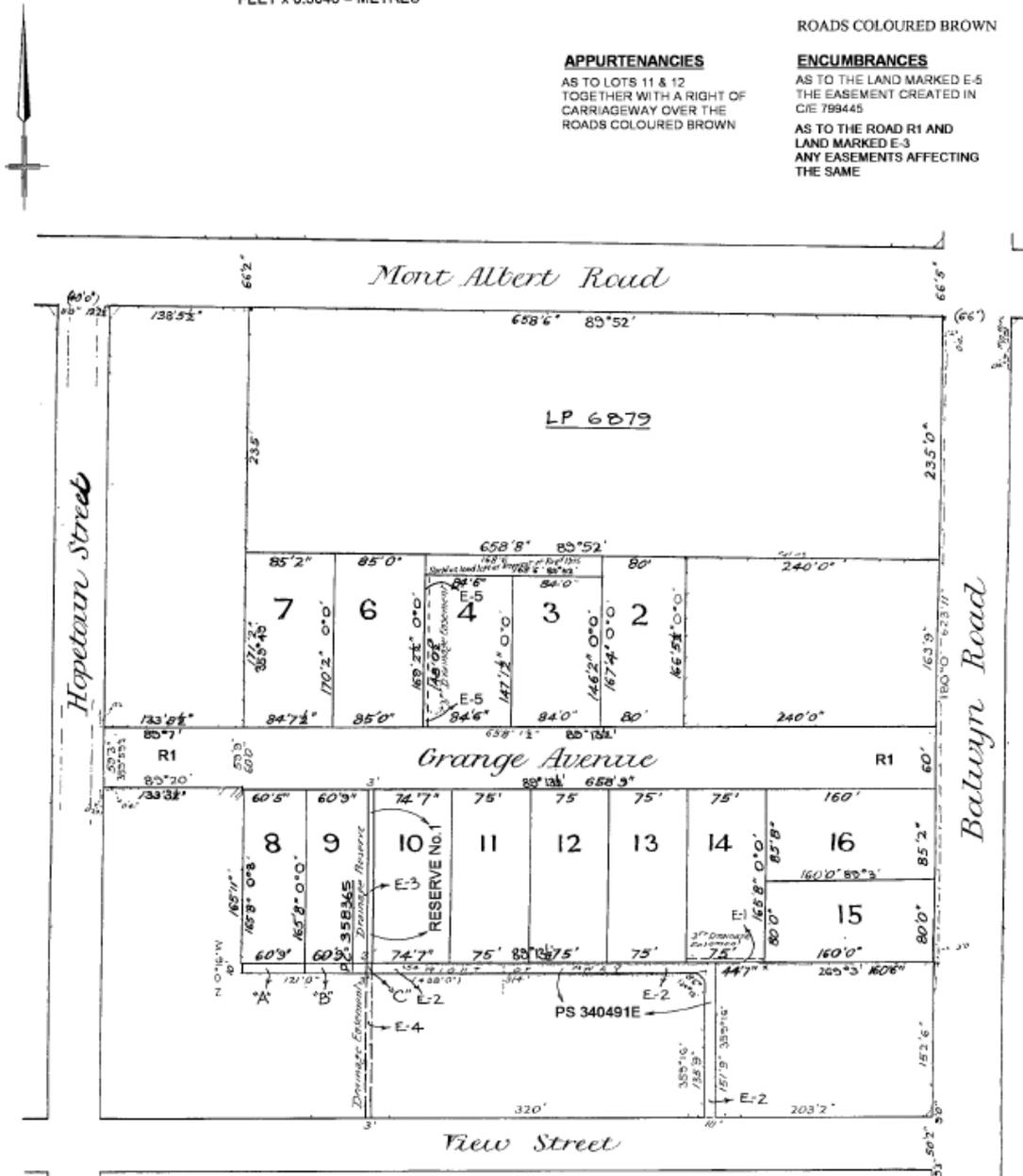
ROADS COLOURED BROWN

APPURTENANCIES

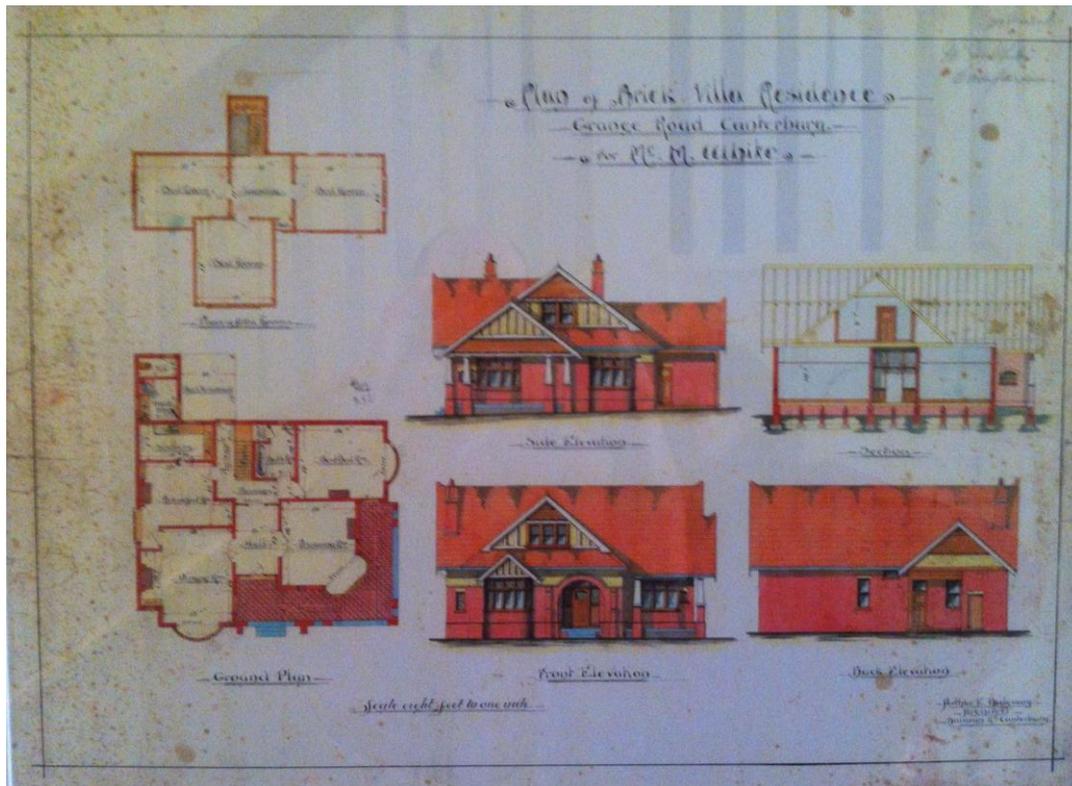
AS TO LOTS 11 & 12
 TOGETHER WITH A RIGHT OF
 CARRIAGEWAY OVER THE
 ROADS COLOURED BROWN

ENCUMBRANCES

AS TO THE LAND MARKED E-5
 THE EASEMENT CREATED IN
 C/E 799445
 AS TO THE ROAD R1 AND
 LAND MARKED E-3
 ANY EASEMENTS AFFECTING
 THE SAME



Plans and elevations of 2 Grange Avenue by architect Arthur Bidway, dated Sept. 1921



In 1947, upon the death of Margaret, probate was granted to Mathew White, Edna Vera Faragher (of 2 Grange Avenue, widow) and Laura Margaret de Melnotte. In October 1956 Laura Margaret White (nee de Melnotte), teacher, and Edna Vera Faragher, who both lived in the house, became the owners. In February 1961, Richard I Faragher, medical practitioner, also appears on the titles. After Edna's death, the house passed to Richard I Faragher (who now lived on Nicholson Street) and Brian S Faragher of 4 Grange Avenue. In September 1978, Laura Margaret White also became a part owner of the house at 2 Grange Avenue, yet in November of the same year, Brian S Faragher became the sole owner. In November 1985, owners in equal shares were Brian S Faragher, Glenys Faragher and Clair Faragher (all three occupying the house), Lynn Smith and Richard Faragher. It passed out of the Faragher family in 1991 (Title 4242/288).

The house is called 'Werona', believe to have been named by the Faragher family at 4 Grange Avenue, who were related by marriage to the first owners of 2 Grange Avenue (Karen Limb, pers. comm., 20 Aug 2012).

4 Grange Avenue, Canterbury



Property Sewerage Plan (1919)

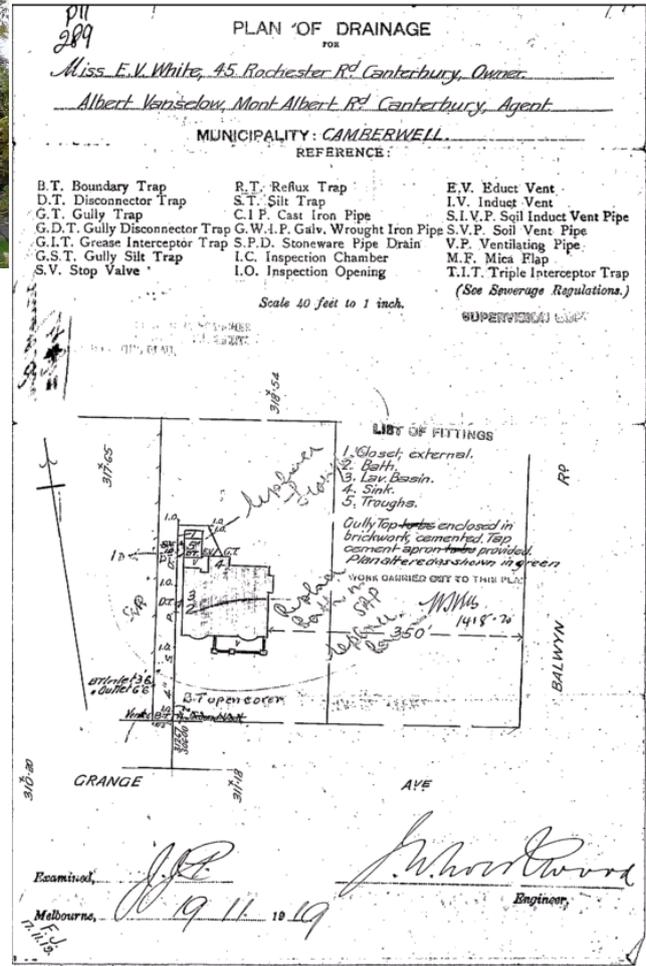


YARRA VALLEY WATER LIMITED A.C.N. 066 902 501

APPROVAL PSP
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WARNING: This property sewerage plan (PSP) is for property information only. Yarra Valley Water Limited does not warrant the accuracy or scale of this plan. The company accepts no liability for any loss, damage or injury suffered by any person as a result of any inaccuracy in this plan. Copyright subsisting in any amendment made to this plan shall automatically vest in Yarra Valley Water Ltd

PLAN NUMBER
00114771



Number 4 Grange Avenue was owned by Edna Vera White, spinster, from August 1919. The PSP (114771) indicates that the house was built for Mrs E.V. White in 1919 and the agent is recorded as Albert Vanselow of Mont Albert Road, Canterbury, who would have been the builder. Considering the dimensions of the block, the building permit appears to have been granted to Miss White's fiancé, R Faragher, with the builder noted as A Vanselow. The permit was for a 7-room, 1.5-storey brick and tile dwelling, on a 85' x 148' block, at a cost of 1,060 pounds (City of Camberwell Building Register, Permit No 315, 12/09/1919).

Edna married R Faragher, before being widowed by 1947. Also from this date, Edna became part owner of number 2 Grange Avenue, as noted in the titles of that property (Title 4234/678).

The garage was constructed by builder RB Barnes in 1928, for R Faragher (Edna's husband) (Building Permit Reg. 2460, 21/02/1928). In August 1969, a rumpus room was added to the house (permit record), the PSP indicates that this was the single-storey wing on the east side of the house (PSP 114771).

In October 1970 the house at 4 Grange Avenue passed to Brian S Faragher and Pamela Faragher, both medical practitioners, who owned and lived at 4 Grange Avenue. The house remained in the Faragher family until 2012 (Title 4234/678).





Yarra Valley Water

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PLAN NUMBER
00114228

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PLAN OF DRAINAGE
FOR
Mr. Walter N. Mc Kellar, Grange Ave. Canterbury, Owner.
Albert Vanselow, The Grange, Mount Albert Rd. Canterbury, Agent.

MUNICIPALITY: CITY OF CAMBERWELL

REFERENCE

B.T. Boundary Trap	R.T. Reflux Trap	E.V. Educt Vent
D.T. Disconnector Trap	S.T. Silt Trap	I.V. Induct Vent
G.T. Gully Trap	C.I.P. Cast Iron Pipe	S.I.V.P. Soil Induct Vent Pipe
G.D.T. Gully Disconnector Trap	G.W.I.P. Galv. Wrought Iron Pipe	S.V.P. Soil Vent. Pipe
G.I.T. Grease Interceptor Trap	S.P.D. Stoneware Pipe Drain	V.P. Ventilating Pipe
G.S.T. Gully Silt Trap	I.C. Inspection Chamber	M.F. Mica Flap
S.V. Stop Valve	I.O. Inspection Opening	T.I.T. Triple Interceptor Trap

(See Sewerage Regulations.)

Scale 40 feet to 1 inch.

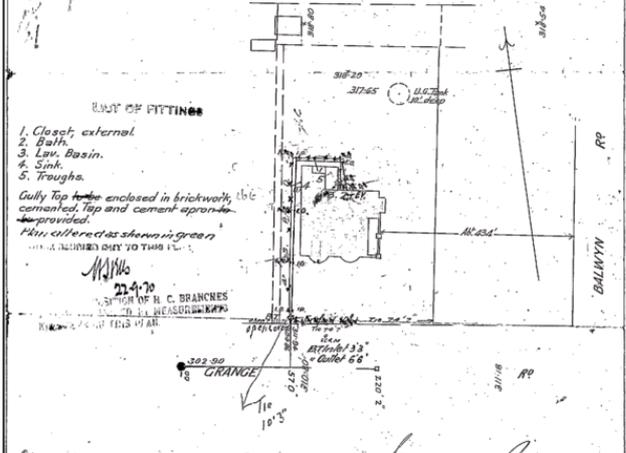
SUPERVISION 6050

LIST OF FITTINGS

1. Closet, external.
2. Bath.
3. Lav. Basin.
4. Sink.
5. Troughs.

Gully Top to be enclosed in brickwork, cemented, top and cement apron to be provided.
Pits, etc. as shown in green.

M. H. H. 110
SECTION OF H. C. BRANCHES
TO THE REAR OF PROPERTY



Examined, *A.H.*
Melbourne, *27/10/1919.*

J. Woodwood
Engineer.

Number 6 Grange Avenue was purchased by builder William James Fowler in June 1916. In March 1919, the land was sold to Walton Neil McKellar, a manager of 513 Flinders Street, Melbourne (business unknown). The house was built for McKellar in 1919. The agent was Albert Vanselow, of 'The Grange', Mount Albert Road, Canterbury (PSP 114228), indicating that he was the builder. This is confirmed by the City of Camberwell Building Register, in which a building permit was granted to builder A Vanselow for owner McKellar to construct a 6-room, 1.5-storey dwelling of brick and tile for 1,100 pounds (Permit No 122, 08/04/1919)

McKellar remained in the house for a number of decades. Upon his death probate was granted to Neil McKellar, 'manager' and Herbert J S Rayment, optical dispenser of 4 Grange Avenue, in July 1957. Soon after, in October 1958, Elizabeth S McKellar, widow, who occupied 5 Grange Avenue, became the owner. McKellar sold to Alexander Mitchell, agricultural scientist, and his wife Joyce, in June 1959 (Title 8975/902). A fibro-cement garage was constructed in 1938 by builder FC Johnson for WN McKellar (permit record).

8 Grange Avenue, Canterbury



Property Sewerage Plan (1964)

Yarra Valley Water Limited A.C.N. 066 902 501
 APPROVAL PSP
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PLAN NUMBER
 00120255

WARNING: This property sewerage plan (PSP) is for property information only. Yarra Valley Water Limited does not warrant the accuracy or scale of this plan. The company accepts no liability for any loss, damage or injury suffered by any person as a result of any inaccuracy in this plan. Copyright subsisting in any amendment made to this plan shall automatically vest in Yarra Valley Water Ltd

Yarra Valley Water

First Floor: Additional Work.
 T. Closet ~~prop'd int'l~~
 S. Basin ~~at~~
 S. Shower ~~at~~
 Drain ~~to be~~ laid shown in blue.
 Basin No 8 ~~to be~~ connected ~~to~~ as for ~~combined~~ pipe system. ~~at~~

ALL CONNECTIONS OF WASTE, COMBINED WASTE AND SOIL PIPE BRANCHES TO VERTICAL STACKS SHALL BE MADE BY MEANS OF APPROVED 45° JUNCTIONS

MELBOURNE AND METROPOLITAN BOARD OF WORKS

WARNING: Interference with any drain, sewer, water service pipe or water main without the consent of the Engineer-in-Chief is a breach of the Board's By-Laws for which penalties are provided.

Scale: 40 feet to 1 inch MUNICIPALITY: Camberwell Litho. No. 1997 Drainage Plan No. 120255

For Construction Branch Use Only Designed: B. K. H. Traced: K. M. Examined: C. P. B.

Job No. _____ Folio No. _____ Board's Sewer shown by heavy broken lines. H.C. Drains shown by full lines.

MEASUREMENTS
 M.H. to Sub. Div. _____
 I.S. " " " _____
 " " Oblique _____
 Centre of Retic. to H.B.V.D. _____
 " " " Oblique _____
 " " " S. Line _____
 " " " E. P. _____
 Tie to Sub. Div. _____
 Barrel Retic. to Barrel Br. _____
 " Br. to Top of Stack _____
 Top of Stack to Surface _____
 " " " Barrel 27A _____
 Surface to Barrel 27A _____
 Nature of Ground _____
 Started _____ Finished _____
 _____ Joiner

Consent is hereby given to D. V. S. Steele for the execution of plumbing work for sewerage and water supply in accordance with this plan and the By-Laws Regulations and Requirements of the Board.
 All plumbing work for sewerage and water supply shall be carried out by a plumber licensed by the Board.
 House connection drains are to be constructed in accordance with Drawing H.S.A. 1-13 and Instruction H.S.N. No. 94.
 Positions of House Branch Sewers are to be determined by measurements recorded on this plan.
 This plan is issued subject to the Owner accepting all responsibility for the drains indicated by green lines being in the positions shown and at a suitable level for the connection thereto of the additional work and for such drains being in good order and condition.

D. V. S. Steele
 Pro. Engineer-in-Chief. Date: _____

Number 8 Grange Avenue was sold to Laura Margaret White in July 1919. A building permit was granted on 25 January 1921 for an 8-room brick and tile-roofed 1.5-storey house and a shed to be constructed by A Vanselow for Miss L White at a cost of 1,300 pounds (City of Camberwell Building Register, Permit No 1355, 25/01/1921).

Laura Margaret White was the headmistress at both Canterbury Girls Grammar and the Brighton Campus of the Methodist Ladies' College. A commemorative pond is located at the Brighton Campus in honour of White. It has also been suggested that White was instrumental in saving the Dig Tree. The Dig Tree is a national icon and reminder of the country's pioneers. It is a 200-250 year old Coolibah (*Eucalyptus microtha*) located on the Northern bank of Coopers Creek, near Innamincka in north-east South Australia. The tree is related to early explorers, Burke and Wills, whose exploratory south-north crossing expedition was sponsored by the Government of Victoria. Provisions were left near the tree for the Burke and Wills team, and instructions on where to dig for the stash was carved into the tree, hence the name (ABC News; Bulloo Shire Council). In the early twentieth century, White periodically took school children to visit the area, and upon one visit discovered that the tree was at risk of being removed by the local pastoralists, due to a termite infestation. White returned to the Dig Tree with a team of specialists to assess the tree, which resulted in its survival (Mark Williams, pers. comm., 20 Aug 2012).

Upon White's death in 1922, the property was passed to Ada Victoria Vanselow, of 10 Grange Avenue, who sold it to Harold A Fisher, Russell Street, Melbourne merchant, in July 1923. Fisher lived there for a number of years. He commissioned 'attic additions' in 1930, which were constructed by builder R. Barnes (Building Permit Reg. 1743, 16/06/1930). This is

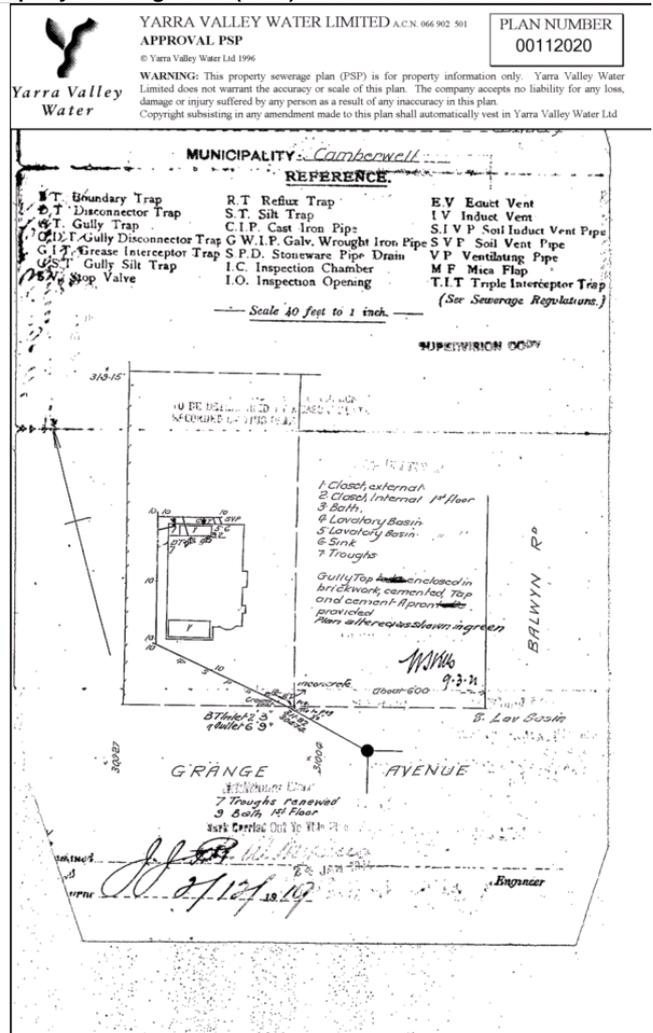
believed to be the large dormer on the front of the roof, which has matching details to the rest of the house.

After Fisher's death in 1940, the land passed to his widow Hilda Fisher of 'Dalkuth', Grange Avenue, in June 1941. In February 1953, Fisher sold the house to Walter L Steele, retailer, and his wife Eileen, who erected the garage in 1963 (permit record); this may be the double garage at the rear which imitates many features of the house. That same year a bathroom was installed on the first floor (PSP 120255). Kevin G Walton, pharmaceutical chemist, and his wife Beverley became the owners in July 1965 (Title 4234/679). The Waltons had a single-storey extension constructed, set back on the east side of the house, in 1972 (PSP 120255).

10 Grange Avenue, Canterbury



Property Sewerage Plan (1919)



Number 10 Grange Avenue was sold to Ada Victoria Vanselow in March 1917 and the house was built in 1919 (PSP 112020). Ada Victoria nee Tyrell had married Albert Herman Wills Vanselow in 1906 (BDM Reg. 7034/1906).

The current owner believes that Albert Vanselow built 10 Grange Avenue as his own residence (Robin Kentley, pers. comm., 20 Aug 2012). The name of the 'agent' is missing from the scanned Property Sewerage Plan for 10 Grange Avenue (PSP 112020).

Vanselow appeared as the agent on the property sewerage files for numbers 4 and 6 Grange Avenue when they were constructed, and the City of Camberwell Building Permit records confirm that he also built numbers 2 and 6. The use of similar materials and details of number 10 suggest that the architect or builder of this house was the same as the rest of the row, and it would follow the typical development pattern of a builder constructing his house first and then the remainder in a row.

The only reference to Vanselow that was found in contemporary newspapers was in regard to an A. H. Vanselow, builder and timber and hardware merchant, working in Camperdown in the 1930s, who constructed St Paul's kindergarten school hall in 1937 (Camperdown Chronicle, 23 Jan 1934:7; 4 Jan 1938:3; 17 Apr 1937:2; 20 Oct 1931:1).

The house remained in the Vanselow family until July 1971 (Title 3860/971; 4027/203). A garage was constructed at the rear c1960s (certainly prior to 1978; Pers. Comm., Robin Kentley, 12 Sept 2012). At some point the enclosed veranda in the front minor gable was infilled with windows. Further additions and alterations were also carried out in January 1989 (permit record), none of which are visible from the public domain.

Arthur E. Bidgway, architect

Considering the similarities in form of Nos 4-10, with the use of repeating elements such as bow windows (bay windows with a curved plan), gable treatment and shaped timber shingles, as well as the use of similar details with No 2 – the chimneys, front door and pattern of verandah floor tessellated tiles – it would appear that all five houses were designed by the same person. Arthur Bidgway is documented as having designed No 2, and as it was built second to last in the row, it is likely that he designed all of them, and all were constructed to his designs by Albert Vanselow. (It is also possible, but less probable, that Vanselow was the craftsman-builder of the first three houses in 1919, and then Bidgway designed No 2 to blend in with them.)

Bidgway lived and had his architectural office at 325 Nott Street, Port Melbourne, around the turn of the century and carried out many residential commissions in Port Melbourne in the 1890s and first two decades of the twentieth century. In that suburb he was responsible for a large number of the more substantial homes in this period. Examples of his Port Melbourne designs include houses at 200 Graham Street (1899), 119 Clark Street (1899), 101 Spring Street (c1899) and 336 Princes Street, Port Melbourne (1915-6). Bidgway also designed the Jubilee Memorial Hall, Port Melbourne (1908) (Argus, 27 Feb 1908:8).

His early houses outside of Port Melbourne include those at 35 Victoria Road, Camberwell (1898, contributory in HO159) and 20 Sandham, Elsternwick (1899) (Schmeder, 2005). Bidgway's houses of this period, which fall into the Italianate Victorian and Federation styles, are characterised by decorative motifs that make them identifiable as his work. The most common shared design element is the chimney, combining a smooth rendered base, a red-brick shaft and a top made of a combination of render mouldings, bands of roughcast and fluted sections (straight or tapered). Other features that many houses had in common were cast-cement cornice friezes with a sunflower motif (popularised by the Aesthetic Movement), and coved and fluted render cornices on others, and an Islamic horseshoe verandah bracket to his later houses.

In 1912 Bidgway moved to 7 Balwyn Road, Canterbury, just around the corner from Grange Avenue. It was a timber house with a tiled roof, constructed by E Moller for him, presumably to his design (RBA, 2006: place citation). He ran his architectural practice there in 1921, as noted on the drawings for 2 Grange Avenue. The house at 7 Balwyn Road was demolished in the 1970s.

While later in date and style than his Port Melbourne houses, the Grange Avenue houses also exhibit his characteristic use of key repeating motifs on individually designed houses. This

includes the use of very similar chimneys on Nos 4, 6 and 10, identical shaped timber shingles above roughcast render to the gables of all houses in the row, and an identical highwaisted door and sidelight to No 10.

Description & Integrity

The houses at 2-10 Grange Avenue occupy the majority of the north side of Grange Avenue, which is located between Balwyn Road and Hopetoun Avenue. The street is entirely residential and modest in width. Both sides are planted with mature Plane trees on the generous nature strips. While the limbs of the trees on the south side have been lopped to allow for power lines, those on the north side are intact.

The five houses sit on blocks of equal width that allow for generous front gardens and side setbacks. The blocks at Nos. 2, 8 and 10 are slightly deeper than the middle two.

All of the houses are characterized by their complex gable roofs with an attic storey, and are of a similar scale, materials and front setback. Nos 2, 8 and 10 retain their wide, curved front paths, some with original brick edging (Pers. Comm., Robin Kentley, 21 Sept. 2012). All have a steeply pitched transverse gable roof (parallel to the street) and dominant projecting front gable, which often shelters the entry. Stylistically they can be called Arts & Crafts attic-style bungalows, some with a California Bungalow influence. Arts & Crafts Bungalows were British in inspiration and often had high-pitched roofs (often with an attic storey), and a deep masonry arch or square piers (sometimes buttressed) to the porch. This contrasted with the California Bungalow style which was characterised by low pitched roofs with spreading eaves, pergola details and tapered piers as verandah supports. Typical of both these styles, the houses have Art Nouveau decorative motifs seen in the leadlight windows.

All of the houses have high-pitched gabled roofs covered in terracotta Marseille tiles with exposed rafter ends, red brick walls with render accents (particularly roughcast render in the gables), leadlights to highlight windows and front doors, and distinctively shaped timber shingles (with curved corners) at the apex of all of the gables (front and side). Other features the houses share are bow windows (bay windows with a curved plan), often in pairs, and slender red brick chimneys with a band of roughcast render at the top below a projecting cap. The chimneys vary slightly among themselves, with projecting brick accents just below the cap at Nos. 2 and 4 (though the cap has been removed from No 2), or in the middle of the rough cast band at No 6, and a taper to the roughcast section at No 10 (note that the front chimney to No 8 was removed when the attic dormer was constructed in 1930). Front door designs are also shared by some of the houses. Nos 2 and 10 have identical highwaisted doors and matching sidelights and highlights with a segmentally arched window above a decorative apron, and a ledged lower panel. Only the Art Nouveau leadlight designs differ. Another pair of identical doors are seen at Nos. 4 and 8: a ledged and framed door with a dramatic quarter-circle glazing, with very wide sidelights above ledging, and three highlights. Again, the Art Nouveau glazing differs. The door to No 6 was not visible from the public domain. Reportedly original tessellated tile floors, in identical patterns, survive on the front verandahs of Nos 2, 4, 8 and 10 (Pers. Comm., Robin Kentley, 21 Sept. 2012).

While united by their shared features, materials, massing and front setback, each house has an individually designed façade which can be described as a variation on a theme. Features of note include:

- No 2 has a very wide, round-arched brick opening to the front verandah flanked by stepped buttresses. The verandah wraps around the east side elevation, and is supported on elongated brick piers with rendered pylons at the top (typical of the California Bungalow style). There is a large gabled dormer window which sits above a hipped breakfront. The attic gable is reflected in a smaller gable roof, filled with shaped timber shingles, to a curved window bay. The window bay and other ground floor windows to the façade are casements, most with highlights, filled with diamond

and floral patterned leadlights. This house has a somewhat higher level of detail and finishes than the others in the row, particularly seen in the complex massing of the front gable, the gabled 'roof' above the front bay window, and the fine brickwork of the arched brick porch entry.

The picket fence was noted as original in 1991 (McConville, 1991: Precinct 25.02), but was replaced with an identical reproduction here and at No. 6 in 1993 (Alex Mitchell, pers. comm., 20 June 2014). It has curved-top pickets in two sizes, alternating between three large and three small. Apart from the addition of a Federation-style window hood to the attic window on the west side and the removal of the chimney caps, no external alterations are noted.

- No 4 has buttressed brick piers supporting the verandah gable, and a brick balustrade with bullnose bricks along the top and a pierced diamond pattern. It has two wide bow windows to the façade comprising four and five sash windows with leadlight highlights. The roughcast render of the chimney has never been painted. The 1928 garage at the rear is a modest weatherboard structure with a tiled roof. It retains its ledged timber doors.
Alterations to the house include an extension to the east side of 1969. It is set well back from the façade and designed in a sympathetic manner, with a tiled gable roof and red brick walls. The flat roof carport in front of it is intrusive, but its installation has not required any alterations to the building fabric (apart from fixing points for the roof), so should be reversible.
- No 6 has a strong front attic gable which stretches across most of the façade and is nearly as large as the main gable of the roof, giving the house a cruciform plan. The entrance is tucked under the east side of the house, and the verandah area is supported on high brick piers with tapered rendered pylons on top (typical of the California Bungalow style, like those at No 2). The two bow windows of the facade sit below a long tiled hood, and have double hung sashes with leadlights to the upper sashes and the highlights.
There is a timber picket front fence which a reproduction of the original installed in 1993. It comprises curved-top pickets in two sizes, alternating between three large and three small. The original pickets were made of jarrah and were 19 mm thick, with the small pickets 44 mm wide and the large pickets 69 mm wide, with their respective lengths approximately 1130 mm and 1180 mm. It is believed that all of the houses in the row had this type of fence originally (Alex Mitchell, pers. comm., 20 June 2014). No external alterations were noted.
- No 8 has a large, projecting front gable which shelters the front verandah and one of two bow windows to the façade. The verandah supports are brick piers with rendered flat arches above. The leadlights use diamond panes (as seen at No 2) with Art Nouveau floral designs. Box windows are used to the attic level, as at Nos 2 and 10. There is a large gabled dormer to the left of the verandah gable, whose construction in 1930 required the removal of the front chimney. It appears to have been modeled after the original dormer at No 4 in form and detail, though in a larger version. A single-storey, gabled brick extension has been added at the rear of the house. It projects out on the east side of the site and is visible from the street, but is recessive.
- No 10 has a cruciform plan of 1.5-storey gables, with another projecting gable set to the left side of the façade. It shelters the front verandah, which rests on two larger round arches (finished in smooth render with a keystone). There is a large bow window beside the verandah with leadlight highlights, set below a tiled hood. The only external alteration noted is the infilling of the former enclosed verandah in the front gable with windows.

Comparative Analysis



Within the City of Boroondara, the Grange Avenue Precinct compares most closely to the Lower Burke Road Precinct, Glen Iris (HO154). This precinct comprises a row of eight interwar houses on the west side of Burke Road, between McDonald and Rix streets, with Faircroft Avenue intersecting them. They number 395 to 417 Burke Road.

The row is part of a larger subdivision, presumably interwar in date, which extended to the north and south sides of Faircroft Street, the south side of Rix Street, and Parkin Street between Faircroft and Rix streets, about 65 house blocks in all.

The block at 395 Burke Road comprises the equivalent of three house blocks in the subdivision, giving it a very generous setting, though the scale of the house is similar to the rest in the precinct.

Research has not been carried out into the date or builder of the eight houses (Hawthorn Heritage Study, 1993), but they were built with a consistent setback, scale and style in the 1930s (quite possibly by a single builder). The houses have generous front yards set behind low rendered brick front fences. The houses are single-storey with dominant hip roofs, with the exception of No 415, which has an attic storey and jerkin-head roof form. All have rendered walls and tile-clad roofs. They are Mediterranean Revival and Spanish Mission in style, both popular during the late 1920s and 1930s. They have an overall high level of intactness.

The 1993 Study found the precinct to be of significance as being Hawthorn's most intact group of interwar houses, adopting a variety of styles, many of which retain associated fences and gardens. The prominent and slightly elevated siting of the houses was also considered of interest.

The Grange Avenue Precinct is similar in comprising a compact and very consistent row of interwar houses, which are highly intact and of high architectural quality. Like HO154, the Grange Avenue houses have consistent setbacks, lot widths, scale, roof forms, style (Arts & Crafts Attic bungalow), materials and details. They are more substantial and have more accomplished massing and detailing (in keeping with the work of an architect or craftsman-builder).

Within the suburb of Canterbury, the Grange Avenue Precinct can be compared to Hassett's Estate, Canterbury & Camberwell (HO191). This is a much larger precinct, comprising Hassett Avenue, Catherine, Quantock, Cooba, Maysia and Alta streets. It is of heritage significance as: 1) one of the outstanding subdivisions in the former City of Camberwell in the 1920s which inspired much of the later built form, subdivision patterns and street design within the former City of Camberwell; and 2) a particularly intact and notable collection of the prevailing house styles of the 1920s to early 1940s, with an emphasis on the interwar Mediterranean architectural style, and containing also a series of advanced Moderne designs (Camberwell Urban Conservation Study, 1991).

Land sales took place in 1924 and 1927, so the original housing stock is later in period and thus style than the Grange Avenue houses. Styles represented in HO191 are Indian Bungalow, California Bungalow, Mediterranean, Spanish Mission, Old English, Italian villas and Moderne. As is suggested by the wide range of styles, the development in HO191 is quite varied in appearance.

The Grange Avenue Precinct also has a highly intact group of interwar houses, but they illustrate an earlier style (Arts & Crafts bungalow) and are distinguished by their architectural consistency. The Grange Avenue houses are also more substantial than the houses in HO191, and show more accomplished architectural design and detailing.



In contrast, the Grange Avenue subdivision is not considered a model subdivision within the area, rather a typical small-scale subdivision seen in the piecemeal break-up of the Victorian mansion estates.

Assessment Against Criteria

Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995, modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural history.

The row of house at 2-10 Grange Avenue exemplifies the high-quality, middle-class residential development that characterised the former City of Camberwell, and the suburb of Canterbury, during the interwar period. This is illustrated by the occupations of the first house owners which include a manager, headmistress, timber merchant. Quite often the houses were retained within a family for long periods of time.

The row of houses exemplify the move from large, mansion estates to accelerating subdivision for middle-class development in the interwar period, as seen with the piecemeal subdivision of 'The Grange' from 1915, which created Grange Avenue and View Street.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural history.NA

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural history.

Not applicable.

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural places and objects.

The five houses are intact and representative examples of Arts & Crafts attic-style bungalows. This is seen in the use of complex, high-pitched gabled roofs and breakfronts, and major and minor gables to some facades. The use of brick arches and heavy piers with buttressing to the verandahs is also characteristic, as are the multiple cladding materials in the gables (latticework vents, shaped timber shingles, smooth and roughcast render, half-timbering strapwork). Two show the influence of the emerging California Bungalow style as well, with tapered pylons to the side verandahs. Door types are also typical of their era: some ledged and highwaisted, others with a dramatic quarter-circle window. Art Nouveau floral imagery, which was popular from the turn of the century until the mid-1920s, is seen in the wide variety of leadlight windows.

CRITERION E: Importance in exhibiting particular aesthetic characteristics.

The five houses demonstrate many typical features of the Arts & Crafts attic-style bungalow style, however, they are more substantial than most homes of this period, and show unusual design coherence, suggesting that they were designed by a single person (most likely Arthur Bidgway), though the level of design and detail of No. 2 is the highest. Their coherence also strengthens their presentation as a whole. While similar motifs are repeated, each building has a unique massing of gables and verandah supports, giving each an individual character and aesthetic appeal. The mature Plane street trees contribute to the spacious and green suburban feel of the row.

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

Not applicable.

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.

Not investigated.



CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's.

No 2, at minimum, has links to architect Arthur Bidgway. Bidgway practiced from Port Melbourne in the 1890s until around 1915, and was responsible for the most substantial houses in that suburb during the Federation period. He moved to 7 Balwyn Road in 1912, and was practicing there where he designed 2 Grange Avenue. Little is known of his career after he left Port Melbourne.

Statement of Significance

What is Significant?

The Grange Avenue Precinct comprises the interwar development on the north side of Grange Avenue, at 2-10 Grange Avenue. Grange Avenue was created in a subdivision of the Victorian estate called 'The Grange', by its owners the Rennicks, in 1915. They created Grange Avenue and View Street, on the west side of Balwyn Road, and began selling off residential blocks in 1916. The blocks comprising 2-10 Grange Avenue were all sold by 1919, with house construction beginning that same year. One of the first buyers was Ada Vanselow. She was the wife of Albert Vanselow, a builder and timber merchant with connections to the Rennicks ('The Grange' was given as his address in 1919). Vanselow soon built a house for himself at 10 Grange Avenue, and is documented as the builder for the four other houses as well. The second to last house built in the row was No. 2, designed by Alfred Bidgway, an architect of substantial middle-class homes in the Port Melbourne area in the late 1890s to about 1915, who had relocated from Port Melbourne to 7 Balwyn Road, Canterbury, in 1912.

The street is planted with mature Plane trees, which have good form and intactness on the north side of the street.

Most of the early owners of the houses, the Vanselow, White and Faragher families, were linked by family or other ties, as evidenced by the pattern of inheritance, and their ownership is characterised by very long tenure.

The houses are all situated on generous blocks with similar front and side setbacks. Two have identical picket fences that reproduce the original form (Nos 2 and 6), and Nos 2, 8 and 10 retain wide curving front paths.

The houses are all substantial Arts & Crafts attic-style bungalows constructed of red brick with roughcast render and timber shingles to the multiplicity of gables. The steeply-pitched roofs are all clad in terracotta Marseille tiles and the chimneys all have a slender red brick shaft with a band of roughcast near the top and a flat projecting cap above that (apart from No 8 where it has been removed). They all have strong similarities in massing, with a main transverse gable roof, one or two bow windows (curved bay windows) to the façade often below a tiled hood, and a variety of major and minor projecting gables to the front, often sheltering the front verandah. No 10 has a particularly strong major front gable, making the transverse gable secondary. Pleasing variation is provided both by the arrangement of front gables and gabled dormers, and by the differing verandah supports, which range from round-headed and flat arches and buttressed piers, to typical California Bungalow pylons resting on brick piers. Each house also has an individual pattern of Art Nouveau floral leadlights to highlights, door surrounds and some sashes. Two houses (Nos. 4 & 8) have front doors with dramatic quarter-circle glazing. Nos. 2 and 10 have identical highwaisted ledged doors with very wide sidelights. Nos 2, 4, 8 and 10 have identical tessellated tile floors on their front verandahs.

The house at No 2, designed by Bidgway, and built after numbers 4, 6 and 10, differs in the use of a timber-shingled gable above the front bow window, and the expression of the east elevation – once visible from Balwyn Road – as a second façade.

The houses are generally highly intact, with later extensions at Nos. 4 and 8 set behind the line of the main roof, though visible from the public domain. An attic dormer was also added to No 8 in 1930, which is sympathetic in detail and form to the house, but which required the removal of the front chimney.

How is it significant?

The Grange Avenue Precinct, at 2-10 Grange Avenue, Canterbury, is of local historical and aesthetic significance to the City of Boroondara.

Why is it significant?

The Grange Avenue Precinct is of historic significance as a subdivision that is representative of small-scale interwar subdivisions in the former City of Camberwell, which saw the breakup of large estates, such as 'The Grange', into middle-class residential areas including Grange Avenue and View Street. The substantial nature and high quality of the design of the houses at 2-10 Grange Avenue exemplify the quintessential middle-class interwar character for which suburbs in the former City of Camberwell are celebrated. (Criterion A)

The Grange Avenue Residential Precinct is of aesthetic significance for the strong and visually cohesive streetscape created by the row of houses which share a common style, setback, scale, major roof forms, materials and decorative details. Paired with their overall visual unity, the houses are individually and skillfully designed variations on a theme, expressed by different combinations of secondary roof gables and dormers, verandah supports and leadlight windows. They are also high quality interwar houses, at least one of architect design, which are substantial for the area, and good examples of the Arts & Crafts attic-style bungalow. They are generally highly intact to their period of construction, and have been well maintained. They are enhanced by the mature Plane street trees on the wide nature strip. (Criteria D & E)

No 2 Grange Avenue is particularly distinguished by its superior level of detail and finishes, particularly seen in the complex massing of the front gable, the gabled 'roof' above the front bay window, and the fine brickwork of the arched brick porch entry. It helps demonstrate the evolution of architect Arthur Bidgway's high-quality middle-class houses from the Victorian and Edwardian villas found in Port Melbourne, to this very up-to-date interpretation of the Arts and Crafts style with California Bungalow elements in 1921. (Criteria E & H)

Grading and Recommendations

Recommended heritage controls and heritage grading

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

<i>External Paint Colours</i>	No
<i>Tree Controls</i>	No
<i>Victorian Heritage Register</i>	No
<i>Incorporated plan</i>	No
<i>Internal Alterations Controls</i>	No
<i>Outbuildings and fences exemptions</i>	No
<i>Prohibited uses may be permitted</i>	No

Schedule of Properties

No	Street	Suburb	Grading	Date
2	Grange Avenue	Canterbury	Significant	1920-21
4	Grange Avenue	Canterbury	Contributory	1919
6	Grange Avenue	Canterbury	Contributory	1919
8	Grange Avenue	Canterbury	Contributory	1921
10	Grange Avenue	Canterbury	Contributory	1919

Aboriginal heritage place

No



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