

**Sevenoaks Farmhouse**

Prepared by: Context Pty Ltd

**Address:** 14 Sevenoaks Street, Balwyn

<b>Name:</b> Sevenoaks Farmhouse, St John's Farmhouse, Nott Family Farmhouse	<b>Survey Date:</b> 20 Nov. 2015
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b> John Jeffery
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1894



**Historical Context**

Sevenoaks Street, Balwyn, is located within Elgar's Special Survey that spanned parts of the Parishes of Nunawading and Boroondara. The survey area was subject to an alternate method of allocating subdivisions and roads, unlike the one mile (1.6km) internal survey Section lines used in surveying other parts of metropolitan Melbourne. The Special Survey has had a lasting effect on contemporary road alignments. Henry Elgar had purchased the 5,120 acre survey-block in 1841 for just £1 per acre, under a government initiative to stimulate settlement by selling large tracts of land in the Port Phillip District significantly below market value. Elgar's Special Survey covered the area now bounded by Burke Road in the west, Canterbury Road to the south, Elgar Road in the east and the Yarra River and Koonung Creek to the north (Boroondara Parish Plan). The survey area included all of the Melbourne suburbs now known as Balwyn, Balwyn North, Mont Albert and Mont Albert North, as well as parts of Canterbury and Surrey Hills north of Canterbury Road.

Prior to being surveyed, the area was prone to squatters who utilised the land for cattle and sheep grazing due to its close proximity to the Melbourne markets (Built Heritage 2012:77). Writing in 1858, James Bonwick noted that 'the first person who settled upon our side of the river with stock was Mr John Gardiner, after whom the creek is called. His



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run extended over the places now known as Brighton, St Kilda, Prahran, Boroondara and Bulleen. At first, his homestead was near the junction of the Yarra and Gardiner's Creek' (Bonwick cited in Built Heritage 2012:77). Gardiner – together with colleagues John Hepburn and Joseph Hawdon – had been responsible for the first overland trek of cattle from New South Wales to Port Phillip, which passed through the Parish of Boroondara area as early as 1836 (Built Heritage 2012:77). The cattle run that Gardiner subsequently established was the first of its kind in Victoria.

John Gardiner was soon joined by others who began pastoral homesteads near the Yarra River, Warrigal Road and on the banks of the Koonung Creek (Built Heritage 2012:77). By the early 1840s, the land to the south of Elgar's Special Survey was occupied by squatters as sheep and cattle runs. While these runs gradually disappeared, other pastoral activities continued to thrive; early farmers in that area included John Towt, one of the first settlers in what is now Balwyn North. As the Boroondara Thematic Environmental History describes:

*Quoting census figures from the 1860s, Blainey noted that over half of the adult male residents of Camberwell at that time identified themselves as farmers, market-gardeners or agricultural labourers, and most of the otherwise were otherwise engaged in rural pursuits. Farming would continue to maintain a strong presence in the study area (admittedly, stronger in some parts than in others) well into the twentieth century (Built Heritage 2012:78).*

The 1870s and 1880s saw the Balwyn area expand considerably, at which time churches, schools and a post office were established. An extension of the Box Hill railway and new Outer Circle railway line accelerated Balwyn's development during the late-1880s, resulting in a considerable increase in population, subdivision of land and the construction of new streets and buildings (McWilliams 2010:1). The economic depression of the 1890s saw a great deal of change in property ownership and occupation, as land was quickly bought and sold, rates went unpaid and houses remained unfinished, causing confusion in local records. Street names also changed frequently, as is the case for Gordon Road, which was sometimes known as Normanby Road.

A 1902 map of the Township of Balwyn shows suburban subdivisions beginning to encroach on farmland from the south and west. There were still very few suburban streets north of Belmore Road, and in the area bounded by Burke, Balwyn and Belmore roads, on the north side of Gordon Street (where the subject property is located) there were only four streets created which were adjacent to Burke Road (S&McD 1902).

### **History**

Sevenoaks Farmhouse is located at number 14 on the west side of Sevenoaks Street, Balwyn, comprising a late Victorian brick house constructed c1894. The current site falls within two adjacent Crown allotments formerly of 21 acres and 32 acres, acquired in 1877 and 1884 respectively, originally fronting Gordon Road. The two allotments were taken up from Elgar's Special Survey by one Zilpha Small, wife of gentleman Thomas Stephen Small. Title records show that the Smalls sold off their combined holdings of approximately 53 acres in the early 1890s, 34 acres of which was sold to builder John Jeffery in 1893 (LV: vol. 1642/fol. 276 & vol. 993/fol. 421).

The 1894 directory lists only one resident on Gordon Street, named Radford, who is also listed in the 1895 directory along with John Jeffery; indicating that Sevenoaks Farmhouse was built by the end of 1894 (S&McD 1894 & 1895). Jeffery's 1895 Certificate of Title specifically refers to his Normanby Road (i.e., Gordon Street) holding as "St John's", suggesting that the 34 acre property contained an established house by this time (LV: vol. 2563/fol. 428). Given Jeffery's profession as a builder, it is highly likely that he



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himself built the house. The property was also said to have had a driveway from Gordon Street hedged by blackberry bushes (O'Dwyer 2010:21).

St John's (aka Sevenoaks) was home to John Elias Jeffery, wife Mary Ann (nee Lauder), and their only child Cyril Edgar Jeffery, born in 1894. It is unclear how the property was used by the Jefferys, however; an advertisement published in 1897 offers 22 acres of the property for lease for agricultural purposes, which may have been a means of providing additional income during the 1890s economic depression (*Age* 2 October 1897:14). The advertisement for the farm land at *Sevenoaks* read:

*Acres, 22, good paddock, permanent water cultivation, dairy locality. Tenders. Jeffery, Normanby Rd., Balwyn.*

**A**CREs, 22, good paddock, permanent water cultivation, dairy locality. Tenders. Jeffery, Normanby-rd., Balwyn.  
(*Age* 2 October 1897:14)

The Jeffery family left the homestead around 1906 – by which time the farm was called *Sevenoaks* after Mary's parents' birthplace at Sevenoaks in Kent. The Jefferys then moved to a property at what is now known as Wattle Park, before constructing a new family home on Blackburn Road (De Costa 1980:15).

In 1906 Sevenoaks became the residence of William Freeman Nott and his wife, Jessie Isabel Nott (De Costa 1980:15; *Punch* 5 December 1907:24). William Nott was born in South Australia and served as Secretary of the Melbourne Chamber of Commerce for several years, as well as being a Camberwell Councillor, Justice of the Peace and President of the Balwyn Progress Association (O'Dwyer 2010:21).

In 1906 Nott applied for a piggery licence from Camberwell Town Council for his '34 acres of land at Normanby Road', which met with objections from 27 residents in the locality (*Reporter* 21 December 1906:5). The objections were evidently overturned, shown by Nott's application for renewal of the piggery's registration in 1912, which was approved by Council (*Reporter* 2 February 1912:2). The 1918 municipal rate book also indicates the property's ongoing agricultural use, referring to Nott Piggery at Gordon Road, the street having reverted back to its former name (S&McD 1918). Reportedly it also served as a dairy at the close of Nott's ownership (O'Dwyer 2010).

Upon Nott's death in 1921 the estate passed to his widow, who auctioned much of the house's contents and moved to Narrak Road, Balwyn (*Argus* 5 November 1921:2). At this time the residence continues to be referred to as *Sevenoaks*, as indicated by Nott's funeral notice (*Argus* 26 August 1921:1). Jessie Isabel Nott also sold off the majority of the 34 acre holding, which was subdivided into suburban allotments collectively known as *Sevenoaks Estate*, retaining only the west side of *Sevenoaks Street* between Gordon and Henley Streets (vol. 4684/fol. 620; *Argus* 14 November 1923:5). She later sold her remaining portion as 13 individual allotments, which included the house site at lots 78-80 (*Argus* 14 November 1923:5).

Lots 78-80 were purchased by Elias Albert Warne in October of 1923 (vol. 4684/fol. 620) and the house and land holding was subsequently advertised for sale in 1927. A 19 February 1927 auction notice featured in *The Argus* (p 3) describes the house in detail:

*Seven Oaks Street, Deepdene  
(Off Gordon Street, and 3 Min. White Horse Rd.).  
GOOD SUBSTANTIAL BRICK VILLA,*



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*Of 8 Good Rooms, Bathroom, Porcelain Bath, Screen and Basin, Pantry, One-dry store, Electric Light, Slate Roof and Fine Verandah on 3 Sides, Garage (11 x 20). Standing on Land 90ft. x 155ft. An Ideal Family Home, on Crest of Hill.*

County Court Bailiff Francis John White purchased the property in July of 1927 as well as the adjacent lot 81 (LV: vol. 5306/fol. 119). After White's death in 1930, the property passed to his wife Fanny Louise White, whose place of residence is listed as 14 Sevenoaks Street in the Certificate of Title (LV: vol. 5306/fol. 119).

In 1948 Fanny White sold lots 78-81 to Nicholas George Ungar and Leslie Robert Ungar, who made a number of external (and internal) alterations to the farmhouse the following year (LV: vol. 7179/ fol. 768). At this time, part of the return of the front verandah on the west side was demolished and replaced by a timber-framed bedroom, and a concrete floor was laid to the rest of the verandah. Half of the rear (north) verandah was replaced by a gabled timber granny flat. (Note: the granny flat has since been replaced by a brick rear wing with a slate hip roof, and the remainder of the verandah has been demolished.) Part of the front hall was converted into a bedroom, suggesting that the front door was replaced by windows at this time (BP).

The Ungars' 1949 alteration plans also show a number of changes that appear to correspond with a 1927 building permit for alterations and additions for previous owner Francis John White, shortly after the Sevenoaks Estate was subdivided. These are two bay windows on the east elevation and a large bungalow-type porch between them, resting on four heavy piers. (Note: This porch has since been replaced with a small gabled timber porch with neo-Victorian details.) A laundry was also added to the rear of the west elevation (also since removed).

In 1950 the Ungars further divided the four allotments, reducing the block to its present size comprising lot 78, 79 and part of 80 containing the house site, selling lot 81 and the remaining portion of lot 80 (LV: vol. 7479/fol. 019). The Murphys and Crundalls lived at the farmhouse in the following years, until it was converted for use as the North East Jewish Kindergarten in 1964 (LV: vol. 7479/fol. 019; O'Dwyer 2010:21). Building plans from this time show that the front verandah had been entirely removed and the c1927 porch on the east elevation had been enclosed (BP).

In 1972 the farmhouse returned to residential use, and owners Christopher David Ward and Wendy Ann Ward carried out some restoration work to the front (south) façade (LV: vol. 7479/fol. 019). The current timber verandah superstructure was constructed with a hip roof clad in corrugated iron, and with a decorative cast-iron frieze. Unlike the original return verandah, the new verandah is only along the façade (south elevation). The front entrance is shown with double doors in the 1972 plan (BP). It has since been restored with a typical four-panelled timber door with bolection mouldings, set in a pilastered frame with sidelights and highlights (O'Dwyer 2012:21).

Changes since this time include the replacement of the c1927 side entry porch on the east elevation with a small timber gabled porch, and the addition of a rear wing to the north side, with face brick walls and a separate slated hip roof.

### **Description & Integrity**

The former St John's farm was located on a 34-acre block that extended south to Gordon Street, north to Tivey Parade, and encompassed both sides of what are now Sevenoaks, Nott, Henley and Freeman streets. The farmhouse was located on the western edge of this acreage, facing Gordon Street but set well back from it (by about 150 metres). With the creation of Sevenoaks Street and the subdivision of the land around the farmhouse, its side elevation now faces the street behind a relatively substantial (though much reduced) garden. The original front façade, marked by a verandah, is still clearly visible

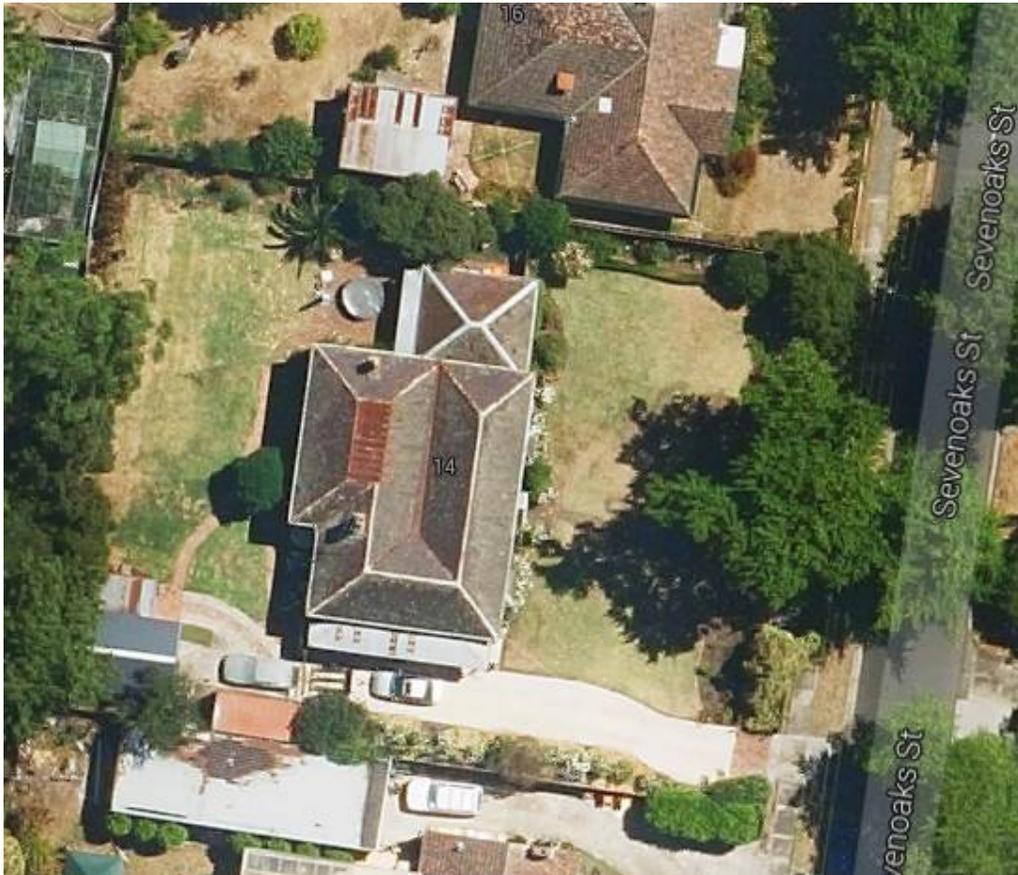


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from the street. The street boundary is marked by a recent timber and woven wire fence, with a simple chain-mesh pedestrian gate, of the kind popular in the 1920s.

In describing the house, references will be made to its original orientation (e.g., front façade = south elevation).

The house itself is a typical Late Victorian Italianate villa, constructed of red face brick with a slate M-hip roof. The brick of the front (south) façade is tuckpointed with a white ribbon. In plan, the house is somewhat asymmetrical, with a widening on the western side to accommodate the return of the front verandah (in its original form). At the rear is a late 20<sup>th</sup>-century narrow brick wing with a separate hip roof form.



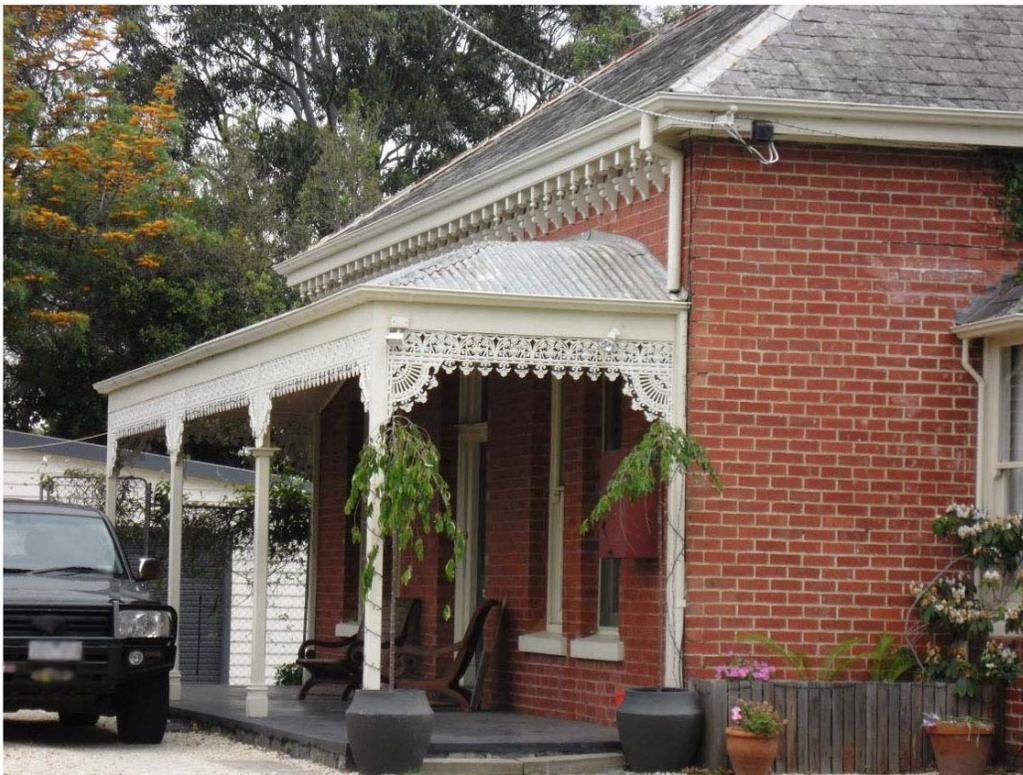
**Figure 1. The former farmhouse on its reduced block. The former front elevation (at bottom) is indicated by the iron-roofed verandah. It originally wrapped around the west (left-hand) side as far as the chimney. The recent rear wing is visible at top. (Google Maps, accessed Dec. 2015)**

The house retains two simple corbelled red brick chimneys on the west side of the house. There may have been another to the front rooms on the east side of the house in keeping with the largely symmetrical form of the house.

The front façade has a symmetrical arrangement of pairs of long double-hung sash windows with stone or rendered sills, set on either side of the central front door (believed to be a sympathetic restoration). The restored front verandah is sympathetic in its design with simplified timber posts and a common Victorian cast-iron frieze and bracket pattern. While the house is generally simple in its design and detail, the eaves of the front façade are densely populated with complex curvilinear brackets, some of which retain turned drops.

The east side elevation, facing Sevenoaks Street, has a doorway at its centre, flanked by two bay windows with slated hip roofs. It is likely that all three of these features were created in 1927. The bay windows do not appear in early MMBW plans, and the sash horns have a simple curve, typical of the interwar period. They do blend in well with the house, using a near identical red brick and the traditional roof form. At the north end of this elevation is a double-hung sash windows with a flat brick arch. The opening appears to be original, with a later sash window. The recent entrance porch has similar neo-Victorian details to the front verandah, as well as a gabled roof with a turned pendant-finial.

Behind it the post-1970s rear wing is subordinate in size and its pyramidal hip roof joins the main house below the eaves line. Like the bay windows, it continues the red brick and slate palette of the house.



**Figure 2. Detail of the original front façade (south elevation) with the decorative eaves brackets and reconstructed verandah. (Context, 2015)**

### **Comparative Analysis**

The Sevenoaks Farmhouse is one of a small number of such dwellings that survive in Balwyn and provide evidence of the area's 19<sup>th</sup>-century agricultural origins. Other known examples, identified by Built Heritage (2015), are:

- Fankhauser farmhouse, 224 Belmore Road (also known as 4 Collins Court) - a polychrome brick Italianate house of the 1870s or '80s. It has a symmetrical façade and M-hip roof. Windows are double-hung sashes below segmental brick arches. The doorway also has an arched head and retains a fine six-panel door with sidelights and highlights. The house now stands on a small, subdivided lot, and has lost its front verandah and part of a chimney. It was assessed by Built



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Heritage as locally significant as an early dwelling in the area and one that demonstrates the area's farming origins, for its associations with an important early family, and as a representative Victorian house with notable details.



**Figure 3. Fankhauser Farmhouse, 2012. (Built Heritage 2012: 45)**

- 192 Doncaster Road, Balwyn North - a stone farmhouse of 1856 sits at the rear of the current building. Recommended by Built Heritage for the HO as the earliest known house in Balwyn.



- Towt farmhouse, 51 Kenny Street - this site was settled by farmer John Towt by 1858. The present brick house may date to the 1870s or '80s - its M-hip roof form



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and symmetrical façade suggest it was a typical Italianate house. Since then it has been extensively altered, with large wings to the right-hand side doubling its size, rendering of the walls with oversized quoins, and a hip-roof front verandah with exposed rafter tails (possibly of c1900 like the Marseille tiles on the roof) and heavy rendered piers. The central front door and pairs of double-hung sash windows to either side may be original. The house retained large gardens up until c2010, but these have since been subdivided off for two new dwellings at Nos. 47 and 49.



**Figure 4. Towt Farmhouse, 2010. (RealEstate.com.au)**

- Tedstone farmhouse, 1 Tedstone Crescent - a sprawling timber Italianate house surrounded by mature trees in a much-reduced garden. It has been substantially reconfigured, as well as the roof and walls reclad in recent years. The house is shown on a 1926 MMBW plan (No. 2957), then called 'Ivington', with its front façade facing Austin Street (west). This façade had two bay windows and a verandah across it. Since then a large extension has been built, covering most of the façade, and the west-side verandah replaced with a return verandah that continues along the north elevation and part of the east elevation. While the low hip roof form and corbelled brick chimneys indicate that this is a late Victorian house, its original design has been completely lost or obscured.



**Figure 5. West (former front) elevation of Tedstone Farmhouse, 2015. (Google Streetview)**

Compared to these other four surviving farmhouses, Sevenoaks is nearest in its level of intactness to the Fankhauser farmhouse. Both have lost their (original) front verandahs, but Sevenoaks also has the 1920s additions to the east elevation and the front door appears to be (an appropriate) replacement. The Towt and Tedstone farmhouses are far more altered. It appears that 192 Doncaster Road has been surrounded by later wings, but it is distinguished by its very early date for the area. Sevenoaks is likely the farmhouse built the last of the five, at a time when suburban development was entering the edges of Balwyn. Architecturally it is most similar to the Fankhauser farmhouse, but lacks the decorative verve of its bichrome brickwork.

Apart from these farmhouses, the street-by-street survey during the Balwyn and North Balwyn Heritage Study (the 'Balwyn study') identified a number of other 19<sup>th</sup>-century houses in Balwyn. Instead of farmhouses, they represent the nascent suburban development of the suburb. Those identified are (with photos taken from Google Streetview):

- 17 & 19 King Street - a pair of timber Italianate houses with typical features. Intact apart from rear double-storey extension to rear of one. Recommended for the Heritage Overlay by the Balwyn study.



- 28 Leonard Street - a timber Italianate cottage with a symmetrical façade. The verandah has lost its posts and frieze. Considered rare in its area.





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- Kireep, 57 Yarrbat Avenue - a symmetrical timber Victorian villa of 1890, distinguished by its ornate timber verandah fretwork. Chimneys missing.



- Bovill House, 12 Power Street - a timber Italianate cottage with a symmetrical façade. The verandah posts and possibly the frieze have been replaced.



- 2 Yarrbat Avenue - a timber Italianate cottage with a symmetrical façade. The turned timber posts may be a replacement.





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- Cornish house, 70 Rochester Road - a brick symmetrical house of 1898, built for the owner of nearby brickworks. It has been extensively altered with a textured render finish, complete loss of the verandah and most chimneys.



- 5 Westminster Street - a fine red brick villa with cream brick accents and a large semi-octagonal bay to the façade. Unusual in the area for its level of detail. Appears to be intact.





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- Rexmoor, 8 Boston Road - a two-storey 1880s Italianate villa with rendered masonry walls and arched windows. Located in the southern part of Balwyn, this house is much grander than most other 19<sup>th</sup>-century houses in the suburb, and has more in common with development in nearby Canterbury. It may have lost its verandah.



- Pontefract, 2 Hardwicke Street, HO420 - a grand Queen Anne two-storey residence of 1892. Intact except for a large rear extension. Architect design and not comparable to Sevenoaks farmhouse in design quality or scale.

In comparison with these other 19<sup>th</sup>-century Balwyn houses, particularly those of a similar scale as Sevenoaks Farmhouse, many of the examples are more intact and some are of greater interest in their detailing (e.g., 57 Yarrbat Avenue and 5 Westminster Street).

For this reason, it is only considered to be of architectural interest as a typical late Victorian house. In regard to its historic use, as a farmhouse, it is a much rarer place-type and one of the two most intact identified in Balwyn and Balwyn North, though one of the later of the five known examples.

Farmhouses (particularly intact examples) are also becoming rarer and rarer in Boroondara as a whole. Examples that have been lost in recent years include 49 (or 51) Prospect Hill Road, Camberwell (classified by the National Trust in 1998), and 1310 and 1311 Toorak Road, Camberwell, respectively a late 1860s rendered masonry farmhouse (subject of a permit application for redevelopment) and an associated timber Edwardian farmhouse (demolished around 2012).

## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, September 2012, 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).*

Sevenoaks Farmhouse is of local significance to Balwyn as a tangible representation of the area's agricultural character in the second half of the 19<sup>th</sup> century. When established in 1894, the farmhouse sat on a 34-acre holding, and was accessed from Gordon Street via a long drive hedged with blackberry bushes. The orientation of the house, which faces Gordon Street instead of Sevenoaks Street, provides an indication of the size of its original rural site and orientation. It is one of five 19<sup>th</sup>-century farmhouses identified in Balwyn and Balwyn North, and is one of the two most intact (the other being the Fankhauser Farmhouse at 224 Belmore Road).

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

While there was some suburban development beginning in the 1870s and 1880s in the southern and western parts of Balwyn, most of the suburb retained its agricultural character until the interwar era. Prior to this, Balwyn comprised scattered farmhouses on large parcels of land, such as Sevenoaks Farmhouse which had a holding of 34 acres. Today, very few of these farmhouses survive. A total of five 19<sup>th</sup>-century farmhouses have been identified in Balwyn and Balwyn North, two of which have been altered beyond recognition.

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

NA

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

Sevenoaks Farmhouse demonstrates principal characteristics of a typical late Victorian Italianate dwelling, including tuckpointed red face brick, a slate-clad M-profile hip roof, and decorative eaves brackets. Due to later alterations, particularly the replacement of the front verandah, it is considered to be of architectural interest only.

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

NA

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

NA

*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 knowledge of the local Balwyn community of and attachment to Sevenoaks Farmhouse has not been investigated, though it has featured in a Balwyn Historical Society Newsletter in the past.

*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).*

NA

## Statement of Significance

### *What is Significant?*

The former Sevenoaks Farmhouse, also known as St John's and the Nott family farmhouse, at 14 Sevenoaks Street, Balwyn. It was constructed by owner-builder John Jeffery c1894, and was originally located on a farm of 34 acres. The house originally faced the southern property boundary when the holding extended to Gordon Street, and was accessed via a long, blackberry bush-lined driveway. In 1906, it became the home of William Nott and family, and was run as a piggery after 1912, and finally as a dairy. William Nott's widow, Jessie, subdivided the farm after her husband's death in 1921, creating the Sevenoaks Estate, with street names such as Sevenoaks and Nott.

The house is a typical Late Victorian Italianate villa, constructed of tuckpointed red brick with a slate M-hip roof and corbelled red brick chimneys. The brick of the front (south) façade is tuckpointed with a white ribbon. In plan, the house is somewhat asymmetrical, with a widening on the western side to accommodate the return of the front verandah (since replaced with a simple front verandah). The front façade, which faces a side boundary following subdivision, has a symmetrical arrangement of pairs of long double-hung sash windows with stone or rendered sills, set on either side of the central front door (believed to be a sympathetic restoration). The eaves of the front façade are densely populated with complex curvilinear brackets, some of which retain turned drops.

The east side elevation was altered in the 1920s, following the subdivision, to make it read more as a main façade, with two bay windows and a central entrance door added in a sympathetic style and materials, illustrating this dramatic change in its setting.

The late 20<sup>th</sup>-century brick rear extension to the north elevation and the east side entrance porch are not significant.

### *How is it significant?*

Sevenoaks Farmhouse is of local historical significance and rarity value to the City of Boroondara.

### *Why is it significant?*

Historically, Sevenoaks Farmhouse is significant to Balwyn as a tangible reminder of the area's agricultural character in the second half of the 19<sup>th</sup> century. When established in 1894, the farmhouse sat on a 34-acre holding, and was accessed from Gordon Street via a long drive hedged with blackberry bushes. While the farm was subdivided in the 1920s to create the Sevenoaks Estate, leaving the farmhouse on a much reduced block, the orientation of the house, which faces Gordon Street instead of Sevenoaks Street, provides evidence of the size of its original rural site, as does the anomalous presence of a Victorian house in the middle of a 20<sup>th</sup>-century suburban setting. (Criterion A)

Sevenoaks Farmhouse is also a rare surviving place-type in Balwyn. While there was some suburban development beginning in the 1870s and 1880s in the southern and western parts of Balwyn, most of the suburb retained its agricultural character until the interwar era. Prior to this, Balwyn comprised scattered farmhouses on large parcels of land, such as Sevenoaks Farmhouse which had a holding of 34 acres. Today, very few of these farmhouses survive. Only five 19<sup>th</sup>-century farmhouses have been identified in Balwyn and Balwyn North, and Sevenoaks is one of the two most intact (the other being the Fankhauser Farmhouse at 224 Belmore Road). (Criterion 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:

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

#### Identified By

Built Heritage, City of Boroondara Thematic Environmental History, 2012 and Balwyn and Balwyn North Heritage Study, 2015.

#### References

*Age*, as cited.

*Argus*, as cited.

Boroondara Parish Plan

BP: Building Permit records for 14 Sevenoaks Street, City of Camberwell (held by the City of Boroondara).

Built Heritage, Balwyn and Balwyn North Heritage Study, 2015.

De Costa, Robin 1980, *Sevenoaks Park*, Melbourne.

McWilliams, Gwen 2010, *Balwyn Background*, Hawthorn.

O'Dwyer, Patricia 2010, 'The Sevenoaks Farmhouse' in *Balwyn Historical Society Newsletter*, vol. 3.

*Punch*, as cited.

LV: Land Victoria title certificates, as cited.

*Reporter* [Camberwell], as cited.

S&McD: Sands & McDougall's street directories, as cited.